



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

MONDAY, 27 SEPTEMBER 2021

7.00PM

accessed via www.hume.vic.gov.au

OUR VISION:

Hume City Council will be recognised as a leader in achieving social, environmental and economic outcomes with a common goal of connecting our proud community and celebrating the diversity of Hume.

An audio recording of this meeting of the Hume City Council will be recorded and published in accordance with Council's Audio Recordings of Council Meetings Policy. The live stream of this meeting will not be recorded or published.

HUME CITY COUNCIL

**Notice of an
ORDINARY COUNCIL (TOWN PLANNING) MEETING OF THE HUME CITY COUNCIL**
to be held on Monday, 27 September 2021
at 7.00PM
accessed via www.hume.vic.gov.au

To:	a: Council	Cr Joseph Haweil Cr Jack Medcraft Cr Jarrod Bell Cr Trevor Dance Cr Chris Hollow Cr Jodi Jackson Cr Naim Kurt Cr Sam Misho Cr Carly Moore Cr Jim Overend Cr Karen Sherry	Mayor Deputy Mayor
	b: Officers	Ms Sheena Frost Mr Hector Gaston Mr Michael Sharp Ms Roslyn Wai Mr Peter Waite Mr Bruce Fordham	Chief Executive Officer Director Community Services Director Planning and Development Director Communications, Engagement and Advocacy Director Sustainable Infrastructure and Services Acting Director Corporate Services

ORDER OF BUSINESS

1. ACKNOWLEDGEMENT OF THE TRADITIONAL CUSTODIANS OF THIS LAND

"Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi Wurrung, which includes the Gunung Willam Balluk clan, as the Traditional Custodians of this land.

Council embraces Aboriginal and Torres Strait Islander living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to the existing family members of the Wurundjeri Woi Wurrung and to Elders past, present and future."

2. 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

3. APOLOGIES

4. DISCLOSURE OF INTEREST

Councillors' attention is drawn to the provisions of the Local Government Act 2020 and Council's Governance Rules 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.

5. CONDOLENCE MOTIONS**6. PRESENTATION OF AWARDS****7. OFFICER'S REPORTS**

The Mayor will ask the Councillors and gallery at the commencement of this section, which reports they wish to speak to. These reports will then be discussed in the order they appear on the notice paper. Reports not called will be dealt with in a block resolution at the end.

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8. CLOSURE OF MEETING

SHEENA FROST
CHIEF EXECUTIVE OFFICER

23/09/2021

REPORT NO:	SU591
REPORT TITLE:	265 Oaklands Road Oaklands Junction - Use and development of the land for a Freezing and Cool Storage facility and the reduction of car parking
SOURCE:	Amy Lanfranchi, Statutory Town Planner
DIVISION:	Planning and Development
FILE NO:	P22584
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Recommendation and Conditions</i>2. <i>Planning Policy Framework</i>3. <i>Locality plan</i>4. <i>Assessment Plans</i>

Application No:	P22584
Proposal:	Use and development of the land for a Freezing and Cool Storage facility and the reduction of car parking
Location:	265 Oaklands Road Oaklands Junction
Zoning:	Green Wedge Zone
Overlays:	Melbourne Airport Environs Overlay Schedule 1 and 2
Applicant:	Dabbagh Corporation
Date Received:	23 October 2019

1. SUMMARY OF REPORT:

- 1.1 Planning approval is sought for the use and development of the land for a Freezing and Cool Store facility and a reduction of car parking, at the land commonly known as 265 Oaklands Road Oaklands Junction.
- 1.2 A similar application was previously refused by Council at the Ordinary Council (Town Planning) meeting on 7 December 2020. The applicant appealed Council's decision through the Victorian Civil Administrative Tribunal (VCAT).
- 1.3 As the applicant has proposed significant changes to the original proposal, VCAT has invited Council to reconsider its decision in this proceeding, under *Section 51A of the Victorian Civil and Administrative Tribunal Act 1998*.
- 1.4 Notification was undertaken by the applicant and no new statements of grounds (objections) were received.
- 1.5 The application has been assessed against the relevant provisions of the *Hume Planning Scheme* and the issues raised in the objections. On balance, it is recommended that Council determine, and subsequently advise the Tribunal and all parties that the previous decision is set aside and substitute a new decision recommending that a Planning Permit be issued.

REPORT NO: SU591 (cont.)

2. RECOMMENDATION:

- 2.1 That Council, having considered the amended application on its merits, resolves to advise the Tribunal and all parties to the proceedings that its previous decision is set aside, and it substitutes a new decision recommending the grant of a Planning Permit be issued for the use and development of a Freezing and Cool Storage facility and reduction of car parking, subject to the conditions at Attachment 1.**

3. PROPOSAL:

- 3.1 The application seeks permission to use and develop the land for a Freezer and Cool Storage facility, and a reduction of the car parking requirement.
- 3.2 The facility is primarily intended for the storage of pre-packed fresh meat for airfreight and sea export. However, it also has capacity to store fresh fruit, vegetables and dairy products for airfreight export, and meat for frozen export.
- 3.3 The application details that the facility would support Victorian producers, at both a local and regional level.
- 3.4 The facility is proposed to operate 24 hours a day, 365 days per year.
- 3.5 Core operating hours are 5am to 6pm, Monday to Friday.
- 3.6 During the core operating hours, there would be 48 full-time staff and up to 12 casual staff on site, resulting in a maximum of 60 staff on site at any one time. A smaller number of cleaners and maintenance staff would work outside of these hours, enabling the facility to operate 24 hours per day.
- 3.7 It is anticipated that there will be incoming and outgoing product delivery volumes of 200 tonnes per day. This would result in approximately 20 incoming truck movements each day, and 20 outgoing truck movements each day.
- 3.8 The application indicates that these deliveries would predominately be coming from regional Victoria. Outgoing deliveries would generally be moved to Tullamarine Airport, Port Melbourne, and Footscray depots.
- 3.9 Truck deliveries would occur during the core operating hours of 5am to 6pm.
- 3.10 The overall facility is proposed to be made up of a 23 500 square metre area (6% of the subject site), which includes the proposed buildings, parking, access and landscaping.
- 3.11 The proposed building is 10 734 square metres in size, and contains a freezing and cool storage area, staging area, a workshop, plant area, battery charging area, office and staff amenities.
- 3.12 The building is single storey, with an overall height 12.15 metres.
- 3.13 There is proposed site cut, with a maximum cut of approximately 3 metres.
- 3.14 The building is setback from Oaklands Road by 303 metres, and is setback from the southern boundary by 37.5 metres.
- 3.15 There is one new vehicle access proposed on Oaklands Road. This access features a left-in turning lane, to support vehicles turning into the site from the south.
- 3.16 The car park and access areas provide 60 car spaces for staff, four bicycle spaces, and five truck parking bays. The internal access enables heavy vehicles to load or unload produce in the ten loading bays, and then exit the site in a forward motion.
- 3.17 The application does not intend to remove any native vegetation.
- 3.18 It is proposed waste would be managed through private collection, with two collections per week. Waste is predominately related to office waste and pallet wrapping from deliveries.

REPORT NO: SU591 (cont.)

- 3.19 A stormwater management plan accompanied the application, which looks to treat stormwater via a SPEL ecoceptor, and utilise water tanks on site.
- 3.20 The proposal is intended to be supported with a wastewater treatment plant, to manage sewage and wastewater.
- 3.21 The balance of the land is proposed to be used for ongoing productive agricultural use; however, it is understood that the applicant is investigating what agricultural use would be appropriate for the site.

4. BACKGROUND INFORMATION

- 4.1 As noted previously in this report, this application was previously considered by Council at the Ordinary Council (Town Planning) meeting on 7 December 2020. The application at that time had received three objections from nearby properties, and an objection from Melbourne Airport.
- 4.2 The officer recommendation at that time was to refuse the application, due to concerns generally related to land use intention, impacts to the Melbourne Airport operations (a key role of our Green Wedge Zone), scale and intensity, and traffic matters.
- 4.3 The application was refused, and the parties issued a Notice of Refusal.
- 4.4 The applicant appealed Council's decision, through the Victorian Civil Administrative Tribunal (VCAT).
- 4.5 One of the three objectors opted to become a party to these proceedings, as did Melbourne Airport.
- 4.6 Through initial VCAT proceedings, the applicant detailed they would like to propose amended plans in response to Council, Melbourne Airport and neighbour's concerns.
- 4.7 As the proposed changes were significant, the VCAT felt that the amended plans should be considered by Council. As such, VCAT has invited Council to reconsider its decision in this proceeding, under Section 51A of the *Victorian Civil and Administrative Tribunal Act 1998*.
- 4.8 The amended application was made under *VCAT Practice Notice Planning and Environment 9 – Amended of plans and applications* (PNPE9), which substituted development plans, concept landscape plans, stormwater management plans, and a traffic report.
- 4.9 Council must consider the amended plans and advise VCAT whether they:
 - a. affirm the decision; or
 - b. vary the decision; or
 - c. set aside the decision and substitute a new decision for it.
- 4.10 Notification of the amended plans was undertaken by the applicant (under the instructions of PNPE9).
- 4.11 Melbourne Airport revised their position, and do not object to the proposal subject to conditions.
- 4.12 There were no new statements of grounds (i.e.: objections) received from notified properties.
- 4.13 The following is a summary of key changes from the application considered as of 20 December 2020, compared to the application in front of Council today.

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	Original application	Amended application
Overall floor area (building)	12 500 square metres	10 734 square metres
Overall development footprint	38 000 square metres (10% of site)	23 500 square metres (6% of site)
Building height	15 metres	12.15 metres
Number of storeys (office)	Double storey	Single storey
Front setback - Office (Oaklands Road)	45.02 metres	303.1 metres
Front setback – Freezer and Cool Store (Oaklands Road)	61.18 metres	325.53 metres
Car spaces	192	60
Bike spaces	4	4
Number of vehicle accesses on Oaklands Road	Three	One
Number of loading bays	Six	Ten
Number of staff (maximum)	90	60

5. SITE AND SURROUNDS:

Subject site

- 5.1 The subject site is a rectangular allotment of 38 hectares, located on the western side of Oaklands Road in Oaklands Junction. The site has an overall frontage of 478 metres and a depth of 800 metres.
- 5.2 The land is described as Lot 10 on Plan of Subdivision 002387. The land is not burdened by any easements. The land is subject to a Section 173 Agreement X076708H, which is related to Planning Permit P25222 on 245 Oaklands Road Oaklands Junction, as issued 1 October 1999. This relates to the dwelling, caretaker's dwelling and owner's accommodation at the property. The agreement does not impact the current application.
- 5.3 The site gains access from Oaklands Road, a Road Zone Category 2 (Council managed road).
- 5.4 The property is located 1.2 kilometres north of the intersection with Somerton Road, and 3 kilometres north of the Melbourne Airport.
- 5.5 The site is utilised for low intensity grazing and hay production. There are also various buildings on the property, including a dwelling, and agricultural sheds.

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- 5.6 The property is largely open pasture, with a few scattered native trees within the site, and planted windbreaks. The road frontage of Oaklands Road is screened by approximately 60 mature non-native trees (generally pine trees).
- 5.7 The land slopes downward generally from north-eastern frontage of Oaklands Road to the south-western rear corner of the site.
- 5.8 A tributary waterway to the Moonee Ponds Creek crosses the north-western corner of the property. There are also two dams on the subject site.

Surrounds

- 5.9 The broader area is generally utilised for low-intensity agriculture and scattered dwellings.
- 5.10 It is undulating in nature, generally perceived as open grassland, with scattered trees.
- 5.11 There are also other notable uses along Oaklands Road, including the Inglis Horse Sales facility and the Holcim Quarry near the subject site.

6. PLANNING CONTROLS:

Zoning

- 6.1 The subject site is zoned Green Wedge Zone. The purpose of the zone is to provide and protect for the use of the land for agriculture, to encourage sustainable land management practices, provide opportunity for a variety of productive agricultural uses, to protect cultural heritage, the open rural character and promote the biodiversity of the area.

Overlays

- 6.2 The subject site is within the Melbourne Airport Environs Overlay Schedule 1 and 2. The purpose of the overlay is to ensure land use and development are compatible with the operation of Melbourne's Airport.

Particular provisions

- 6.3 The key assessment provisions related to the proposal are *Clause 51.02 Metropolitan Green Wedge Land* and *Clause 52.06 Car parking* and are discussed in the assessment section of this report.

Planning permit triggers

- 6.4 A planning permit is required for the use of the land for a Freezer and Cool Storage facility within the Green Wedge Zone (Clause 35.04-1 of the *Scheme*).
- 6.5 A planning permit is required for buildings and works associated with a Section 2 Use, being the Freezer and Cool Storage facility, within the Green Wedge Zone (Clause 35.04-5 of the *Scheme*).
- 6.6 A planning permit is required for a reduction of the amount of car parking required by Clause 52.06-5 of the *Scheme*.

Aboriginal cultural heritage

- 6.7 The site is not mapped for Aboriginal Cultural Heritage Significance, and as such a Cultural Heritage Management Plan is not required.

Planning Policy Framework

- 6.8 The Planning Policy Framework (including Local Planning Policy Framework) sets out objectives and strategies relevant to this application, including those related to rural areas, land management, design, car parking, Melbourne Airport and economic development. The objectives of the PPF have been considered in the assessment to follow, and a full list of the relevant PPF and LPPF objectives and strategies are provided as Attachment 2 of this report.

REPORT NO: SU591 (cont.)**7. REFERRALS:**

- 7.1 The application was not required to be referred under Section 55 of the *Planning and Environment Act 1987*.
- 7.2 The application was sent to Melbourne Airport under Section 52 of the *Act*, and they do not object to the proposal, subject to conditions. It is noted that they previously objected to the proposal but have revised this position based on the amendments.
- 7.3 The amended application was sent to several internal departments for comment as listed below. The concerns previously raised by some departments have been mitigated by the reductions and amendments made in the current plans. Any concerns raised by the internals have been considered and it determined that on balance, the amended proposal is worthy of support.
- 7.4 The Traffic Department do not object to the amended proposal, subject to conditions that manage number of persons at the site and traffic movements.
- 7.5 The Civil Engineering Department do not object to the proposal, subject to standard conditions.
- 7.6 The Sustainable Environment Department do not object to the proposal provided permit conditions are applied to ensure there is no native vegetation impact and that stormwater management measures are in place.
- 7.7 The Strategic Planning Department and Sustainable Environment Department have raised concerns related the appropriateness of the land use in the green wedge area and that the proposal is contrary to the expectations of the community, as a result of the Draft Rural Strategy.
- 7.8 It is considered that previously raised concerns (through the original assessment) encouraged the applicant to propose significant amendments, resulting in an acceptable outcome.
- 7.9 Outstanding concerns have been addressed in the assessment section below.

8. ADVERTISING:

- 8.1 During the original application, the application was advertised in accordance with Section 52 of the *Act*, by way of signs on site and letters to surrounding neighbours.
- 8.2 Three objections from surrounding properties were received as a result of that process.
- 8.3 Of those three objectors, one opted to lodge a statement of grounds with the Tribunal and become a party to the VCAT proceedings.
- 8.4 The applicant undertook notification of the amended plans, under the instructions of the VCAT PNPE9 instructions, to adjoining and surrounding parties.
- 8.5 There are no new parties to the VCAT proceedings resultant of the amended plans.

9. ASSESSMENT:

- 9.1 The application has been assessed against the relevant provisions of the Scheme, as follows.
- 9.2 The key considerations in this matter are:
 - 9.2.1 Is the proposed land use appropriate at this site?
 - 9.2.2 Is the proposed development suitable?
 - 9.2.3 Is the proposed reduction in car parking, and traffic implications, acceptable?
- 9.3 These matters will be discussed with reference to relevant planning provisions.

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Is the proposed land use appropriate at this site?

- 9.4 A planning permit is requested for the use of the land for a Freezer and Cool Storage facility, within the Green Wedge Zone.
- 9.5 The purpose of the Green Wedge Zone speaks to the provision of land for agriculture, the protection of green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources, sustainable land management practices, protection of cultural heritage significant and the character of open rural and scenic non-urban landscapes, and protection of biodiversity (Clause 35.04 of the *Scheme*).
- 9.6 Additionally, the Hume Draft Rural Strategy (adopted by Council 10 March 2020) details that *“in Hume, a key purpose underpinning our green wedge is to protect the curfew free operation of Melbourne Airport. This is an extremely important and unique role that distinguishes Hume’s green wedge areas from other green wedge areas around Melbourne”* (Page 7, Draft Rural HIGAP).
- 9.7 A Freezer and Cool Storage facility is able to be considered within the Green Wedge Zone, provided it meets the condition that the goods stored are *“agricultural produce, or products used in agriculture”* (Clause 35.04-1 and Clause 51.02-2 of the *Scheme*).
- 9.8 It is noted that there is no requirement for the agricultural produce to be grown on the subject site that the facility is located on.
- 9.9 The produce proposed to be stored at the facility is in the form of pre-packed fresh meat, but also has capacity to store fresh fruit, vegetables and dairy products, and meat for frozen export.
- 9.10 This produce would predominately come regional Victoria, specifically Stawell, Ararat, Warnambool, Wodonga, Trafalgar and Warragul areas. The applicant is also investigating local Hume producers who may be supported by the proposal.
- 9.11 VCAT have previously defined “agricultural produce” to be *“the product of agriculture in the state it is found when it leaves the farm gate”* (*Rainsbury v Bass Coast SC* [18 December 2009] VCAT 2686) or *“primary produce”* (*Garrett v Maroondah CC* [2003] VCAT 1179).
- 9.12 In *Garret v Maroondah*, the Tribunal provided a specific example on what can be considered primary produce:
- 9.13 *“To be primary produce, something must be the product of primary production. In relation to wheat, a growing crop might be referred to as wheat, but it is wheat in the form of wheat grain that would normally be regarded as the primary produce. A crop of wheat ready for harvest would be, or perhaps more accurately become, primary produce when a harvester runs through the paddock taking the heads off the wheat stalks and then mechanically performing the functions previously achieved by threshing and winnowing to get rid of the husks and retain the separated wheat grains. Those grains, whether bagged or in bulk bins, are the agricultural produce.*
- 9.14 *If the wheat is then milled into flour, the flour is not primary produce. It is the produce of secondary, rather than primary production. If the flour is then baked into bread or cakes, that too has lost its characteristic of being primary produce. Again, it is the product of secondary manufacturing.”*
- 9.15 Adopting this thinking in the application at hand, the proposed storage of “fresh” meat within the facility can be considered agricultural produce. The meat products would be required to processed at an abattoir prior to their arrival, however this is considered to a minimal process required to ensure food safety requirements are met (and similar to the threshing and winnowing of wheat husks in the above example). The meat is still considered to be primary produce in that form. If the meat was processed further into sausages (as an example) prior to its arrival, this would be considered secondary produce.

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- 9.16 Similarly with the storage of milk, the milk would effectively be in its fresh form (with the exception of processes required for food safety requirements) and as such, this is also considered to be primary produce.
- 9.17 The fresh fruit and vegetables are not proposed to be processed or altered prior to arriving to the facility.
- 9.18 To ensure that the use is associated with agricultural produce, a planning permit condition which speaks to this requirement is proposed, to ensure that the agricultural connection is evident and enforceable.
- 9.19 Given that this land use can be considered at the site, the next consideration with regards to use, is whether it is appropriate to be located on this land.
- 9.20 In considering the appropriateness of the use, the proposed land use can be supported as:
 - 9.20.1 The site has the capability to support both the proposed development, and agricultural activities, as the freezer and cool store facility only utilises 6% of the site. As such, the use is an appropriate scale to the site and broader area.
 - 9.20.2 The proposed use supports rural diversification and ideally will support rural land use within Hume. The Draft Rural Strategy details that whilst productive agriculture is challenging within Hume, that *“many properties within the rural areas are still achieving agricultural output”*.
 - 9.20.3 The facility looks to support agriculture within Victoria and contributes to the provision of fresh produce within Australia and internationally.
 - 9.20.4 The amended proposal provides a significant setback from the quarry located on Oaklands Rd. This setback ensures that the proposal is unlikely to impact the expansion of the quarry and protects the proposed use from the amenity impacts related to the quarry.
 - 9.20.5 The proposal does not limit the future expansion of agricultural uses within the area.
 - 9.20.6 The Melbourne Airport were notified of the amended application and do not object to its proposal. This removes any concern that the proposal will jeopardise their safe and curfew free operation or undermine the Green Wedge Zone with regards to the protection of the airport.
 - 9.20.7 The use is also anticipated to bring economic benefits to the Hume region, with the Department of Jobs, Precincts and Regions noting their support for the proposal, in that it supports the state’s food bowl, has a good connection to the Hume Freeway, Melbourne Market and Melbourne Airport, and supports food exports and reduces unemployment.
- 9.21 Council must carefully consider rural industry and rural warehousing applications, to ensure the Green Wedge Zone is not treated as a pseudo industrial or ‘free for all’ area. However, given that the use can be considered within the zone, and there are no local policies nor detail within the Draft Rural Strategy that discourages this use and there are no adverse planning impacts resulting from the use, it follows that this use can be supported.
- 9.22 Overall, this site is an appropriate location for this use given connection to infrastructure, that the use does not detract from the quarrying or agricultural pursuits of the area, that it is of a scale appropriate to the land, it is unlikely to cause material detriment or amenity issues to surrounding dwellings, it is connected to agricultural produce, and that it does not jeopardise the operations of the Melbourne Airport.

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Is the proposed development suitable?

- 9.23 State planning policies speak to the need to ensure that “*development respect valued areas of rural character*” (Clause 15.01-6S of the *Scheme*) and that Green Wedge areas present an important landscape, and it is an objective “*to protect and enhance significant landscapes and open spaces that contribute to character, identity, and sustainable environments*” (Clause 12.05-2S of the *Scheme*).
- 9.24 These objectives are echoed by the Green Wedge Zone which requires that the development area is able to be supported by the site and is protects the character of open rural landscapes.
- 9.25 It is appreciated that this area of the green wedge is by no means untouched, with the quarry, and other large agricultural buildings located within the area. However, additional development must be of an appropriate scale and design to sit within the rural landscape. It also must be suitably supported with infrastructure to minimise impacts to the environment.
- 9.26 The proposal development is considered to be acceptable for the following reasons:
- 9.26.1 The proposed building is well setback from Oaklands Road, and will rely on a combination of proximity, proposed landscaping, the slope of the land, site cut, and existing screening vegetation (pine trees within the subject site) to minimise, if not eliminate, any visual impact of the development from the public realm.
- 9.26.2 The use of materials (sheet metal) and colours are muted and neutral and align with what is generally anticipated within a rural area.
- 9.26.3 The proposal does not look to remove any native vegetation. It is noted that currently the proposed internal access impacts a native tree, however a planning permit condition is proposed to revise the access and ensure the ongoing viability of the tree is protected. Furthermore, an amended ecological report will be required as a permit condition.
- 9.26.4 The amount of hard surfaces for accessways and parking is considered to be acceptable and proportionate to the site. The proposed use will be accessed by a single crossover.
- 9.26.5 The collection of rubbish will be managed through private collection and stored in an area that is screened by the building.
- 9.26.6 The proposal reduces potential impacts to the environment through the collection of rainwater in tanks for reuse, and the provision of a SPEL ecoceptor to prevent sediment and pollutants from entering waterways.
- 9.26.7 The scale of the proposed development allows the opportunity for the majority of the site to be utilised for agriculture. Its decentralised location on the property ensures that the subject site is not fragmented and has a better opportunity to be used for agricultural purposes.
- 9.26.8 The proposed building is located more than 100 metres from existing dwellings, ensuring there are no unreasonable amenity impacts.
- 9.27 Overall, it is considered that the scale, siting, design and landscaping of the building has mitigated potential amenity impacts and will result that the use and development is largely imperceptible to the public realm. The development does not detract from the rural nature of the area.

Is the proposed reduction in car parking, and traffic implications, acceptable?

- 9.28 Due to the scale of the use, it is important that this is provided with appropriate car parking facilities, and that the traffic implications are acceptable.

REPORT NO: SU591 (cont.)

- 9.29 The Planning Scheme provides requirements around the amount of car parking to be provided to a particular use. However, these do not always align with the amount of parking genuinely required to support a use.
- 9.30 In instances where the amount of parking provided on site does not meet the rate of Clause 52.06 of the *Scheme*, this is a 'reduction of carparking', which triggers the need for a planning permit.
- 9.31 For this application, based on the calculations from Clause 52.06 of the *Scheme*, a total of 161 car spaces would be required on site (1.5 car spaces per 100 square metres of leasable floor area).
- 9.32 However, the application provided empirical evidence that a use of this nature is more likely to require 60 car spaces (0.56 car spaces per 100 square metres).
- 9.33 This outcome is considered to be reasonable as:
- 9.33.1 This amount of parking aligns with the amount of persons expected to be on site at any one time,
 - 9.33.2 A permit condition can be applied to ensure that there are no more than 60 persons on site at any one time (unless with the prior written consent of the responsible authority), to ensure that the parking provided supports the use,
 - 9.33.3 The reduction of car parking reduces the amount of hard surfaces on site, which is a positive outcome for the rural area.
- 9.34 For these reasons, it is appropriate to support the reduction of car parking.
- 9.35 The traffic implications of the proposal to Oaklands Road have been considered, and a left turn deceleration lane proposed to ensure that the truck movements related to the site do not detrimentally impact Oaklands Road.
- 9.36 Heavy vehicles will not be permitted to turn right into the site and heavy vehicles arriving from the north will need to perform a U-turn at the intersection of Oaklands Road and Somerton Road, or use an alternative route so they can enter the site turning left from the south. This has been discussed with the applicant who is satisfied that this arrangement will not be detriment to the proposed land use operations and will prioritise and protect the safety of the through movement on Oaklands Road. A permit condition is applied to manage this.
- 9.37 It is not required to restrict the right turns of passenger vehicles, given the staggered arrivals of staff, due to operational requirements and shift work, and the number of staff on site at any one time.
- 9.38 Overall, it is considered that Oaklands Junction can support the proposed use, with appropriate traffic measures.

10. CONCLUSION

- 10.1 The land use looks to support existing and emerging agricultural producers in Hume and the broader area. As a result, this will bring economic benefits to the municipality.
- 10.2 Overall, the amended plans address previously raised concerns through the revised location, reduction in size and height, reduction in number of crossovers, and improved landscaping outcomes; which will ensure the proposal does not detract from the rural character of the area.
- 10.3 The amended proposal does not jeopardise the safe operation of the Melbourne Airport, a key role of Hume's Green Wedge areas.
- 10.4 In considering the above, it is recommended that the amended proposal be supported, and Council direct the Tribunal of a revised position on this matter.

Appendix 1 - Recommendation

That Council, having considered the amended application on its merits, resolves to advise the Tribunal and all parties to the proceedings that its previous decision is set aside, and it is recommended to grant a Planning Permit for the Use and development of the land for a Freezing and Cool Storage facility and the reduction of car parking subject to the following conditions:

Permit conditions:

1. Before the development starts, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application, and drawn to scale with full dimensions, but modified to show:
 - a. The relocation of the proposed accessway to avoid the native tree, described as Tree A in the submitted ecological report.
 - b. The removal of the annotation that states “Proposed alteration to title boundary, refer to traffic engineering drawings”.
 - c. The removal of the annotation that states “Proposed nature strip, refer to traffic engineering drawings”.
 - d. All stormwater treatment measures prescribed in the approved Stormwater Management Plan.
 - e. How stormwater will be drained to the proposed stormwater treatment devices.
 - f. Areas (in square metres) of impervious surface catchments.
 - g. Design specifications and dimensions of any proposed rain gardens, bio-retention basins and the like.
 - h. A planting schedule for any raingardens and bio-retention basins.
 - i. How stormwater treatment devices will be connected to reuse facilities or legal points of discharge.
 - j. The extent of the proposed disturbance footprint presented as a consolidated outline labelled “Maximum disturbance footprint”.
 - k. The location and details of regulatory sign restricting right turn movements of vehicles into the site.
 - l. A dimensioned left turn deceleration lane, in accordance with *Austroads Guidelines*.
 - m. A colours and materials schedule of the proposed building and car parking areas. The colours and materials must be muted tones, look to reduce visual impact and be respectful to the rural nature of the area.
2. The use of the land, layout of the site and/or the size of the proposed or existing buildings and works and the internal layout and use of the buildings as shown on the endorsed plans must not be altered or modified except with the written consent of the Responsible Authority.

Stormwater Management Plan

3. Before the development starts, an amended Stormwater Management Plan 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 Stormwater Management Plan prepared by Total Stormwater (SPEL Vic) dated 28 June 2021 and drawn to scale with full dimensions, but modified to show:
 - a. The contribution of rainwater tanks on within the MUSIC Model.

4. All requirements and measures in the approved Stormwater Management Plan must be implemented and maintained to the satisfaction of the Responsible Authority.

Waste Management Plan

5. Before the development starts, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. Before the use starts, the approved Waste Management Plan must be implemented and thereafter complied with at all times to the satisfaction of the Responsible Authority. The Waste Management Plan must include:
 - a. The design of the waste receptacle storage areas.
 - b. The location of the waste receptacle storage areas.
 - c. The access and manoeuvring of the private waste collection vehicle/s.
 - d. The time and frequency of waste collection.
6. Before the use starts, the owner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 to provide for the following:
 - a. Unless with the prior written consent of the Responsible Authority, waste collection for the Freezer and Cool Storage Facility (and its ancillary components) must occur only by private waste collection, as per the endorsed Waste Management Plan of Planning Permit P22584.
 - b. Before the development starts, application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act.

The owner of the land must pay all reasonable costs including Council's costs of the preparation, review, execution and registration of the section 173 agreement.

Ecological assessment

7. Before the development starts, an updated ecological report to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The report must:
 - a. Identify any native vegetation (including native grasses) located within the development footprint.
 - b. Propose measures to protect any native vegetation.
 - c. Addresses the requirements of the native vegetation regulations, including requirements to avoid and minimise impacts to native vegetation, under the *Hume Planning Scheme*.

Landscape Plan and Tree Protection Plan

8. 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 and drawn to scale with dimensions. The Landscape 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. Layered screen landscaping (with a combination of shrubs and trees to provide a variety of heights) between the proposed buildings and works, and Oaklands Road.
 - f. Landscaping and planting within all open areas;
 - g. An in-ground irrigation system to all landscaped areas; and
 - h. The location and details of root control barriers.
9. Before the development is complete or by such later date as approved by the Responsible Authority, the landscaping works as shown on the endorsed Landscape Plan(s) must be carried out and completed to the satisfaction of the Responsible Authority.
10. The landscape area(s) shown on the endorsed Landscape Plan(s) must maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include removing weeds and replacing any dead plants in accordance with the endorsed landscape planting schedule.
11. Before the development starts, a Tree Protection Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Tree Protection Plan will be endorsed and will then form part of the permit. The plan must show the tree protection zones (TPZs) and structural root zones (SRZs) of the on-site native tree (indigenous Grey Box) and the non-native trees along Oaklands Road that are to be retained, indication of trees proposed for removal and retention, the locations of tree protection fencing and/or ground protection that will be installed. All construction must accord with the approved Tree Protection Plan to the satisfaction of the Responsible Authority.

Construction Site Environmental Management Plan

12. Before the development starts, a Construction Site Environmental Management Plan (CSEMP) must be submitted to and approved by the Responsible Authority to address the potential impacts of construction works. The CSEMP must be in generally in accordance with 'doing it right on subdivision EPA 2004' and address methods for noise, dust, erosion and sediment control, waste and chemical management, flora/fauna protection, weed control, and archaeological/heritage impacts.
13. Before any works or development starts, all personnel on site must be inducted into the CSEMP and all flora and fauna conservation requirements.
14. The approved CSEMP must be implemented to the satisfaction of the Responsible Authority.

Melbourne Airport conditions

15. Prior to the endorsement of plans pursuant to Condition 1, the landowner must obtain approval for the permitted development within prescribed airspace from the Department of Infrastructure, Regional Development, Transport and Communications (submitted through Australia Pacific Airports (Melbourne) Pty Ltd as the airport-operator company for Melbourne Airport) and provide evidence of such approval to the Responsible Authority.
16. Any building allowed by this permit 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.

17. Safe airport operations require the minimisation of the risk of glare experienced by pilots. Accordingly, all 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.
18. 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.
19. 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.

Soil and Fill Recovery Plan

20. Before the development commences, a Soil and Fill Recovery Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. This plan must detail the quantity of soil and/or fill to be generated during construction, the reuse options for any excess soil and/or fill generated within the site and the quantity of soil and/or fill to be removed offsite. The contractor is to nominate in writing at the pre-commencement meeting the legal/approved location where the soil and fill will be disposed. Evidence of legal/approved disposal will be required to be submitted to the satisfaction of the Responsible Authority.

Functional Layout Plan

21. Prior to the development commencing, a Functional Layout Plan must be submitted to and approved by the Responsible Authority. When endorsed, this plan will form a part of the permit. The plans must be drawn to scale with dimensions and show:
 - a. A dimensioned left turn deceleration lane, in accordance with Austroads Guidelines;
 - b. Any features on Oaklands Road within 50 metres of the above deceleration lane;
 - c. Any associated line marking;
 - d. Any required signs in conjunction with the access point.

General conditions

22. The Freezer and Cool Store Facility permitted by this permit must only store agricultural produce or products used in agriculture.
23. Except with the prior written consent of the Responsible Authority, deliveries to and from the site (including waste collection) must only occur between the hours of 5am to 6pm.
24. Except with the prior written consent of the Responsible Authority, no more than 60 persons (excluding delivery drivers) may be present at the site at any one time.
25. A minimum of 60 car spaces must be provided on site at all times.
26. A minimum of four bicycle parking spaces must be provided on site at all times.
27. Heavy vehicles are not permitted to turn right into the site from Oaklands Road.
28. Prior to the use commencing, a left turn deceleration lane (and any associated works) on Oaklands Road must be completed at no cost to and to the satisfaction of the Responsible Authority.
29. Prior to the commencement of works, engineering plans for external works (including the modification to or the construction of future Council assets) are to be submitted to the Civil Design Team for review as a "Developer Funded Project" (fees apply).

REPORTS – SUSTAINABILITY AND ENVIRONMENT

27 SEPTEMBER 2021

ORDINARY COUNCIL (TOWN PLANNING) MEETING

Attachment 1 - Recommendation and Conditions

30. Prior to the commencement of works, the developer must contact the Responsible Authority to arrange supervision of the external works during construction.
31. Receptacles for any form of rubbish or refuse must not be visible from any public road, thoroughfare or common access.
32. The land must be maintained in an orderly and neat manner at all times and its appearance and must not adversely affect the amenity of the locality.
33. Once the development starts, it must be continued and completed to the satisfaction of the Responsible Authority.
34. Except with the written permission of the Responsible Authority, no external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes.
35. The site must operate in accordance with the State Environment Protection Policy SEPP N-1 (Control of Noise from Commerce, Industry and Trade) or equivalent provision.
36. No goods or packaging materials may be stored outside the building.
37. The development and use must not 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 land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil; the presence of vermin, or otherwise.
38. Before the use starts, 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 land.
39. Before the use starts, any equipment required for refrigeration, air-conditioning, heating and the like must be located on the land and must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the Responsible Authority.
40. 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.
41. Before the use starts, 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.
42. 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.
43. All vehicles must enter and exit the site in a forward motion.
44. The boundaries of all car spaces, access and egress lanes and the direction in which vehicles should proceed along the access lanes must at all times be clearly indicated on the ground to the satisfaction of the Responsible Authority.
45. 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). 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.

46. A concrete kerb of a minimum height of 150mm or such other form of barrier as the Responsible Authority may approve, of sufficient height to prevent the passage of vehicles, must be provided where necessary to prevent vehicles causing damage to landscape areas, to prevent vehicle access other than where driveways are provided and to prevent vehicles projecting beyond the boundaries of the subject land.
47. 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 no cost to the Responsible Authority.
48. 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 land.
49. The whole of the 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.
50. No polluted and/or sediment laden runoff is to be discharge directly or indirectly into Council's drains or watercourses during construction.
51. Stormwater must not be discharged from the 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.
52. Any cut or fill must not interfere with the natural overland stormwater flow.

Expiry

53. This permit will expire if one of the following circumstances applies:
 - a. The development is not commenced within three years of the date of this permit.
 - b. The development is not completed within six years of the date of this permit.
 - c. The use is not commenced within six years of the date of this permit.
 - d. 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:

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

Attachment 2 – Planning policies

The following Planning Policy Framework objectives of the Hume Planning Scheme are relevant to this proposal:

Clause	Applicable objective / strategy
<i>Planning policy</i>	
Clause 11.01-1R Green Wedges – Metropolitan Melbourne	<i>To protect the green wedges of Metropolitan Melbourne from inappropriate development.</i>
Clause 12.05-2S Landscapes	<i>To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.</i>
Clause 13.02-1S Bushfire planning	<i>To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</i>
Clause 13.05-1S Noise abatement	<i>To assist the control of noise effects on sensitive land uses.</i>
Clause 13.07-1S Land use compatibility	<i>Protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts”</i>
Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne	<i>Protect agricultural land in Metropolitan Melbourne’s green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.</i>
Clause 14.02-2S Water quality	<i>To protect water quality.</i>
Clause 15.01-6S Design of rural areas	<i>To ensure development respects valued areas of rural character.</i>
Clause 17.01-1S Diversified economy	<i>To strengthen and diversify the economy.</i>
Clause 18.02-4S Car parking	<i>To ensure an adequate supply of car parking that is appropriately designed and located.</i>
Clause 18.04-1R Melbourne Airport	<i>Protect the curfew-free status of Melbourne Airport and ensure any new use or development does not prejudice its operation.</i> <i>Ensure any new use or development does not prejudice the optimum usage of Melbourne Airport.</i>
<i>Local Planning Policy Framework</i>	
Clause 21.01-1 Municipal profile	<i>Growing and diversifying the economy.</i> <i>Protecting the operation of Melbourne Airport.</i> <i>Protecting the natural and cultural heritage.</i>
Clause 21.02-2 Urban structure and settlement	<i>To reinforce the role of Melbourne Airport as one of Victoria’s key economic assets.</i> <i>Ensure that land use and development protects the airport’s curfew free status and is compatible with the operation of</i>

REPORTS – SUSTAINABILITY AND ENVIRONMENT

27 SEPTEMBER 2021

ORDINARY COUNCIL (TOWN PLANNING) MEETING

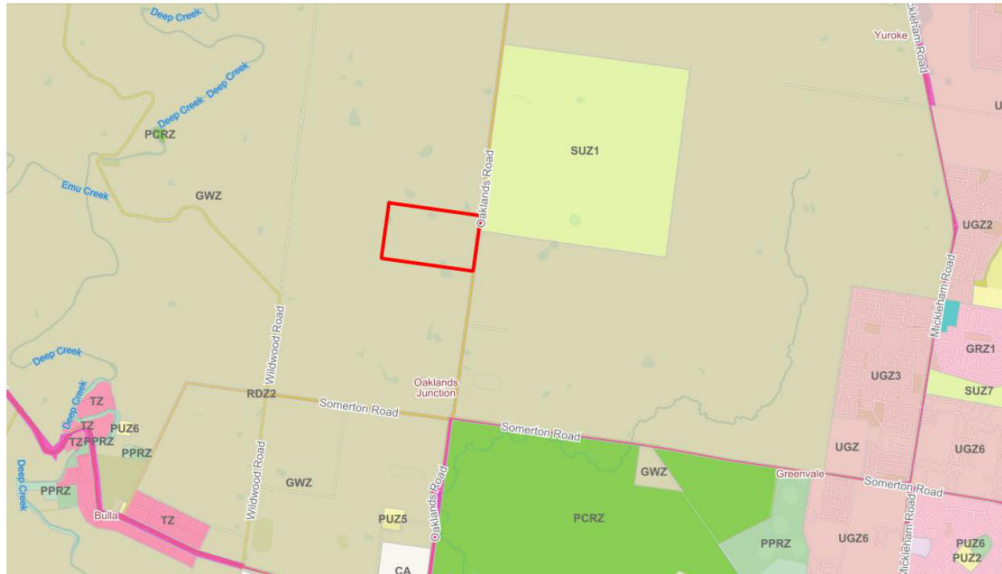
Attachment 2 - Planning Policy Framework

	<i>Melbourne Airport in accordance with the Melbourne Airport Master Plan.</i>
Clause 21.04 Landscape character	<i>To ensure development protects significant and unique landscape values which contribute to Hume's character and identity.</i> <i>Discourage the use of non-urban land for urban land uses that would be better located and supported within the Urban Growth Boundary"</i>
Clause 21.06 Economic development	<i>To facilitate economic growth and job diversity through the continued support of existing businesses and the attraction of new businesses.</i>
Clause 21.08 Natural environment and environmental risk	<i>To protect, conserve and enhance natural heritage for biodiversity, amenity and landscape character purposes.</i> <i>To improve the land health of the natural environment.</i> <i>To protect water quality and ensure that water resources are managed in a sustainable way</i>
Zone	
Clause 35.04 Green Wedge Zone	<i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i> <i>To provide for the use of land for agriculture.</i> <i>To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.</i> <i>To encourage use and development that is consistent with sustainable landmanagement practices.</i> <i>To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.</i> <i>To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.</i> <i>To protect and enhance the biodiversity of the area.</i>
Overlays	
Clause 45.08 Melbourne Airport Environs Overlay Schedule 1 and 2	<i>Ensure land use and development are compatible with the operation of Melbourne's Airport.</i> A planning permit is not triggered under the MAEO.
Particular provisions	
52.06 – Car parking	<i>To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</i> <i>To support sustainable transport alternatives to the motor car.</i> <i>To ensure that car parking does not adversely affect the amenity of the locality.</i> <i>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy an efficient use.</i>
General provision	

<p>Clause 65.01</p>	<p><i>The matters set out in section 60 of the Act.</i></p> <p><i>Any significant effects the environment, including the contamination of land, may have on the use or development.</i></p> <p><i>The Municipal Planning Strategy and the Planning Policy Framework.</i></p> <p><i>The purpose of the zone, overlay or other provision.</i></p> <p><i>Any matter required to be considered in the zone, overlay or other provision.</i></p> <p><i>The orderly planning of the area.</i></p> <p><i>The effect on the environment, human health and amenity of the area.</i></p> <p><i>The proximity of the land to any public land.</i></p> <p><i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i></p> <p><i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i></p> <p><i>The extent and character of native vegetation and the likelihood of its destruction.</i></p> <p><i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i></p> <p><i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i></p> <p><i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i></p>
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Attachment 3 – Locality plan



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SHEET LIST	
TP00	COVER SHEET
TP01	LOCALITY PLAN
TP02	SITE LOCATION
TP03	OVERALL SITE PLAN
TP04	PROPOSED SITE PLAN
TP05	ROOF PLAN
TP06	OVERALL ELEVATIONS
TP07	SECTIONS
TP08	OFFICE FLOOR PLANS
TP09	OFFICE ELEVATIONS

PROPOSED FREEZING AND COOL STORAGE
265 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063



LOCALITY PLAN
SCALE 1:2000

PROJECT
PROPOSED FREEZING AND COOL STORAGE
285 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063

TITLE
LOCALITY PLAN



DABBAGH GROUP
OF COMPANIES

DATE
JUNE 2021
DRAWN BY
UNW
SCALE
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1:6000 @A3

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TP01
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PROJECT
PROPOSED FREEZING AND COOL STORAGE
265 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063

TITLE
SITE LOCATION



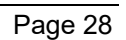
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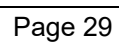
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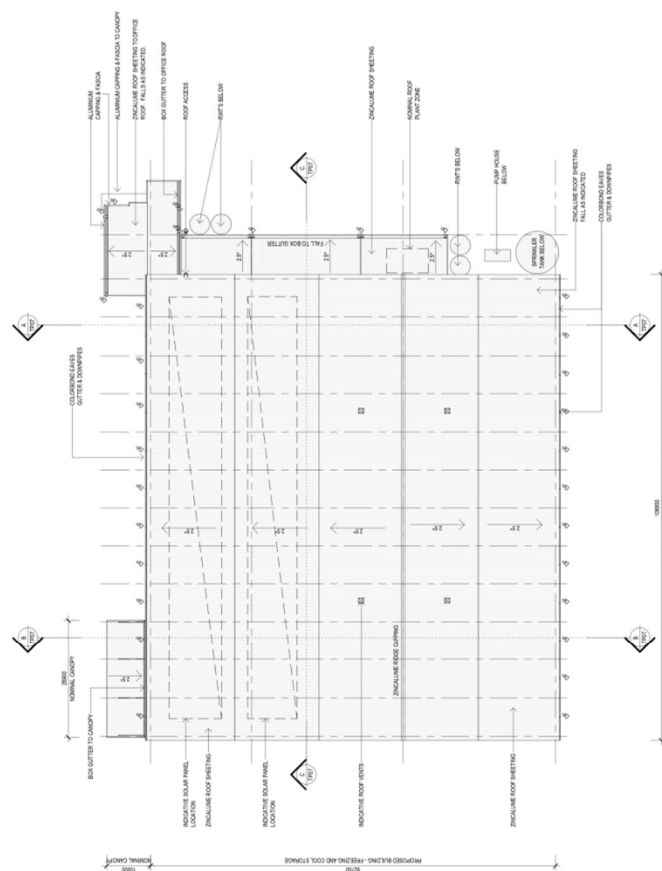
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3	27 SEP 2021	ISSUED FOR INCORPORATION	BM	BM

Prepared by: [Name], [Title]
Checked by: [Name], [Title]
Reviewed by: [Name], [Title]
Approved by: [Name], [Title]







PROPOSED ROOF PLAN
SCALE: 1:500

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William Young Architects PA, Melbourne / Perth 03 95 95 8036. AUSA 111300270
E-Gateway Travel Systems INC 1101 Kilduff Drive, Suite 100, Westborough, MA 01581

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TP05

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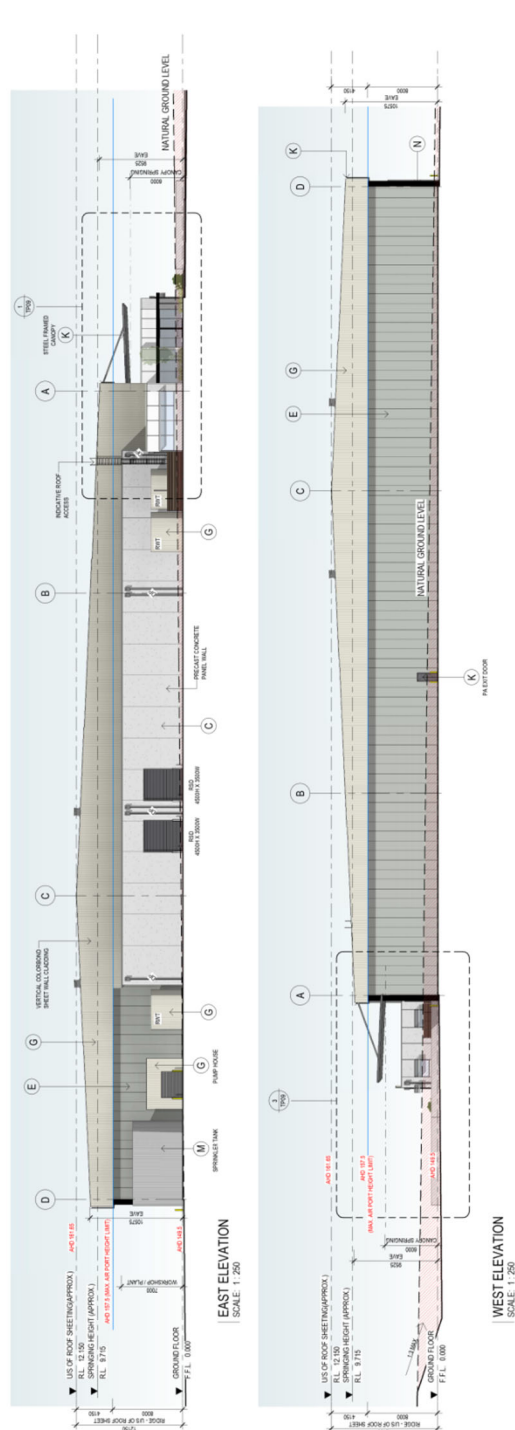
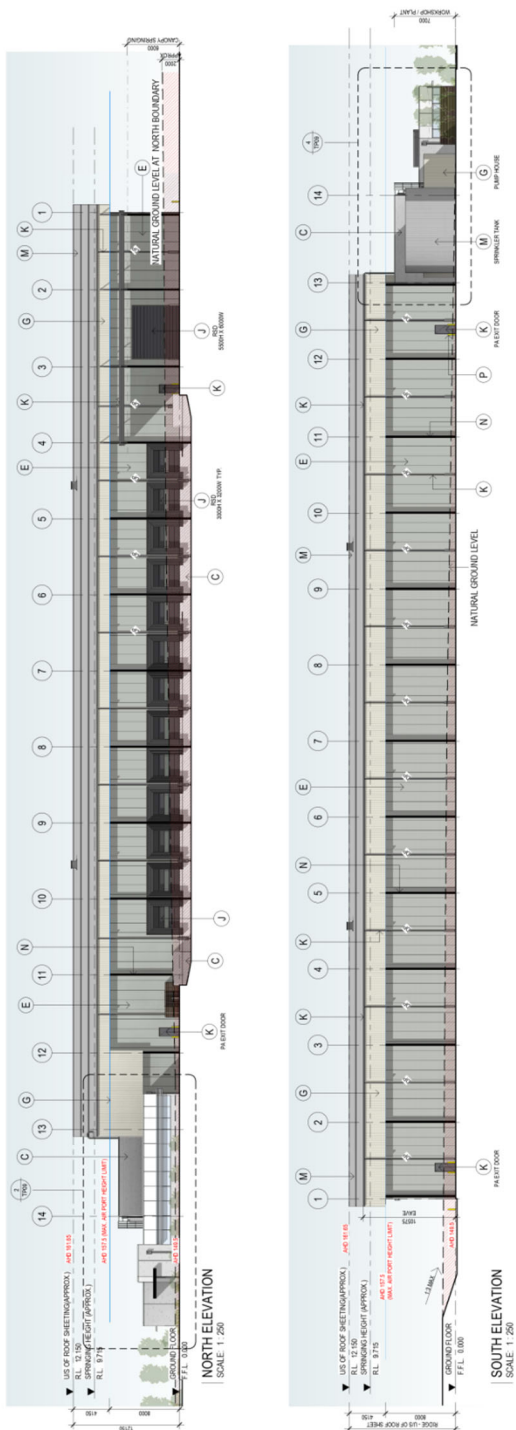
PROJECT:
PROPOSED FREEZING AND COOL STORAGE
265 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063

CLIENT



DABBAGH GROUP
OF COMPANIES

EXTERNAL FINISHES	
A	ALUMINIUM FRAMED CLADDING
B	NOT IN USE
C	PRECAST CONCRETE NATURAL FINISH
D	NOT IN USE
E	PREFINISHED INSULATED CONCRETE SLAB CLADDING
F	COLORBOND WALL CLADDING
G	COLORBOND CLADDING
H	ROOF CLADDING
I	ROOF CLADDING
J	ROOF CLADDING
K	DOWNPIPES / DOWNPIPES / PA DOORS
L	ALUMINIUM CLADDING
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N	POWDERCOAT FINISH
O	BOLLARDS
P	SCREEN FENCE
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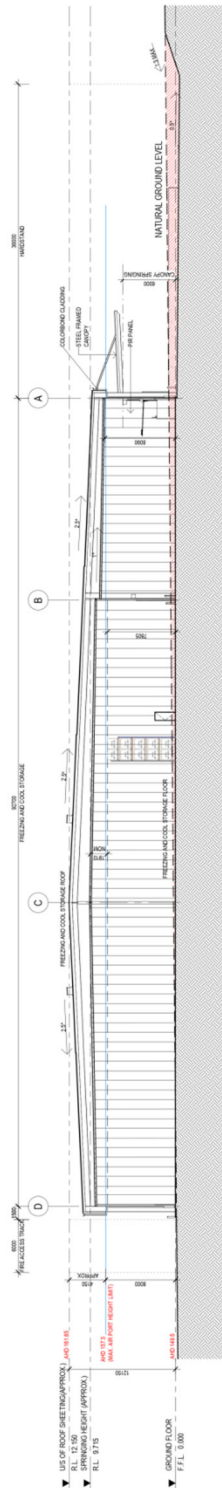
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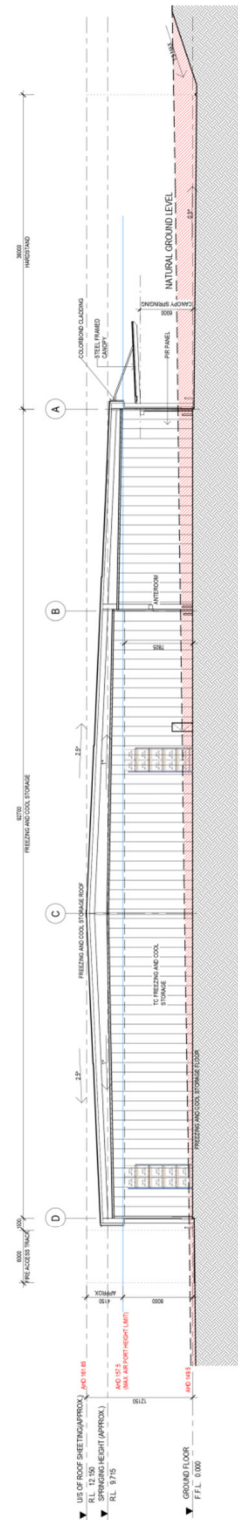
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OF COMPANIES

OVERALL ELEVATIONS

PROPOSED FREEZING AND COOL STORAGE
285 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063



Section AA
SCALE: 1:250



Section BB
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Section CC
SCALE: 1:250

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P3	20 MAR 2021	ISSUED FOR TP	SM	AT
A	20 MAR 2021	ISSUED FOR INCORPORATION	SM	AT
B	9 APR 2021	ISSUED FOR INCORPORATION	SM	AT

All issues contain all information for design and fabrication purposes only and should not be used for any contractual records without verification by a licensed architect or other design development team consultant.

Source: Victor Sotolongo, AIA, Milwaukee (7/26/2020). 12/15/15 8:00 AM. AIA 171000020

William Young Architects PA, McLean, VA; (703) 441-8858; ACN: 111300740
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**watson
young**

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TP07

DATE: JUNE, 2021
DRAWN BY: UW
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SCALE: 1:500 @A3

TITLE	SECTIONS
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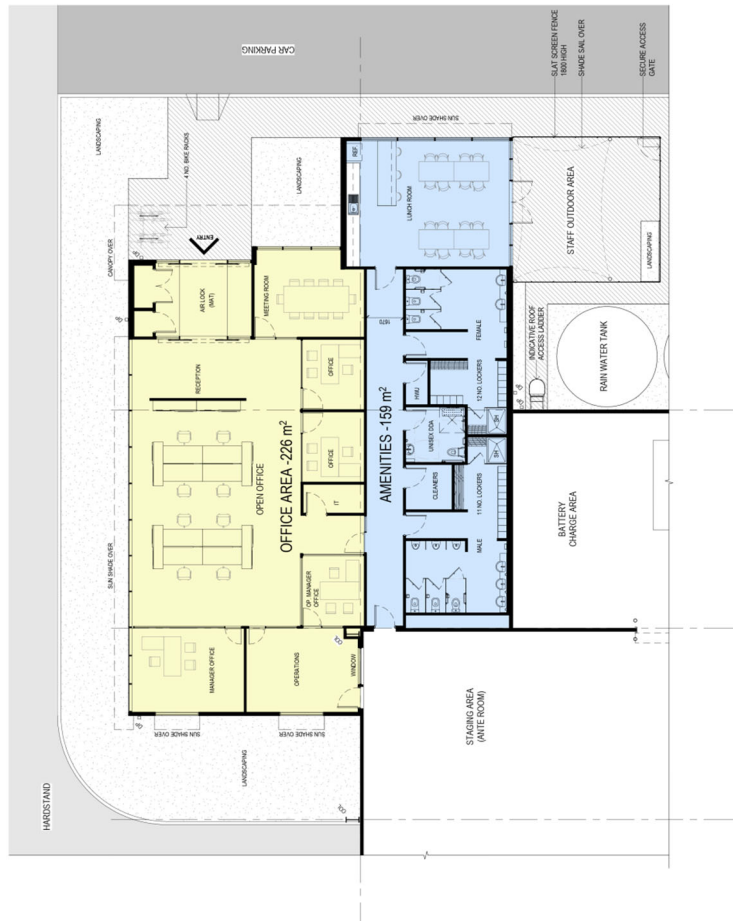
PROJECT
PROPOSED FREEZING AND COOL STORAGE
265 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063

PROJECT:

CLIENT:



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OF COMPANIES



OFFICE FLOOR PLAN
SCALE 1:100

NO.	DATE	REVISION	BY	CHECKED
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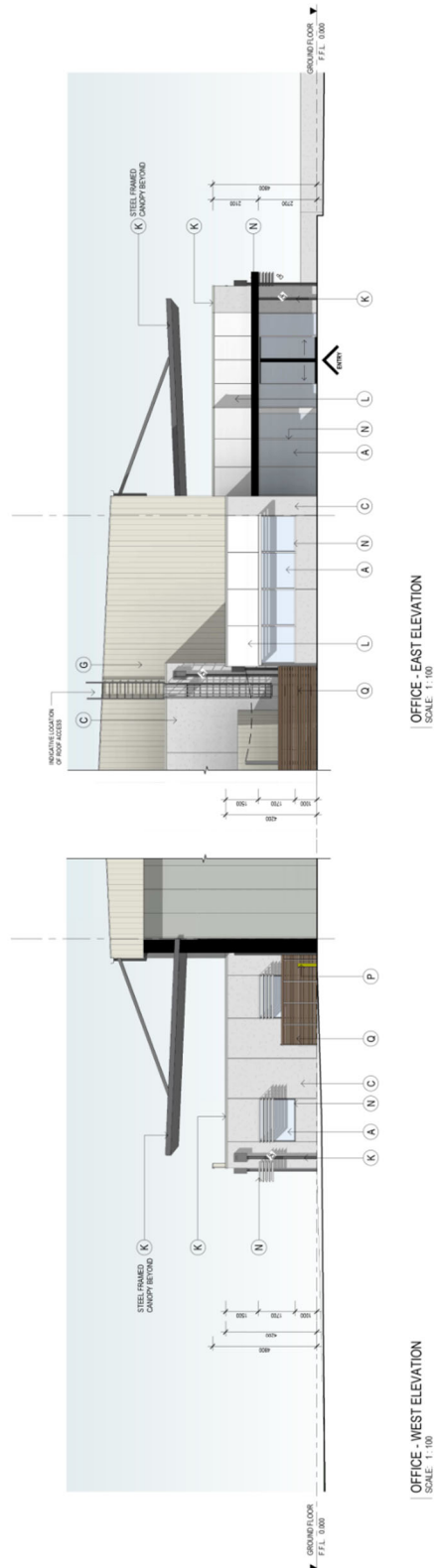
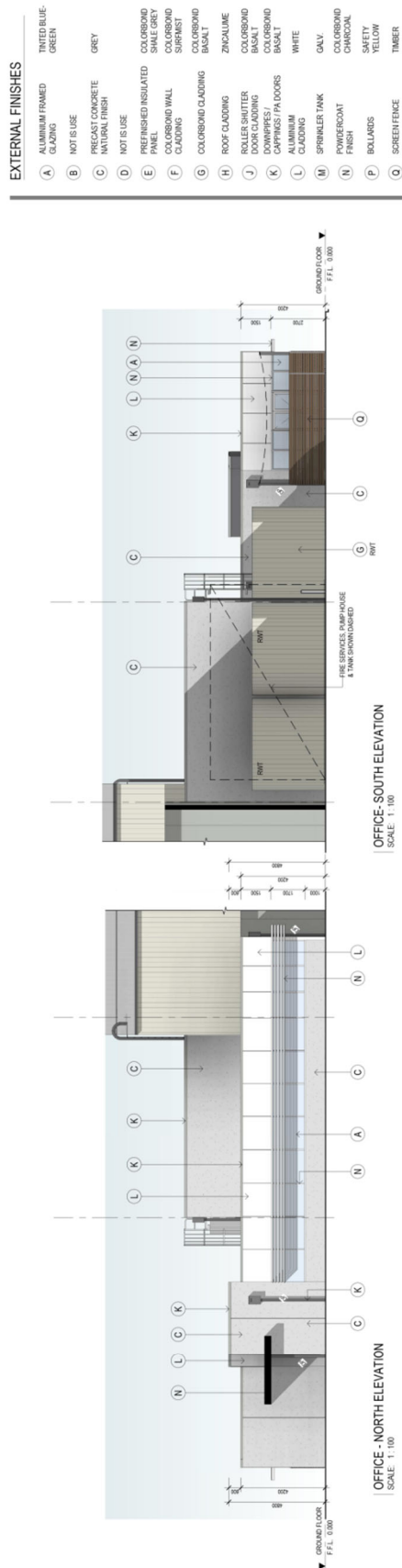
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OFFICE FLOOR PLANS

PROPOSED FREEZING AND COOL STORAGE
285 OAKLANDS ROAD, OAKLANDS JUNCTION VIC 3063



NO.	DATE	REVISION	BY	CHK
1	16/06/2021	ISSUED FOR PERMIT	WY	WY
2	23/06/2021	REVISED FOR BLUE	WY	WY
3	23/06/2021	REVISED FOR BLUE	WY	WY
4	01/07/2021	REVISED FOR ENVIRONMENT	WY	WY
5	01/07/2021	REVISED FOR ENVIRONMENT	WY	WY

Watson Young Pty Ltd, Melbourne Office, Level 1, 211 St Albans Road, St Albans, VIC 3021
 100 Watsons Road, St Albans, VIC 3021
 100 Watsons Road, St Albans, VIC 3021

watson young

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265 OAKLANDS ROAD, OAKLANDS JUNCTION LANDSCAPE DESIGN PACKAGE

JUNE 2021

DRAWING REGISTER

DRAWING NAME	REV
LCD-001 COVER SHEET & LOCATION PLAN	P
LCD-002 LANDSCAPE PLAN - OVERALL SITE	P
LCD-003 LANDSCAPE PLAN - WAREHOUSE	P



LOCATION PLAN (COPYRIGHT NEARMAP)
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FOR VCAT
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NO. REVISION
P FOR VCAT

DATE
20/02/2021

NO. REVISION
P FOR VCAT

DATE
20/02/2021

NO. REVISION
P FOR VCAT

DATE
20/02/2021

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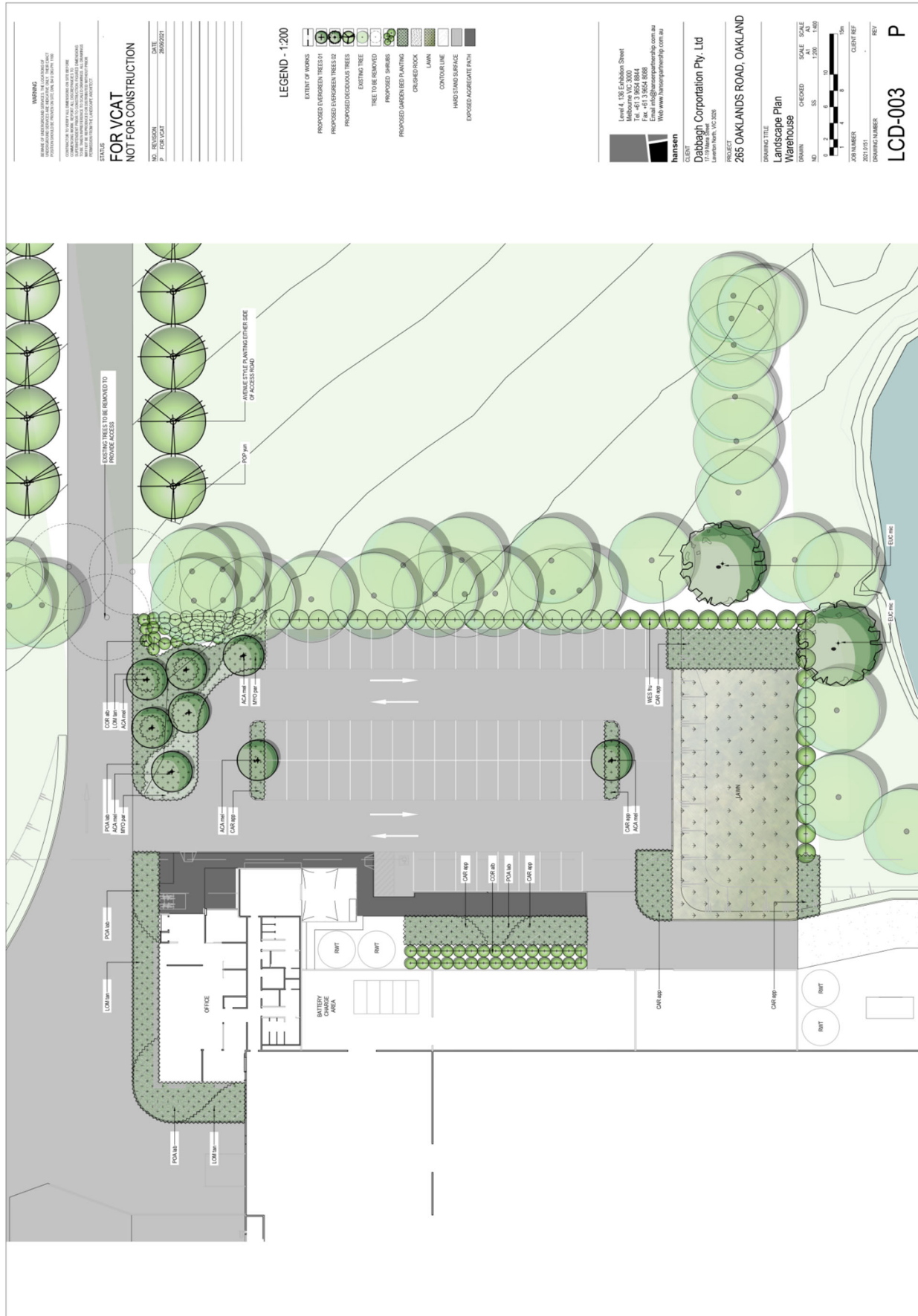
PROJECT
265 OAKLANDS ROAD, OAKLAND

DRAWING TITLE
Cover Sheet &
Location Plan

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MD	SS	A1	A3

JOB NUMBER	CLIENT REF
2012101	-
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LCD-001	P

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REPORT NO:	SU592
REPORT TITLE:	13-15 Rawdon Street, Bulla - Development of six dwellings and reduction in one visitor car parking space
SOURCE:	Brydon King, Senior Town Planner
DIVISION:	Planning and Development
FILE NO:	P21153
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Recommendation and permit conditions</i>2. <i>Planning Policy Framework</i>3. <i>Locality plan</i>4. <i>Assessment Plans</i>

Application No:	P21153
Proposal:	Development of six dwellings and reduction in one visitor car parking space
Location:	13-15 Rawdon Street, Bulla
Zoning:	Township Zone
Overlays:	Melbourne Airport Environs Overlay Schedule 2
Date Received:	February 2018

1. SUMMARY OF REPORT:

- 1.1 Approval is sought for the development of the land for six, two storey dwellings and reduction of one visitor car parking space on the subject land.
- 1.2 The subject land is located on the west side of Rawdon Street, Bulla and has an area of 2024 square metres. The site is vacant with some vegetation located on the site and vegetation is present in the road reserve adjacent the site.
- 1.3 Public notice of the application has occurred and generated four objections with one objection containing a petition of 24 signatures opposing the proposal.
- 1.4 The application has been assessed against the relevant policies and the provisions of the Hume Planning Scheme, including consideration of the issues raised in objections. On balance, the proposal is considered to meet the objectives of the relevant provisions of the Hume Planning Scheme and provides for additional housing stock in Bulla that can respond to the location and be appropriately serviced.

2. RECOMMENDATION:

- 2.1 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 development of six dwellings and reduction in one visitor car parking space per the conditions in Attachment 1.

REPORT NO: SU592 (cont.)

3. PROPOSAL:

- 3.1 The proposal seeks permission to develop the subject site with six two storey dwellings with the following details:
- 3.1.1 Each dwelling is sited to front Rawdon Street with a setback of 5.3 metres to the front wall and 6.2 metres to the garages servicing each dwelling.
 - 3.1.2 The subject land is owned in common with land to the west at 78-82 Bulla Road (the Black Horse hotel and motel) and all waste water from the dwellings is to be discharged and treated via the waste water treatment plant located on the adjacent land. The proposal details the subject land will be consolidated with the adjoining land to the west to ensure ongoing access to the treatment plant.
 - 3.1.3 The dwellings are to be located on approximate land areas of 337 square metres, however no subdivision is proposed, and have an overall site coverage of 44%.
 - 3.1.4 Each dwelling is to have four bedrooms with the main living areas located on the ground floor. The dwellings each have single garages with a tandem space in the driveway. A double width vehicle crossover will service two dwellings providing for three crossovers to Rawdon Street. Five trees in the road reserve are to be removed to facilitate access (no permit triggers apply as the vegetation has been assessed as planted in the past).
 - 3.1.5 As the proposal consists of six dwellings with at least three bedrooms each, two car parking spaces are required for each dwelling and one visitor space is required on site. Each dwelling is proposed to have two parking spaces on site in the form of a single garage and a tandem space. The proposal relies on the waiver of one on site visitor space however two on street indented parallel parks are proposed in Rawdon Street.
 - 3.1.6 The dwellings have a proposed height of 7.7 metres and be constructed in brick at ground level and weatherboards at the upper level with a Colourbond roof at 22.5 degree pitch.
 - 3.1.7 Fencing is to be provided to the northern, southern and western boundaries and no front fencing is proposed.
 - 3.1.8 The overall development includes landscaping outcomes as part of the proposal including establishment of taller canopy trees on the site.
 - 3.1.9 The proposal also includes the relocation of an existing drainage pipe that runs across the north west corner of the site to be located wholly in land to the west and into the road reserve of Bourke Street. Information has been submitted with the application to confirm the relocation can be done without impacting the root zone of a large tree present to the west of the proposed drainage pipe alignment in Bourke Street.

4. SITE AND SURROUNDS:

- 4.1 The subject site is located on the west side of Rawdon Street and is bounded by Bourke Street to the north and Bulla Road to the south.
- 4.2 The subject site has a frontage of 100 metres to Rawdon Street and 20 metres to the road to the north and south. The site has a total area of 2024 square metres and is currently vacant. The site features some existing vegetation that is to be removed along the western and southern boundaries (no permit is triggered with this removal). Existing planted vegetation is also present within the road reserve to Rawdon Street and five of these trees are to be removed.

REPORT NO: SU592 (cont.)

- 4.3 The land is owned in common with land to the west of the site with consist of the Black Horse hotel and motel and a service station and fast food outlet further west. The land to the west is serviced by an existing EPA approved waste water treatment plant that has capacity to also service the proposed six dwellings.
- 4.4 Land to the east of the subject land, on the opposite side of Rawdon Street, and north, on the opposite side of Bourke Street, consists of mainly single storey dwellings fronting the roads with established gardens and taller trees present. Land to the south features Bulla Road.

5. PLANNING CONTROLS:

Zone and overlay controls

- 5.1 The site is zoned Township Zone (TZ) common with surrounding land. The land is affected by the Melbourne Airport Environs Overlay Schedule 2 (MAEO2).

Permit Triggers

- 5.2 The proposal requires a planning permit under the following provisions of the Hume Planning Scheme:
 - Clause 32.05-7 of the Scheme (TZ) requires a permit for development of more than one dwelling on the land and assessment against objectives and standards of Clause 55 of the Scheme.
 - Clause 45.08 of the Scheme (MAEO2) requires a permit to use and develop dwellings, and stipulates that development of more than one dwelling on a lot must not exceed a density of one dwelling per 300 square metres in area.
 - Clause 52.06 of the Scheme requires a permit to reduce the statutory number of car parking spaces to be provided on the land.

Aboriginal Cultural Heritage

- 5.3 The land is not located within an area identified as having Aboriginal cultural heritage sensitivity and therefore a mandatory Cultural Heritage Management Plan is not required.

Planning Policy Framework

- 5.4 The relevant policies are listed in Attachment 2.
- 5.5 Assessment of the proposal is related to the TZ and MAEO2, as well as Clauses 52.06 and 55 and the various State and Local policies in the Scheme.

6. REFERRALS:

- 6.1 The application was required to be referred to the EPA under Section 55 of the *Planning and Environment Act 1987* and Clause 66.02-1 related to the discharge of waste water to the licensed treatment plant on the adjacent land. No objections were raised the applicant was advised to complete licensing processes with the EPA to formalise details of the connection to the adjacent waste water system.
- 6.2 The application was referred to Council's Assets (Civil Engineering and Traffic) Departments. Council's traffic engineers supported the development of on street parallel parking to Rawdon Street and the relocation of the drainage pipe was also supported.
- 6.3 The application was also referred to the Parks Department who confirm the tree removal as proposed in Rawdon Street and the protection of the tree in Burke Street is supported. Costs will be imposed for the removal of the trees in the road reserve.

7. ADVERTISING:

- 7.1 The application was advertised to Melbourne Airport pursuant to the requirements of the MAEO2. Melbourne Airport confirmed no objection to the proposal subject to conditions that have been included in the recommendation.

REPORT NO: SU592 (cont.)

7.2 The application was advertised under Section 52 of the *Planning and Environment Act 1987* (the Act) by way of letters to adjoining owners and occupiers and signs placed on the site as prescribed under the Act. A total of four objections were received.

7.3 The grounds of objection are summarised as follows:

- Conflict with the neighbourhood character and Clause 22.04 of the Hume Planning Scheme and will dominate the street.
- Tree removal and impact on character.
- Increased traffic.
- Parking impacts on Rawdon Street.

Conflict with the neighbourhood character and Clause 22.04 of the Hume Planning Scheme and will dominate the street

7.4 Concerns have been raised in the objections about the two storey form and scale of the buildings detracting from the overall low scale setting of the township. It is noted that the predominant form of the township is single storey however two storey forms are present in proximity to the subject site such as 71 Bourke Street and the two storey form of the motel building to the west. Whilst Clause 22.04 of the Hume Planning Scheme prefers single storey or split level dwellings, the policy does not prevent two storey forms. Two storey forms on the subject land will be a distinct form transitioning to the commercial development to the west and will benefit from the retention of existing taller vegetation in the Rawdon Street road reserve and additional planting as proposed in the landscape plan. The building forms allow for significant separation of the upper level forms between each building and articulation including a change in materials between the upper and lower levels. On balance whilst the two storey elements are noted as a change in form the location of the site, the design as proposed is considered to provide a reasonable response to the neighbourhood character and the policy at Clause 22.04.

Tree removal and impact on character

7.5 The proposal requires some vegetation removal on site and on the road reserve to Rawdon Street. The vegetation to be removed does not trigger planning permission as no specific overlays control vegetation removal. A large swamp Yate tree is to be retained in Bourke Street and other vegetation along Rawdon Street will be retained. It is noted that the neighbourhood benefits from the presence of tree canopies and this is a feature of the location. Whilst vegetation removal occurs re-planting is proposed as part of the development that includes eucalyptus species to the front and rear of the site which will allow for a vegetated context for the development.

Increased traffic

7.6 Concerns over increased traffic in the township are noted. Whilst the proposed dwellings will generate additional vehicle movements these are residential in nature and will not be of a level to unreasonably pressure the existing road network. Council's Traffic Department has estimated the dwellings will generate a 5.4% increase of the daily volume of Rawdon Street and will not exceed the capacity of the surrounding road network.

Parking impacts on Rawdon Street

7.7 The proposal does rely on waiving the provision of a required visitor space from being provided on site. Each individual dwelling is provided with car parking consistent with a dwelling with three or more bedrooms per Clause 52.06. Whilst visitor parking is not provided on site the proposal includes provision of two, indented parallel parking spaces on the west side of Rawdon Street to provide additional parking. This arrangement is considered to offer a practical solution to help manage parking access in addition to the parking provided on site.

REPORT NO: SU592 (cont.)

8. ASSESSMENT:

- 8.1 The application has been assessed against the relevant provisions of the Hume Planning Scheme.

Response to the Policy Framework

- 8.2 The Planning Policy Framework in the Scheme aims to provide housing diversity within urban settlements that are sustained by supporting infrastructure while ensuring development responds to the landscape and urban character of areas.
- 8.3 Development should contribute positively to local character and a sense of place and enhance the amenity of the public realm. The policy further requires development to respond to its context in terms of character.
- 8.4 Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through appropriately located uses and developments and quality urban design.
- 8.5 The proposal is considered to be generally in accordance with the relevant planning policy frameworks, by providing infill housing that can utilise existing vacant land and respect the context of the land between existing residential development and commercial development.

Township Zone

- 8.6 The Township Zone seeks to encourage residential development and other appropriate commercial and industrial uses in small towns but emphasises development should respect that respects the neighbourhood character.
- 8.7 In this case, it is considered that the proposed development responds to the setting of the subject land through additional housing forms that transition between residential and commercial areas and that will be supported by existing and proposed vegetation in the streetscape.
- 8.8 The proposal can meet the objectives and standards of Clause 55 as detailed in the below in this report and in Attachment 2 of the report.
- 8.9 Generally, the proposal is considered to provide for a scale and form that can integrate into the township given its location and provides for a housing opportunity that can enhance the Bulla township.

Melbourne Airport Overlay Schedule 2

- 8.10 The MAEO2 seeks to identify areas that are or will be subject to moderate levels of aircraft noise. The overlays requires that multi dwellings have a minimum area of 300 square metres per dwelling which is achieved by the proposal. Melbourne Airport has been consulted about the proposal and supported the proposal subject to conditions which have been included in the recommendation.

Particular provisions

Clause 52.06 – Car Parking

- 8.11 The proposal includes two car parking spaces for each dwelling (in line with Clause 52.06). The proposal seeks to waive the requirement to provide a visitor space on site pursuant to Clause 52.06. The waiver of a visitor space on site is supported given the proposal does seek to provide two indented car parking bays Rawdon Street for visitors. It is considered such a parking outcome provides a greater opportunity for accessible and practical visitor parking outcomes.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

- 8.12 The proposal is consistent with the objectives and the of standards in Clause 55. The proposal is able to satisfy the intent of the standards and
- 8.13 Attachment 2 includes an assessment against the relevant standards in Clause 55.

REPORT NO: SU592 (cont.)

9. CONCLUSION

- 9.1 The application has been assessed against the relevant provisions of the Hume Planning Schemes and is considered generally consistent with the objectives for residential development in the township of Bulla. The proposal generally satisfies the objectives of Clause 52.06 (Car parking) and the objectives and standards of Clause 55 (Two or more dwellings on a lot).
- 9.2 The objections to the proposal are noted and have been assessed and, in this circumstance, it is considered the proposal on balance is a positive outcome for the site. Subject to conditions, the proposal will have a managed level of impact on the amenity of surrounding properties and the character of the area.
- 9.3 On this basis, it is recommended that the application be supported, and a Notice of Decision to Grant a Permit be issued.

Attachment 1 – Recommendation and permit conditions

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 development of six dwellings and reduction in one visitor car parking space per the conditions:

CONDITIONS:

1. Prior to the development commencing the subject land must be consolidated with land to the west at 78-82 Bulla Road, containing the waste water treatment plant to be used by the dwellings, under the Subdivision Act 1988 and the plan certified by Council immediately lodged in the Office of Titles for approval.
2. Prior to the occupation of the dwellings appropriate permission must be obtained via the Environment Protection Authority (EPA) to discharge waste water from the proposed dwellings to the existing EPA licensed waste water treatment plant located on the adjacent land to the west to the satisfaction of the Responsible Authority.
3. Prior to the development of Dwelling 6 on the endorsed plans the 900mm stormwater pipe on the land shall be reconstructed outside the northwest property boundary subject to an application to Council's Civil Design Team for review as a Developer Funded Project. A 1.8m high continuous chain wire mesh fence is to be erected along the kerbing of the tree protection zone as shown in the *Tree Protection Plan, Assessment of one Eucalyptus occidentalis adjoining Development at 13-15 Rawdon Street Bulla, Axiom, 4/5/2021, p.10* as part of any works to the satisfaction of the Responsible Authority.
4. Prior to commencement of building and works, the owner/developer must contact Council's Parks Department for the removal of the trees in the road reserve. The owner/developer must pay all costs for removal. No party other than Council staff or Council approved contractors are permitted to remove the street trees.
5. Existing trees in the road reserve 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.
6. 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.
7. Once the development permitted by this permit has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
8. The landscaping as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including but not limited to removing weeds and replacing damaged, dead, and diseased plants in accordance with the planting schedule.
9. The site, including any landscaped and paved areas, must be drained and graded to the satisfaction of the Responsible Authority so as to prevent the discharge of stormwater, causing damage/nuisance from the site, across any adjoining footpath, land, or road. All stormwater tanks must have an overflow pipe connected to the legal point of discharge.
10. All external finishes, materials, and paint colours of the development must be to the satisfaction of the Responsible Authority.

11. Any new fencing required as part of the development is to be constructed at the permit holder/land owner(s) cost.
12. All works on or facing the boundaries of adjoining properties must be finished, and surface cleaned to a standard that is well presented to neighboring properties in a manner to the satisfaction of the Responsible Authority.
13. Any equipment required for air conditioning, heating, refrigeration and the like must be located on the site and/or must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the Responsible Authority.
14. 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 plans 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.
15. Areas set aside for the parking and movement of vehicles as shown on the endorsed plans must be made available for such use, and not be used for any other purpose.
16. The proposed indented parking bays in Rawdon Street are to be constructed as per Council's standard drawings SD307A & B to the satisfaction of the Responsible Authority.
17. Stormwater runoff from all areas must be retained within the property and drained to the site's underground stormwater system
18. Any cut or fill must not interfere with the natural overland stormwater flow.
19. No polluted and/or sediment laden run off is to be discharged directly or indirectly into Council's drains or watercourses during and after development.

Conditions from Melbourne Airport (Condition 19 to 21)

20. 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. This includes during construction of the dwellings, as it is possible there will be penetrations due to the height of the building in relation to the prescribed airspace surface at this location.
21. Before the commencement of any building and works, an agreement under Section 173 of the Planning & Environment Act 1987 must be entered into between the Owner of the site and Melbourne Airport, requiring covenants be created on the titles to all future lots and/or dwellings within the development as required to deal with the following:
 - a. The owner must advise all prospective owners/occupiers of any such land of the proximity of the land to Melbourne Airport and the land is affected by aircraft noise;
 - b. Any building allowed by this permit 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.

The owner/developer must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

22. This permit will expire if one of the following circumstances applies:

a. the development is not commenced within three years from the date of this permit.

b. the development is not completed within six years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing:

a. before or within six months after the permit expiry date, where the development allowed by this permit has not yet started; or within 12 months after the permit expiry date, where the development allowed by this 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 the condition, the Responsible Authority cannot consider the request and the permit holder/land owner(s) will not be able to apply to VCAT for a review of the matter.
- An "Application for Stormwater Legal Point of Discharge: Multi-unit 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 an on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required by the owners/developers.
- An "Application for Stormwater Legal Point of Discharge: R133 Legal Point of Stormwater Discharge" is required to be submitted to Council with the above Drainage Investigation application.
- Prior to commencement of any works within the roadside reserve, or that require alteration/connection to Council's drainage assets in the roadside reserve, an *Application for Consent to Work Within a Hume City Council Road Reserve* is to be submitted to Council for approval.
- Any new vehicle crossovers, or modifications to existing vehicle crossovers require an *Application for a Consent to Dig in the Road Reserve* permit for a vehicle crossing to be submitted to Council for approval. A copy of the endorsed plan showing all vehicle crossing details is to be attached with the application.
- Any structure built over an easement requires approval from Council, and the relevant service authority.
- Any service relocations are to be approved by the relevant service authority at the cost of the permit holder/land owner(s).

Notes from Melbourne Airport

- The land is partially or will in the future be subject to aircraft noise exposure associated with Melbourne Airport and is located between the 20 to 25 ANEF noise contours. Table 2.1 of Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia – 3 International Ltd, states that "Within the 20 ANEF to 25 ANEF some people may find that the land is not compatible with residential or educational uses". As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the dwellings relating to noise complaints due to the dwellings being within the 20-25 ANEF contours.

- The land is partially or will in the future be subject to significant aircraft noise exposure associated with Melbourne Airport and is located between the 25 to 30 ANEF noise contours. Table 2.1 of Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia International Ltd, designates that a house is unacceptable above the 25 ANEF noise contour. As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the house relating to noise complaints due to the house not being in accordance with AS2021.
- The declared Prescribed Airspace (Obstacle Limitation Surface) surface at this location is 157.5m AHD. The plans lodged with the application annotate a maximum dwelling height of 155.0m AHD.

Attachment 2 – P21153 – 13-15 Rawdon Street Bulla

Planning policies and clause 55 assessment

The following clauses in the *Hume Planning Scheme* are relevant to this proposal:

Clause	Applicable objective / strategy / purpose
<i>Planning Policy Framework</i>	
11.01-1S – Settlement	<i>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i>
13.02 – Bushfire Planning	<i>To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</i>
15.01-1S – Urban design	<i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i>
15.01-2S – Building design	<i>To achieve building design outcomes that contribute positively to the local context and enhance the public realm.</i>
16.01-1S – Housing supply	<i>To facilitate well-located, integrated and diverse housing that meets community needs.</i>
16.01-2S – Housing affordability	<i>To deliver more affordable housing closer to jobs, transport and services.</i>
<i>Local Planning Policy Framework</i>	
21.03-2 - Housing	<i>To increase the diversity of housing in Hume.</i>
21.04-1 – Urban design	<i>To enable well designed medium density and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.</i>
21.04-3 – Landscape character	<i>To ensure development protects significant and unique landscape values which contribute to Hume's character and identity.</i>
22.04 – Townships Local Policy	<ul style="list-style-type: none"> <i>To preserve and enhance significant natural and cultural heritage features that contribute positively to the character of the townships.</i> <i>To ensure that new buildings are sympathetic with the 'rural town' character of the townships.</i> <i>To preserve and enhance the amenity of the townships and reduce the environmental impacts of new dwellings and other development.</i>
<i>Zoning Provisions</i>	
32.05 – Township Zone	<ul style="list-style-type: none"> <i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i> <i>To provide for residential development and a range of commercial, industrial and other uses in small towns.</i> <i>To encourage development that respects the neighbourhood character of the area</i> <i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations</i>

<i>Particular Provisions</i>	
52.06 – Car parking	<p><i>To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework. To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</i></p> <p><i>To support sustainable transport alternatives to the motor car.</i></p> <p><i>To ensure that car parking does not adversely affect the amenity of the locality.</i></p> <p><i>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</i></p>
55 – Two or more Dwellings on allot and Residential Buildings	<p><i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i></p> <p><i>To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.</i></p> <p><i>To encourage residential development that provides reasonable standards of amenity for existing and new residents.</i></p> <p><i>To encourage residential development that is responsive to the site and the neighbourhood.</i></p>

It is considered that the application is able to meet the all clauses specified above through a moderate level of infill development on land that transitions between residential and commercial development in the Township Zone. The dwelling forms present traditional styling and provide for space around the buildings. Whilst the dwellings are two storey in form the nature of the site separated from the main residential areas allows for the two storey forms without compromising the overall character of the township. The site also allows for landscaping to assist screening and integrating the proposal into the neighbourhood. The proposal has also been supported by an assessment against Clause 13.02-1S in relation to bushfire as the land is in a Bushfire Prone Area. This has confirmed the proposal can respond appropriately to the level of bushfire risk.

Clause 55 – Two or more dwellings on a lot and residential buildings

The table below contains an assessment against the objectives and standards in clause 55 of the Planning Scheme. The Planning Officer notes that a development must meet all of the objectives and should meet all of the standards. The variations to the standards can be considered where it is determined that the overall objective is met.

Neighbourhood character and infrastructure (Standards B1 to B5)

B1	The proposal is located in a residential area where the established neighbourhood character comprises of one detached dwelling on a lot. The planning officer notes that the existing dwellings are generally single storey, but with example of double storeys. The surrounding building form is mainly single storey in scale however some two storeys are present. The proposed dwellings are located in an area adjacent taller commercial development to the west the proposal does allow for a vegetated context with existing vegetation and proposed landscaping and these factors help support the form as a reasonable response to the location.
B2	The proposal is consistent with higher level state planning policies regarding infill development supported from a local planning policy perspective, which seeks 'to increase the diversity of housing in Hume' as per objective 4 in clause 21.03-2 of the Planning Scheme.
B3	The proposal is for less than 10 dwellings, therefore this standard is not applicable.
B4	The proposal can be appropriately serviced including the treatment of waste water via an adjacent waste water treatment plant.
B5	The proposal integrates with the street by orientating the entry and driveways of dwellings to Rawdon Street.

Site layout and building massing (Standards B6 to B15)

B6	The dwellings have a setbacks ranging from 5.3 metres to 6.2 metres which provide reasonable setbacks consistent with the standard.
B7	The proposal provides a maximum building height of 7.7 metres, which is less than 9 metres pursuant to the standard.
B8	The proposal contains a site coverage percentage of 44%, which is less than the 60% allowed for in the Standard B8.
B9	The proposal contains a site permeability percentage of 24.90% which is greater than the 20% stipulation in standard B9.
B10	The proposal contains habitable room windows on the ground floor level and first floor level which allow for sufficient sunlight to meet the energy efficiency requirements. The proposal does not have any impacts to solar panels on the roof of existing dwellings adjoining the site. The objective is met.
B11	The proposal does not contain communal open space in or adjacent to the site.
B12	The proposal provides good passive surveillance to the street from habitable room windows on the ground and upper levels.
B13	Vegetation on the site is not protected under Clause 52.17 of the Scheme and is able to be removed without council approval. Trees are to be removed on site and within the road reserve. The proposal retains vegetation within the road reserve and proposes landscaping which includes taller vegetation to the front and rear of the site allowing the proposal to respond to the vegetated context of the area.
B14	The proposal proposed crossovers have been minimised to have one crossover per two dwellings.
B15	The proposal provides convenient and secure access to car parking spaces in the garages and tandem spaces.

Amenity Impacts (Standards B17 to B24)

B17	The proposal meets the minimum side and rear setback distances on the ground floor and firstfloor level per the standard.
B18	The proposal does not include any walls on the external boundaries of the site.
B19	The proposal does not impact sunlight to habitable room windows on adjacent sites.
B20	There are no north facing habitable room windows within 3 metres of the southern boundary of the site.
B21	Shadow diagrams submitted with the application confirm no shadow impacts occur to surrounding dwellings.
B22	The only potential for immediate overlooking relates to the Black horse hotel to the west which is not considered secluded open space. The contains high fencing to minimise overlooking from the ground floor level. A condition is recommended to alter the elevation plans to show this fencing to ensure that the standard is met. The first floor complies with the overlooking standard.
B23	Windows on the dwellings to the west and north and south have been treated with obscure glazing or sill heights to 1.7 metres above floor level to manage internal overlooking between the proposed dwellings.
B24	The proposal has space to locate any mechanical requirement, including cooling and heating units, on site away from any adjoining properties and public areas.

On-Site Amenity and Facilities (Standards B25 to B30)

B25	The proposal is able to be modified in improving accessibility for people with limited mobility. The dwellings all contain a bedroom and living areas at ground level.
B26	The proposal contains entry doors that are identifiable from the street. The porch of all dwellings is designed to achieve a sense of personal address, create a transitional space, and provide shelter around the entry.
B27	The proposal is designed so that all new habitable room windows face an open outdoor area(with a minimum dimension of 1 metre) greater than 3 square metres.
B28	Each dwelling has at least 92 square metres of secluded private open space and in excess of the requirements in standard B28. The secluded open space areas are located to the rear of the site and have access to northern sunlight.
B29	No northern walls impact the open space areas as proposed.
B30	The proposal provides at least 6 cubic metres of storage in the SPOS area of all dwellings. The planning officer notes that the storage sheds are adequate for practical use, and do not block any windows or obstruct accessways.

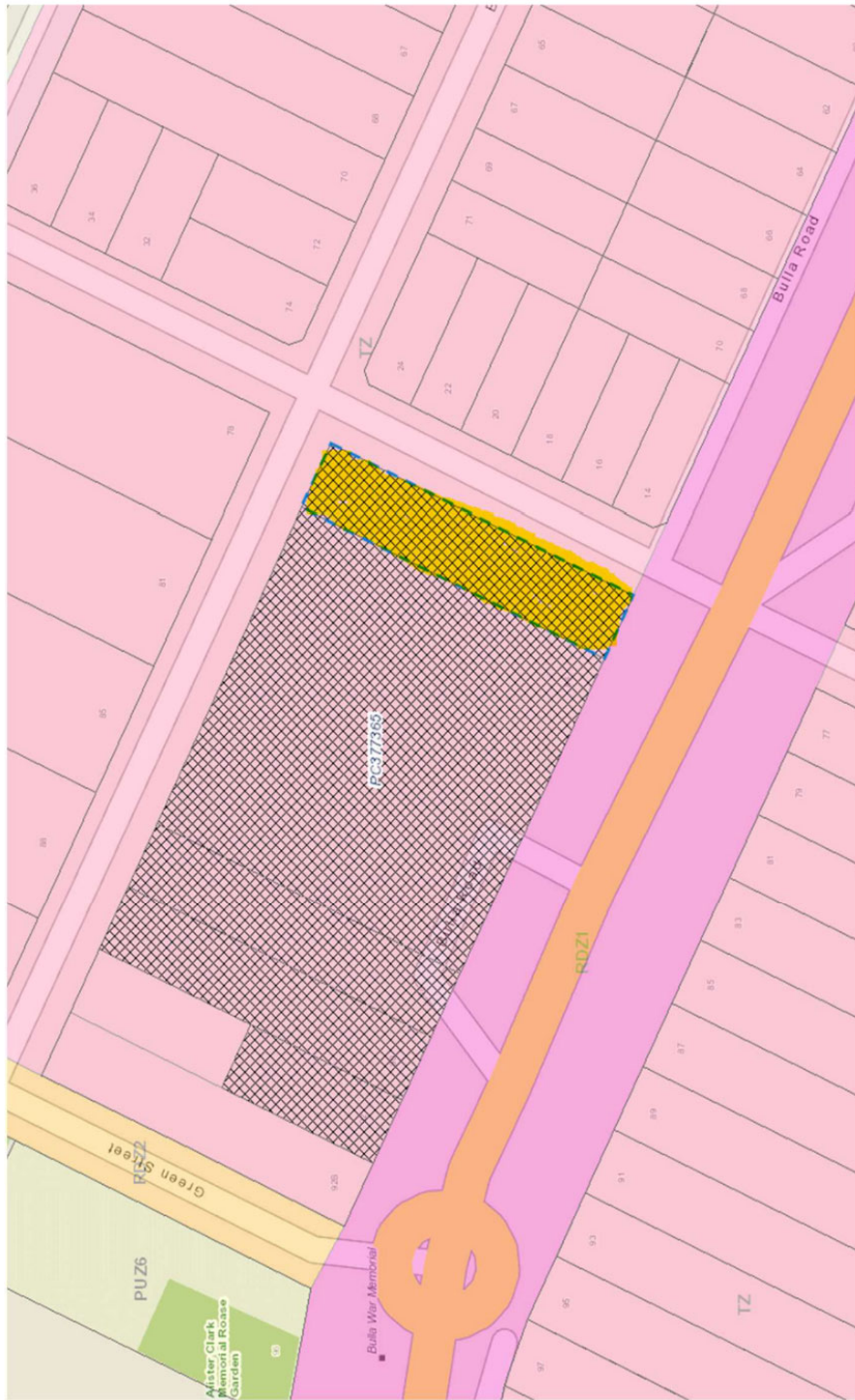
Detailed Design (Standards B31 to B34)

B31	The proposal includes materials and colours that will reasonably integrate with the mix of building forms in the immediate areas. The dwellings have windows and door and roof pitches that are consistent with those experience in the broader neighbourhood.
B32	The proposal does not contain a front fence on the title boundary facing the street.
B33	The proposal does not contain any areas of common property on site.
B34	The proposal provides the relevant site services and utilities for all dwellings. Ample room exists to store bins and letter boxes will be to Australian standards.

Attachment 3 – Locality Plan

P21153: 13-15 Rawdon Street Bulla

Proposal: Development of six dwellings and reduction in one visitor car parking space

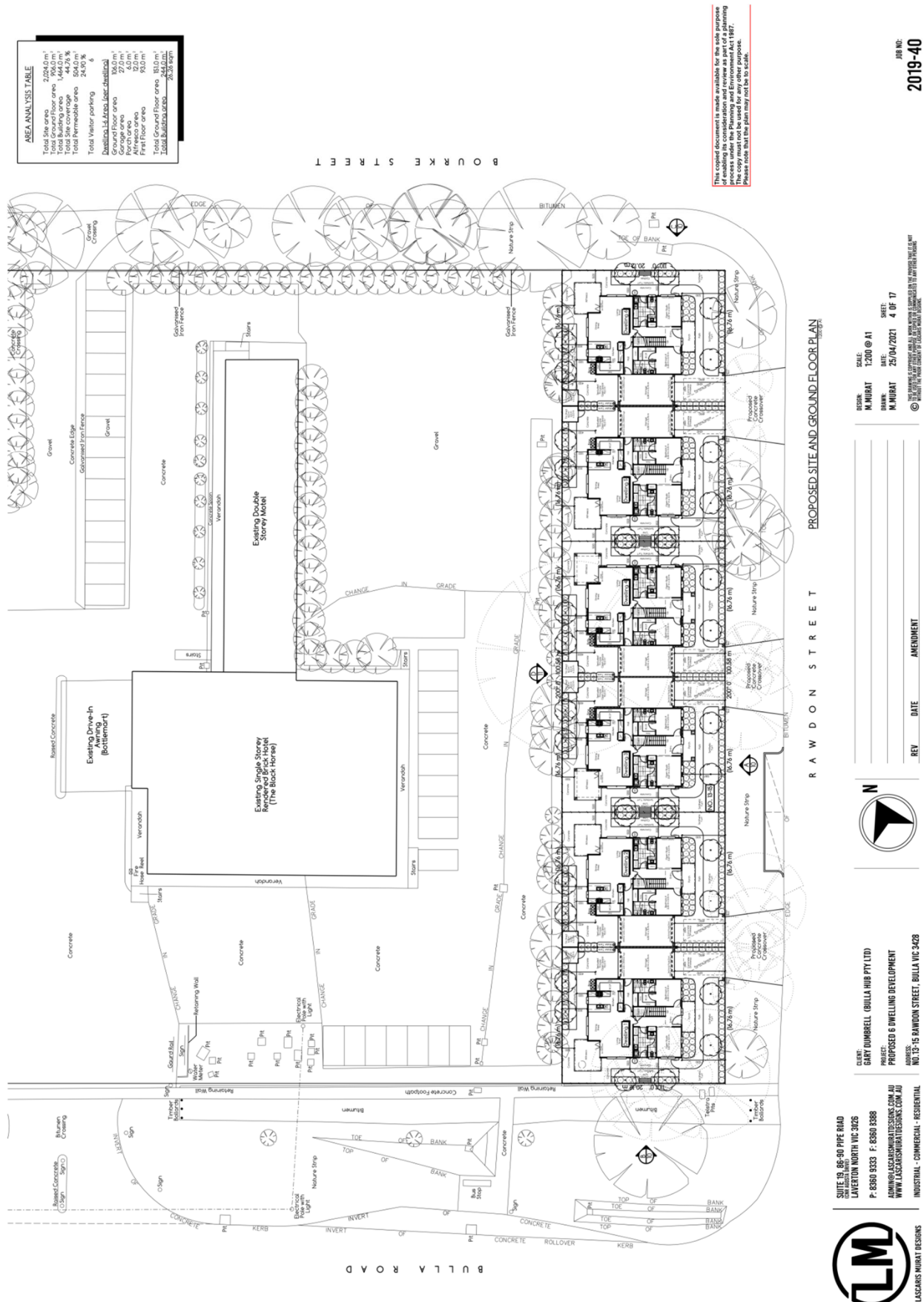


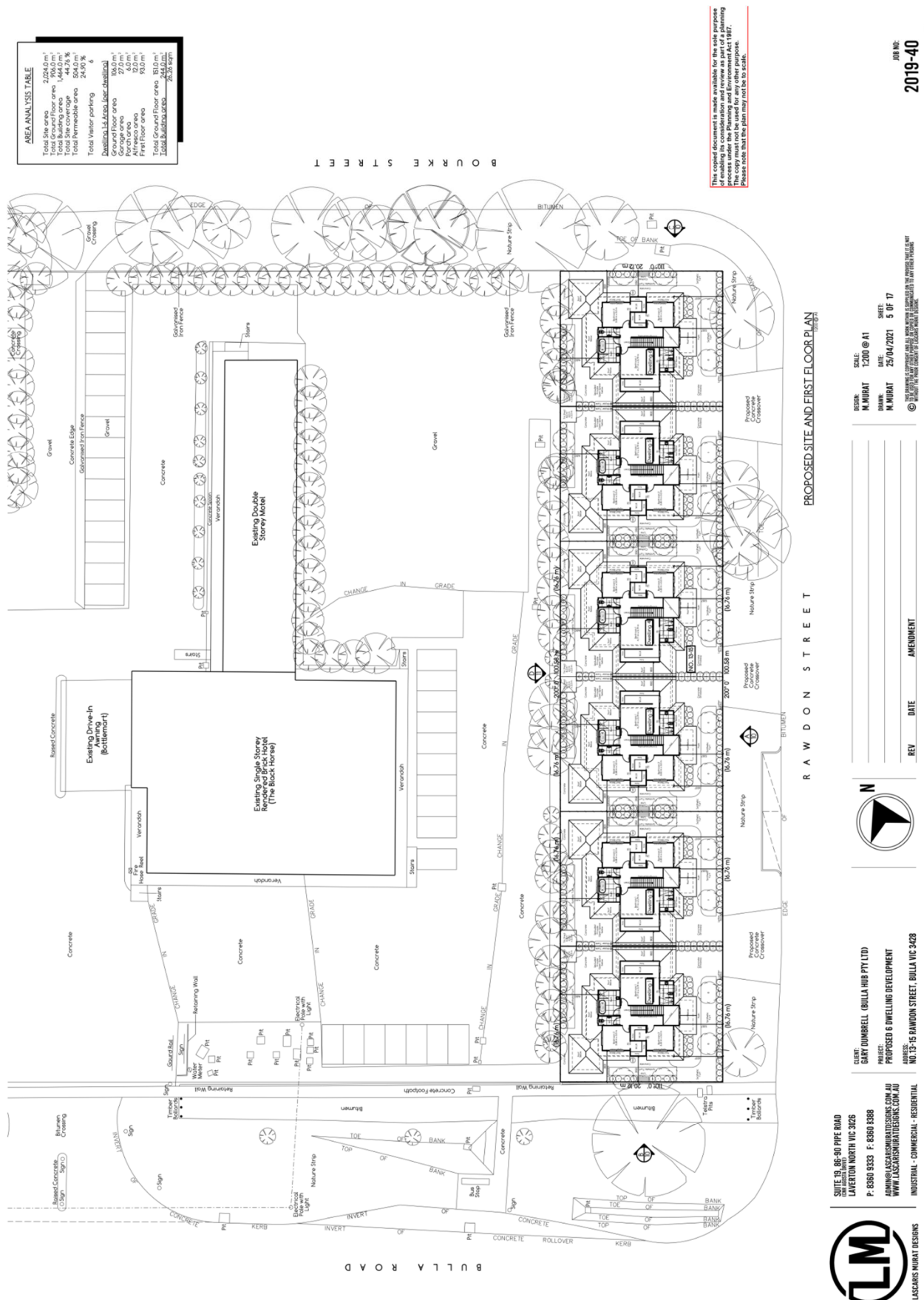
Zoning plan: Subject site

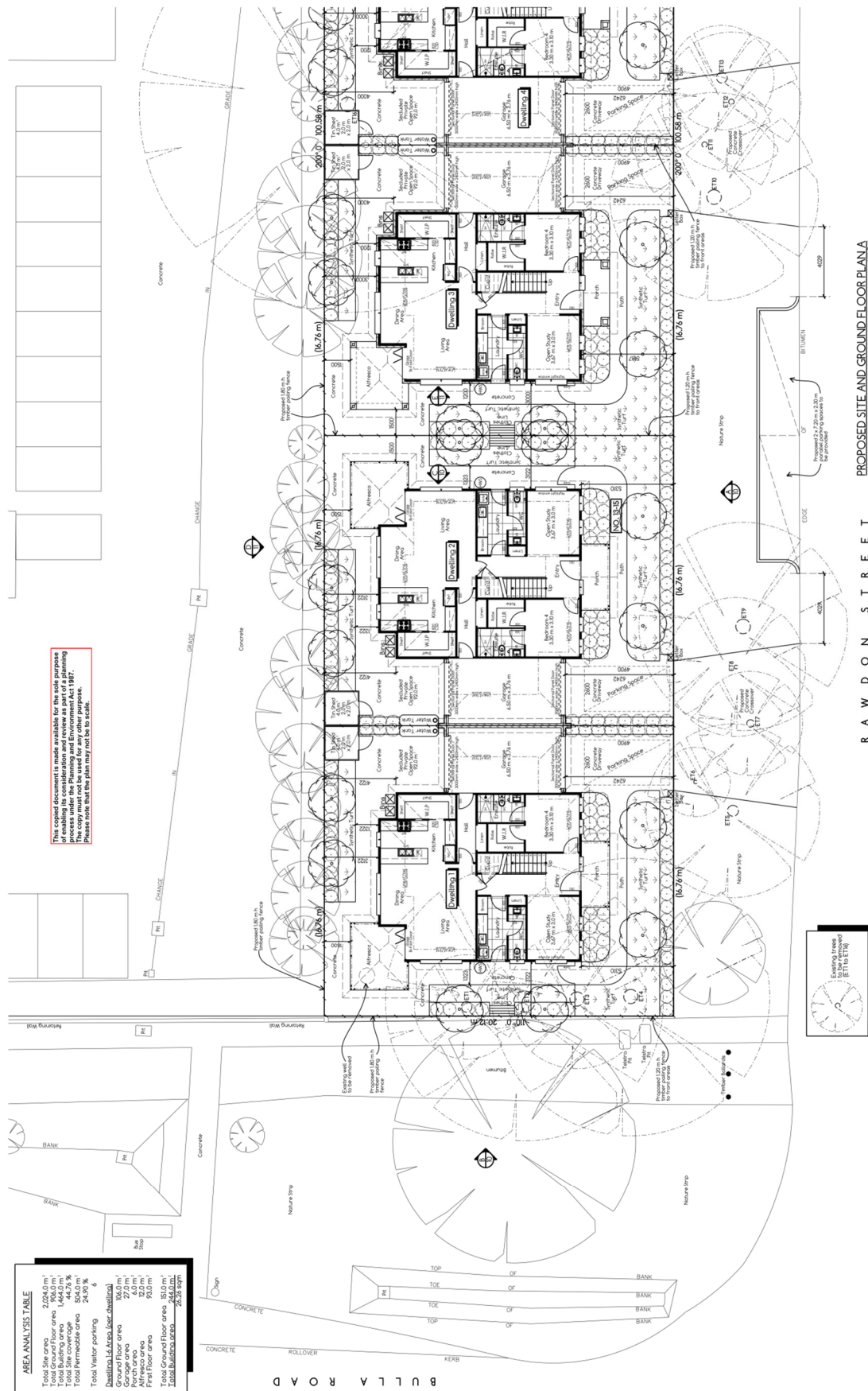


Aerial photo: Subject site (Source: Near Maps: May 2021)









JOB NO:
2019-40

DESIGN: M.MURAT SCALE: 1:100 @ A1
DRAWN: M.MURAT DATE: 25/04/2021 SHEET: 6 OF 17

	REV	DATE	AMENDMENT



CLIENT: GARY DUMBRELL (BULLA HUB PTY LTD)
PROJECT: PROPOSED 6 DWELLING DEVELOPMENT
ADDRESS: NO.13-15 RAWDON STREET, BULLA VIC 3428

SUITE 19, 86-90 PIPE ROAD
(near Austin Street)
LAVENTON NORTH VIC 3426

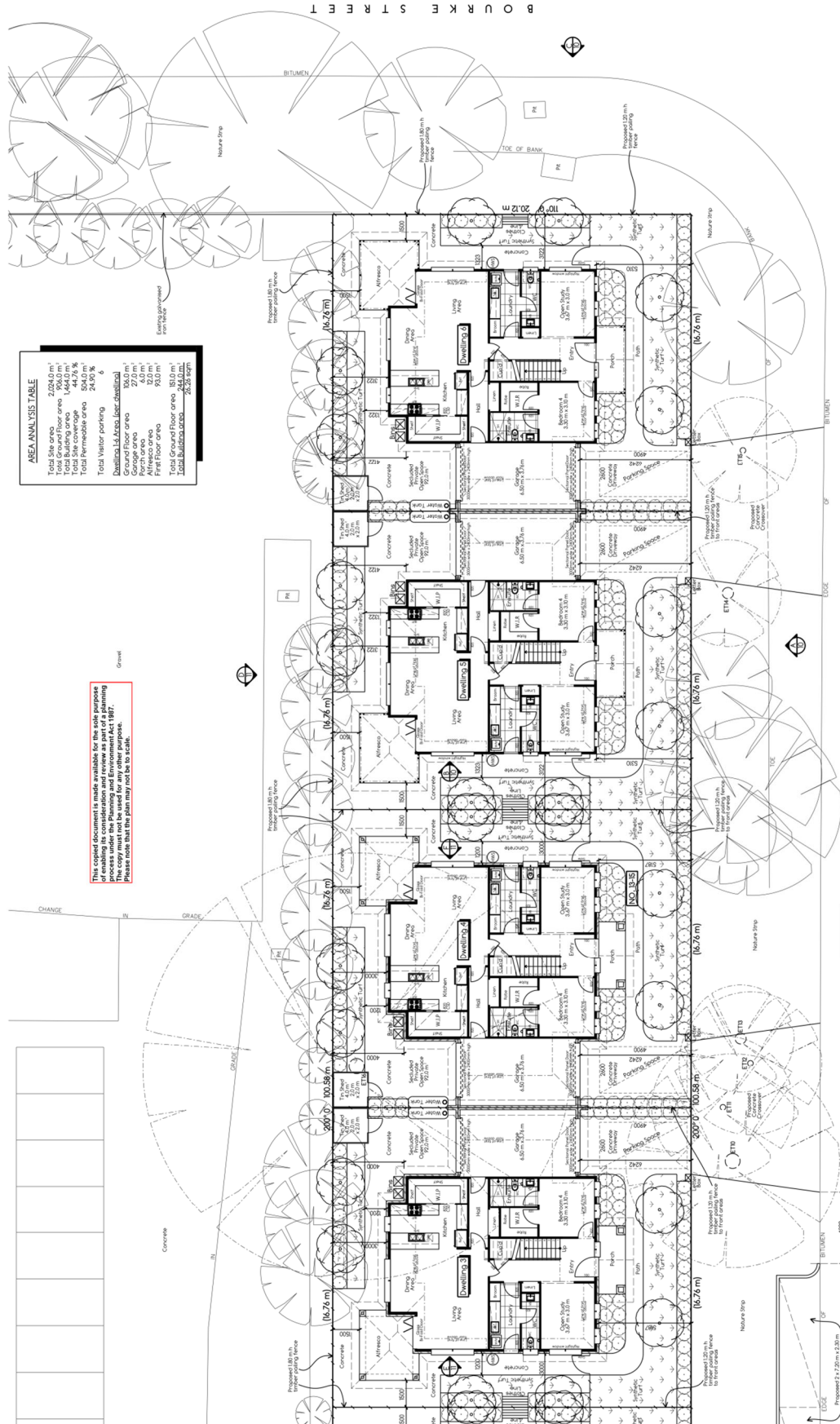
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ASCARIS MURAT DESIGNS



PROPOSED SITE AND GROUND FLOOR PLAN

RAWDON STREET



CLIENT: GARY DUMBELL (GULLA HUB PTY LTD)
 PROJECT: PROPOSED 5 DWELLING DEVELOPMENT
 NO. 15-15 RAWDON STREET, BULLA VIC 3083

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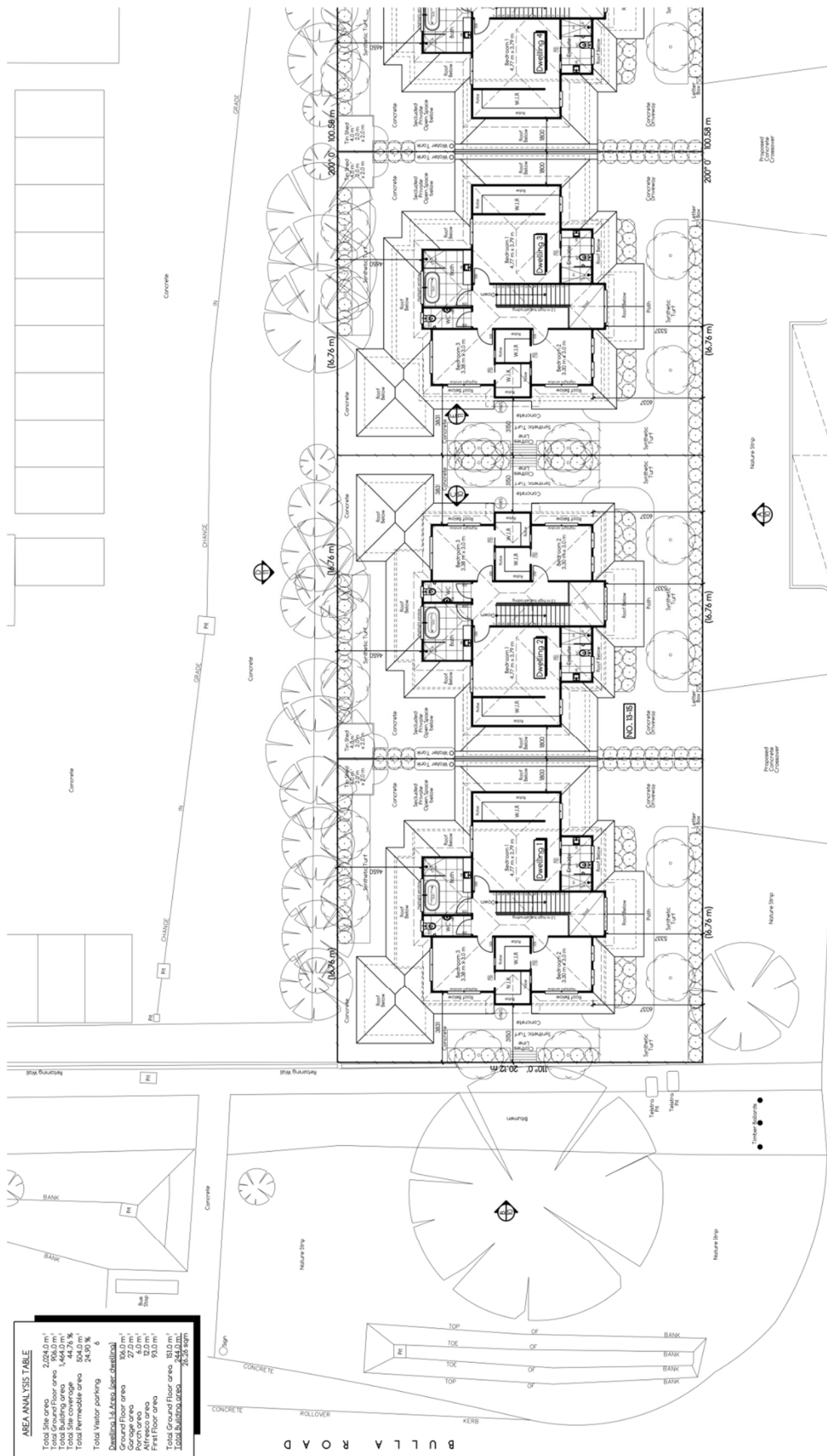


LASCAR MURAT DESIGNS

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REV	DATE	AMENDMENT

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AREA ANALYSIS TABLE

Total Site area	2,024.0 m ²
Total Ground Floor area	1,000.0 m ²
Total Site coverage	44.7%
Total Permeable area	504.0 m ²
Total Visitor parking	24.0 m ²
Driveway Area (per driveway)	8.0 m ²
Ground Floor area	1,000.0 m ²
Garage area	4.0 m ²
Roof area	4.0 m ²
Attic area	32.0 m ²
First Floor area	232.0 m ²
Total Ground Floor area	1,000.0 m ²
Total Building area	1,000.0 m ²
Total Building area	20.25 sqm

PROPOSED SITE AND FIRST FLOOR PLAN

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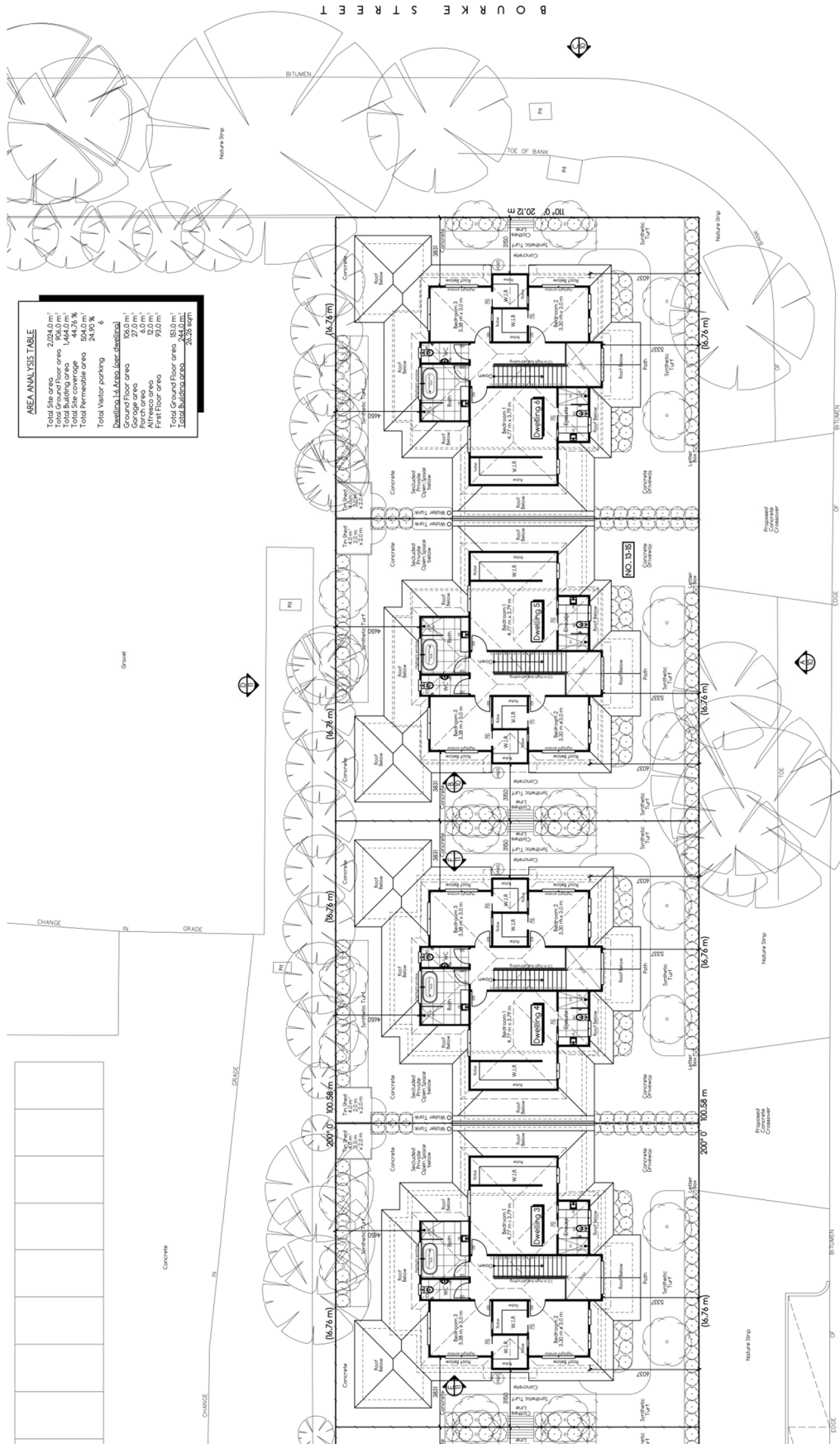
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PROJECT: PROPOSED 6 DWELLING DEVELOPMENT
ADDRESS: 15 RAWDON STREET, BULLA VIC 3083



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CLIENT: GARY DUMRELL (GULLA HUB PTY LTD)
 PROJECT: PROPOSED 6 DWELLING DEVELOPMENT
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PROPOSED NORTH ELEVATION
1:100 (P.A.)
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4-9
Typical to Dwelling 2

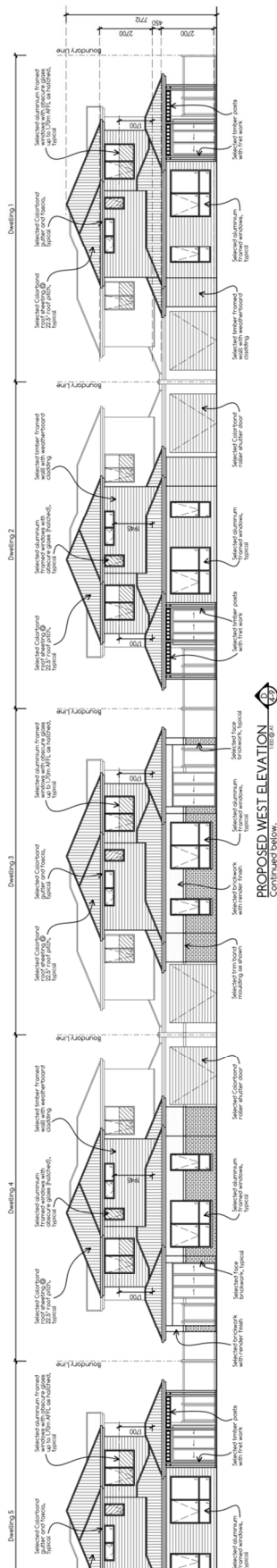


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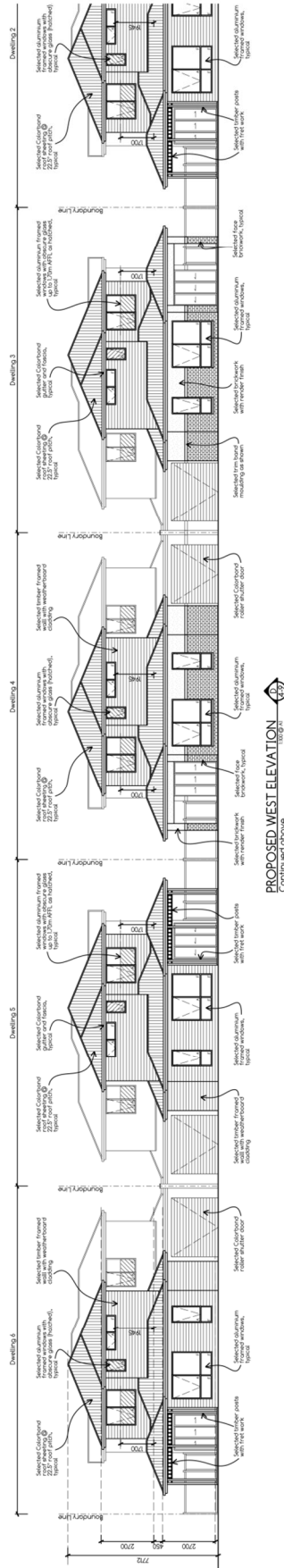
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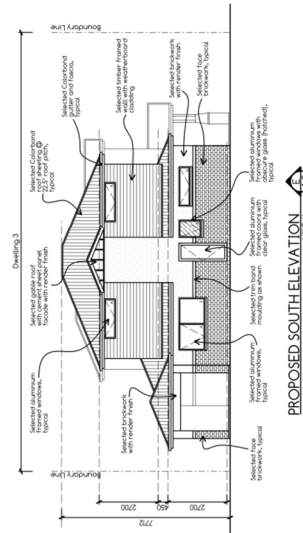
NO.13-15 RAWDON STREET, BULLA VIC 3428



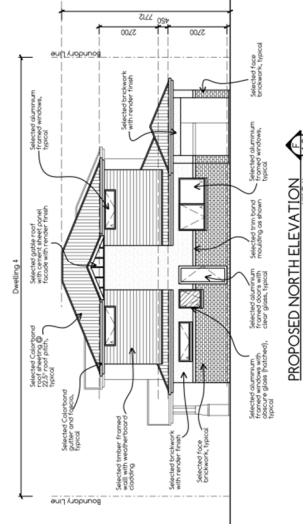
PROPOSED WEST ELEVATION
Continued below.



PROPOSED WEST ELEVATION
Continued above.



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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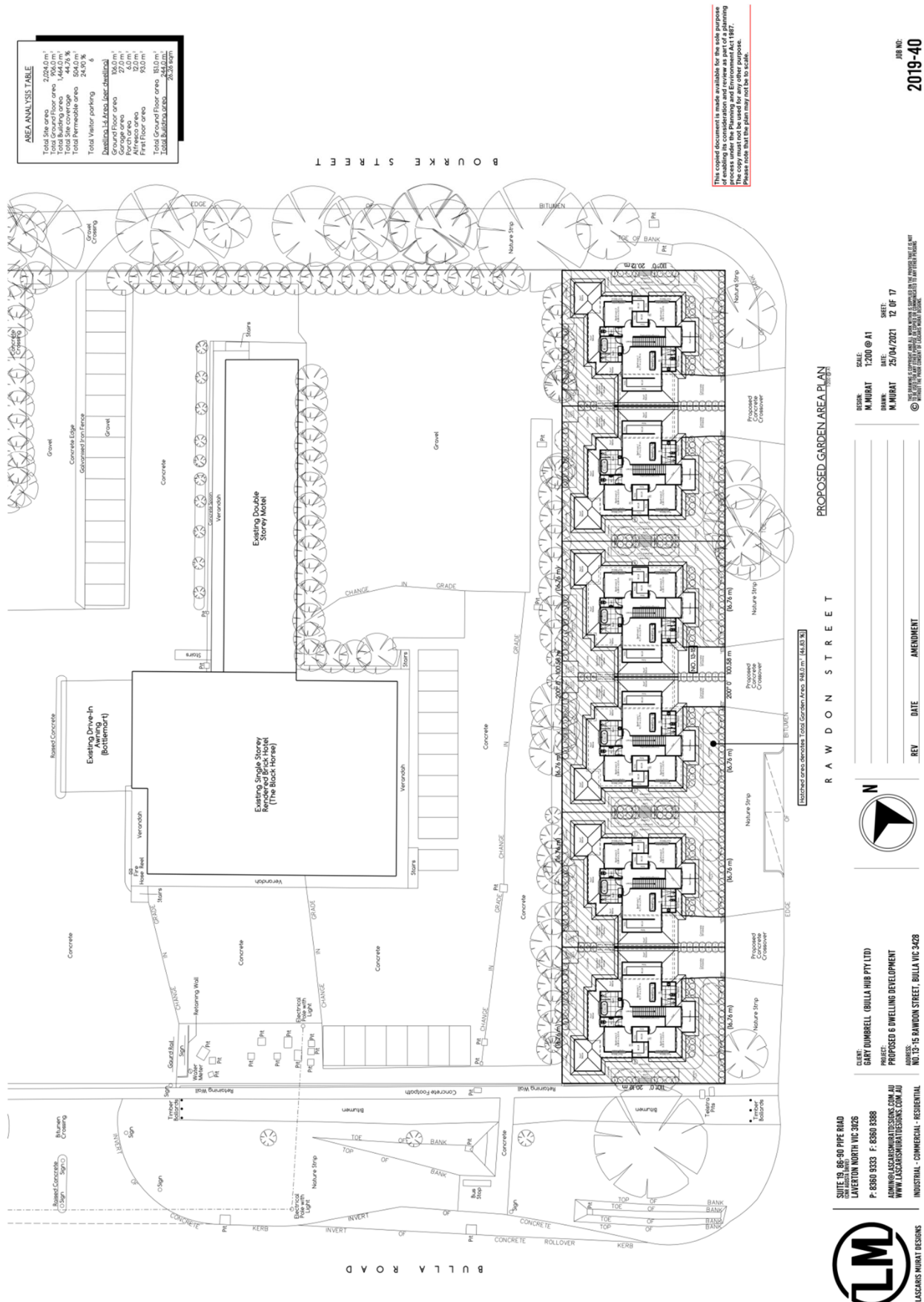
CLIENT
GARY DUMBELL (GULLA HUB PTY LTD)
PROJECT
PROPOSED 6 DWELLING DEVELOPMENT
NO 15 15 RAWDON STREET, BULLA VIC 3083



REV	DATE	AMENDMENT

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JOB NO:
2019-40



REPORT NO:	SU593
REPORT TITLE:	224 Mickleham Road, Gladstone Park - use and development of the land for a medical centre, reduction in carparking and display of signs.
SOURCE:	Amy King, Town Planner
DIVISION:	Planning and Development
FILE NO:	P22742
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Attachment 1 - recommendation and conditions</i>2. <i>Attachment 2 - Planning policy framework</i>3. <i>Attachment 3 - Locality Map</i>4. <i>Attachment 4 - Advertised plans</i>

Application No:	P22742
Proposal:	Use and development of the land as a medical centre, reduction in car parking and display of signs.
Location:	224 Mickleham Road, Gladstone Park
Zoning:	General Residential Zone – Schedule 1
Applicant:	Architectural Home Designs
Date Received:	25 June 2021

1. SUMMARY OF REPORT:

- 1.1 Planning approval is sought for the use and development of the land for a medical centre, reduction in car parking and display of signs at 224 Mickleham Road, Gladstone Park.
- 1.2 Public notification of the application was undertaken via letters to adjoining land owners and occupiers and a sign on the property frontage. A total of 3 objections were received.
- 1.3 The main considerations of this application relate to the appropriateness of the land use and development, car parking provision and traffic associated with the medical centre.
- 1.4 The application has been assessed against the relevant policies and provisions of the Hume Planning Scheme, including the issues raised by the objectors, and it is recommended that a notice of decision to grant a planning permit be issued.

2. RECOMMENDATION:

- 2.1 **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 the land as a medical centre, reduction in car parking and display of signs at 224 Mickleham Road, Gladstone Park, subject to the conditions included in Attachment 1.**

3. PROPOSAL:

- 3.1 The proposal entails the use and development of the land as a medical centre, reduction in car parking and display of signs.
- 3.2 Land use details include:

REPORT NO: SU593 (cont.)

- 3.2.1 The use of the land for four general practice tenancies.
- 3.2.2 The medical centre is proposed to operate Monday – Sundays, 9am – 5pm.
- 3.3 Buildings and works and use details include:
 - 3.3.1 Construction of a two-storey building, to be located in the eastern portion of the site, a minimum of 10.8 metres from the western property boundary (from the upper level), 2.44 metres from the eastern property boundary and 1 metre from the southern property boundary and partially bounding the northern property boundary. The upper level is cantilevered over the ground floor level.
 - 3.3.2 The building is proposed to contain four separate general practice tenancies, with two provided on the ground floor plan and two provided on the upper floor plan. The internal layout of each tenancy is to contain two treatment rooms, a waiting area, reception area a bathroom and kitchenette. A central foyer and lift will be shared amongst the tenancies. The building has an overall floor area of 423.52 square metres over the two levels, with a site coverage of 52.06%.
 - 3.3.3 The building is proposed to be comprised of a mix of brick and render on the ground floor level, and cladding on the upper level. The structure has a flat roof with a maximum height of 6.75 metres from natural ground level.
 - 3.3.4 An area of landscaping (with provision for electrical equipment housing) is located adjoining the property frontage and car parking area.
- 3.4 Car parking and access details are as follows:
 - 3.4.1 Car parking is provided forward of the building, with a total of 8 car parking spaces (including two disabled car spaces).
 - 3.4.2 Vehicle access to the site is via a new vehicle crossing to the Mickleham Road service lane on the western property boundary.
- 3.5 Sign details include:
 - 3.5.1 The elevations nominate sign areas for the proposed medical centre. The specific signage content details are to be determined by the future occupants of the tenancies. This includes:
 - 3.5.2 One business identification sign on the western elevation (façade) upper level measuring 6 metres x 0.5 metres (3 square metres display area).
 - 3.5.3 Three business identification signs on the western elevation (façade) ground floor level, with one sign measuring 2 metres x 1.5 metre (3 square metres display area) and two signs measuring 1 metre x 1.2m metre (1.2 square metres display area).

4. SITE AND SURROUNDS:

Subject site:

- 4.1 The subject site is legally described by the Certificate of Title as Lot 104 on LP074695 (Volume 08649 / Folio 041). The Certificate of Title is encumbered by Covenant C820962 which conditions prohibiting the construction of a fence on the front boundary or within twenty five feet of the side boundaries. The proposal does not include any front fencing and does not appear to result in a breach of covenant conditions C820962.
- 4.2 The lot is affected by an easement along the rear property boundary (identified as E-1 on LP74695), set aside for drainage and sewerage purposes. No works are proposed within the extent of the easement.
- 4.3 The subject site is rectangular in shape and located on the eastern side of Mickleham Road, Gladstone Park. The site has a frontage of approximately 16.76 metres to Mickleham Road service road (western property boundary), a depth of approximately 34.44 metres (northern and southern property boundaries) and a rear boundary (eastern property boundary) of 16.76 metres. This results in an overall lot yield of 577.21 square metres.

REPORT NO: SU593 (cont.)

- 4.4 The subject site is currently developed with a single detached dwelling, constructed of brick with a pitched tiled roof. A detached outbuilding is found to the rear of the dwelling.
- 4.5 The site is currently accessed via a vehicle crossing to Mickleham Road service lane on the western property boundary and an accessway bounding the southern property boundary. Mickleham Road service lane is one way lane (north-south direction). Entrance to the service lane is approximately 70 metres north of the subject site and exit to Mickleham Road is approximately 70 metres south of the subject site. On street carparking is located along the Mickleham Road service lane.
- 4.6 The site is generally devoid of any vegetation and has flat topography.

Surrounding area:

- 4.7 The surrounding area is characterised by land within common zoning (General Residential Zone – Schedule 1), including the land to the immediate north, south and east of the subject site.
- 4.8 The land to the north and south includes a mix of non-residential uses, including medical centres, which generally all front Mickleham Road. This includes the land to the immediate south of the subject site, and to further north. The general built form of these medical centres entail a building with car parking areas to the front or rear and modest landscaping areas, typically within the front setback. Signs are a common feature of the nearby non-residential uses.
- 4.9 Land to the east of the subject site is generally used and developed for residential purposes, including single and multi-dwelling developments.
- 4.10 Further west of the subject site is land within commercial zoning, and includes land uses such as service stations, food and drinks premises and automotive repairs. South of the subject site is the Gladstone Park Shopping Centre and includes retail and other services.
- 4.11 Major arterial roads traverse the surrounding area, including the Tullamarine Freeway, Mickleham Road, Broadmeadows Road and the Metropolitan Ring Road. Bus routes are found throughout the surrounding area. The Melbourne Airport is located approximately 3.1 kilometres north-west of the subject site (as the crow flies).

5. PLANNING CONTROLS:

Zone and overlay controls:

- 5.1 The subject site is within the General Residential Zone – Schedule 1 (Clause 32.08 of the Hume Planning Scheme).
- 5.2 The subject site is affected by the Melbourne Airport Environs Overlay – Schedule 2 (Clause 45.08 of the Hume Planning Scheme).

Aboriginal Cultural Heritage:

- 5.3 The subject site is not located within an area identified for cultural heritage sensitivity. A mandatory Cultural Heritage Management Plan under the *Aboriginal Heritage Regulations 2018* is not required in the assessment of this application.

Permit triggers:

- 5.4 A planning permit is required for the use of the land for a medical centre as per Clause 32.08-2 of the Scheme as the floor area exceeds 250 square metres and the use requires a permit under Clause 52.06-3 of the Scheme, and under Clause 45.08 for the use of the land for an office (medical centre).
- 5.5 A planning permit is required to construct a building or carry out works under Clause 32.08-9 of the Scheme and Clause 45.08 of the Scheme, as the use is a permit required use.

REPORT NO: SU593 (cont.)

- 5.6 A planning permit is required to display a business identification sign under Clause 52.05 – Signs of the Scheme.
- 5.7 A planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5 of the Scheme.

Particular provisions:

Signs:

- 5.8 Clause 52.05-13 – Signs, of the Scheme seeks to ensure that signs in high amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area. Clause 52.05 of the Scheme will be discussed within the assessment.

Car parking:

- 5.9 Clause 52.06 – Car parking, of the Scheme includes seeking to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities of the land and the nature of the locality, to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use. It also provides car parking rates for new land uses and sets out requirements relating to the design of car parking areas and accessways.
- 5.10 Clause 52.06 of the Scheme provides a car parking rate of 3.5 car parking spaces per 100 square metres of leasable floor area. This is rate B, of Table 1, as the site is located within the Principal Public Transportation Network Area Maps, State Government of Victoria, 2018. This equates to a total of 12 spaces for the proposed development. The application seeks a reduction in the number of car parking spaces required under Clause 52.06 of the Scheme. This will be considered in the assessment.

Stormwater management:

- 5.11 Clause 53.18 of the Scheme seeks to encourage stormwater management that maximises the retention and reuse of stormwater whilst reducing the impact of stormwater on the drainage system and contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. Clause 53.18 of the Scheme will be discussed within the assessment to follow.

Planning Policy Framework and Local Planning Policy Framework and general provisions:

- 5.12 The Planning Policy Framework sets out objectives and strategies relevant to this application, including those relating to built form, land use compatibility, the operation of the Melbourne Airport, carparking, signs and economic development. The objectives of the relevant Planning Policy Framework have been considered in the assessment to follow, and a full list of the relevant Planning Policy Framework objectives and strategies is provided as an attachment to this report (Attachment 2).
- 5.13 The general decision guidelines of the Scheme must be considered and include relevant matters under the zone, the orderly planning of the area, and amenity impacts.

6. REFERRALS:

- 6.1 The application was referred externally under Section 55 of the *Planning and Environment Act 1987* to the Department of Transport (due to the proximity to Mickleham Road, a road within a Road Zone – Category 1) and the Melbourne Airport (due to the Melbourne Airport Environs Overlay – Schedule 2). These authorities did not object to the application and did not recommend any conditions should Council resolve to issue a permit.
- 6.2 The application was referred internally to Council's Civil Engineers. They did not object to the application, subject to conditions.

REPORT NO: SU593 (cont.)

- 6.3 The application was referred to Council's Traffic Engineers, who raised no concerns with the proposal and highlighted the following points:
- The proposed shortfall in spaces (a reduction in 4 spaces) is acceptable on the basis the peak car parking rate currently shows a 56% occupancy. The additional 4 spaces would increase the occupancy to 72%, which is within Council's parking occupancy allowances for commercial areas.
 - The proposed crossover should be positioned to ensure that 5.5m is provided between the neighbouring crossovers. These design details can be finalised upon processing of the crossover permit to ensure any new crossover is designed and constructed to Council's Standards.
 - One of the bollards was not required within the shared area adjoining the disabled bay, with the bollard located furthest from the access aisle considered redundant. A permit condition will require this is removed from the plans.

7. ADVERTISING:

- 7.1 Public notification of the application was undertaken via letters to adjoining land owners and occupiers and a sign on the property frontage.
- 7.2 Three objections were received during the public notification period. The grounds of objection can be summarized as follows:
- Traffic impacts, including from a nearby coronavirus testing facility.
 - Insufficient car parking provision and safety concerns with regards to the proposed car park layout.
 - Lack of landscaping opportunities.
 - Floor area of the medical centre exceeding zone allowances.
 - Safety concerns within car park.
- 7.3 A response to the objector concerns is as follows:
- 7.3.1 Traffic: Council's Traffic Engineers have reviewed the proposal, and the permit applicant has supplied a satisfactory traffic impact report to enable the assessment of the application. Council's Traffic Engineers raised no concerns with regards to traffic generation. The Department of Transport also did not raise concerns with the proposal from a road safety or intensification of land use perspective.
- Covid testing facilities are generally exempt from requiring planning permits under Clause 52.30 of the Scheme – State Projects, which seek to prioritise recovery from the coronavirus pandemic. Coronavirus testing facilities are also likely to be temporary in nature. Any traffic impacts from a testing facility should not bear relevance to this proposed medical centre.
- 7.3.2 Car parking provision: the proposal seeks a reduction in the car parking rates under Clause 52.06 of the Scheme. The reduction in the number of car parking spaces considered appropriate in this instance. In addition, the car parking layout has been carefully reviewed by Council's Traffic Engineers and found to be satisfactory subject to conditions. These matters are discussed in detail in the assessment section to follow.
- 7.3.3 Landscaping: The proposed layout allows for an area of landscaping within the front setback. This is consistent with nearby medical centre developments. The landscaping proposed is considered appropriate for the site and surrounds.

REPORT NO: SU593 (cont.)

- 7.3.4 Floor area concerns: a planning permit is not required for a medical centre in the General Residential Zone – Schedule 1 (Clause 32.08 of the Scheme), subject to conditions including that the floor area does not exceed 250 square metres. Medical centres with floor areas exceeding 250 square metres require a planning permit, but are not prohibited, within the General Residential Zone – Schedule 1. The use of the land will form part of the assessment.

8. ASSESSMENT:

- 8.1 The General Residential Zone – Schedule 1 (Clause 32.08 of the Scheme) and the Melbourne Airport Environs Overlay – Schedule 2 (Clause 45.08 of the Scheme) require the responsible authority to consider the Municipal Planning Strategy and the Planning Policy Framework, in addition to the general decision guidelines. The application has been assessed within the relevant provisions of the Hume Planning Scheme and these matters are discussed further below.

Land use and development:

- 8.2 The Planning Policy Framework, zone and overlay provide objectives and decision guidelines in relation to land use compatibility. These include ensuring the protection of community amenity, avoiding land use conflicts and to minimise off-site impacts through the use of appropriate land use separation, siting, landscaping and building design and operational procedures.
- 8.3 The subject site is situated within an established area containing a mix of land uses, including medical centres, offices, retail and commercial within the immediate proximity of the subject site (in particular, along Mickleham Road). Whilst the subject site is located within residential zoning, it is on the periphery of the residential developments and is immediately adjoined to the south and further north by other non-residential uses. Given this, it is considered the land use is appropriately sited to avoid land use conflicts.
- 8.4 Mickleham Road is an arterial road, providing connections to other arterial roads (including the Tullamarine Freeway to the south and Broadmeadows Road to the north). It also has connections to an established network of local and connector roads and public transportation networks including local bus routes (and bus stops within close proximity of the site). The surrounding area is also well serviced with pedestrian options, including footpaths and connected walking trails. This ensures the land use can be accessed via a number of avenues, increasing the medical centres accessibility for local residents.
- 8.5 The proposed medical centre use is to operate Monday – Sunday 9am – 5pm, with a maximum of 4 practitioners (providing medical services) equating to one per tenancy. As an office type use, with these standard business hours, it is not considered the use will generate significant adverse operational impacts to nearby properties.
- 8.6 The applicant is proposing private waste collection, ensuring the management of medical waste is collected and disposed of in a responsible and appropriate manner. Council's garbage collection will not be required.
- 8.7 Gladstone Park is an existing community, with some instances of infill development occurring in the immediate surrounding residential area. The development of a medical centre provides an additional community service for the community which is consistent with the broader relevant Planning Policy Framework objectives related to servicing community needs. It also provides economic developments and supports local job growth, which is appropriate to the economic development objectives of the Scheme.

REPORT NO: SU593 (cont.)

- 8.8 The proposed building has been designed to limit visual bulk, including through the use of a mix of building materials on the ground and upper floor levels and a flat roof form which minimises the overall building height from ground level. The building height is within the maximum allowances of the General Residential Zone – Schedule 1 and is comparable to a typical two storey dwelling in height and scale. This is appropriate for the location of the site and responds positively to the site configuration.
- 8.9 Windows are provided along the front and side elevations and the upper level is recessed from the ground floor level reducing any sheer wall elements, providing some visual interest.
- 8.10 The building has been setback from the property frontage and the upper level is generally aligned with the dwelling to the north of the subject site. The ground floor wall is setback aligned with the medical centre to the south of the subject site. As such, the siting is responsive to the nearby developments.
- 8.11 The site plan shows landscaping between the front boundary and car parking area to provide visual relief and assist in obscuring the car parking area and building from the street frontage.
- 8.12 The applicant has provided a Stormwater Management Report demonstrating that the development complies with relevant stormwater management objectives of the Scheme through the use of rainwater tanks (with a total capacity of 6000lt) which will capture water runoff from the roof, facilitating water reuse on site and reducing direct runoff into Council's stormwater network. These measures achieve a STORM Rating of 100%, which is considered to meet the best practice performance objectives of *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- 8.13 Overall, it is considered the proposed land use and development presents an appropriate response to the site and surrounds and an appropriate land use compatibility response. Furthermore, the proposed operational measures can be managed by way of permit conditions to ensure on-going compliance and management of the site.

Melbourne Airport considerations:

- 8.14 The Melbourne Airport Environs Overlay – Schedule 2 and the applicable Planning Policy Framework objectives seek to ensure that development is appropriate to the level of aircraft noise (ANEF 20-25) whilst not impacting the operation or curfew-free status of the Melbourne Airport.
- 8.15 The proposed land use as a medical centre (office) will be controlled through hours of operation, which limits the extent of exposure to aircraft noise. The site is within an established built-up area and adjoined by nearby developments, including single dwellings and larger scale commercial developments. The proposed development and land use is not considered to be detrimental to the operation or curfew-free status of the Melbourne Airport and is generally consistent with nearby land uses and developments.
- 8.16 The Melbourne Airport did not object to the proposal subject to conditions requiring the building to be constructed to comply with relevant noise attenuation measures.
- 8.17 Subject to conditions, it is considered the proposed land use and development complies with the objectives and decision guidelines relating to the Melbourne Airport Environs Overlay – Schedule 2.

Access, traffic and car parking:

- 8.18 The proposed development is to be accessed via a new vehicle crossing to Mickleham Road service lane, which has been reviewed by Council's Traffic Engineers and found to be satisfactory subject to conditions.

REPORT NO: SU593 (cont.)

- 8.19 The proposed medical centre (general practice clinic) is likely to generate approximately 8 trips per hour, per practitioner (32 trips to the site per hour, being 16 to the site and 16 from the site). Patients are likely to be staggered throughout the day, ensuring the traffic volume can be accommodated comfortably within the established road networks.
- 8.20 The intensification of the land use did not raise any concerns with Department of Transport, the relevant road manager for Mickleham Road.
- 8.21 The proposed car parking spaces and accessways are provided with adequate dimensions to meet the relevant standards, and swept path movement plans show that vehicles can perform required maneuvers.
- 8.22 Two bicycle spaces are provided within the front setback, exceeding the requirement of the Scheme for bicycle parking (Clause 52.34) and supporting alternate methods for transportation for staff or customers.
- 8.23 In relation to car parking, the development proposes a total of 8 car parking spaces on site (2 of which are disabled bays). The proposed car parking spaces and accessways are provided with adequate dimensions to meet the relevant standards, and swept path movement plans show that vehicles can perform adequate maneuvers.
- 8.24 Clause 52.06 of the Scheme provides decision guidelines for applications seeking a reduction in the number of car parking spaces, including matters such as pedestrian movements, the likelihood of multi-purpose trips, the availability of public transport, and the likely demand to be generated by the use. The applicant has provided a car parking demand assessment in support of the proposed development which has been reviewed by Council's Traffic Engineers as part of the assessment of the application.
- 8.25 The subject site is well sited with regards to public transportation and pedestrian movements, with an established network of footpaths throughout the surrounding area and local bus routes (including bus stops) within close proximity of the proposed use and development. As such, it is possible for other methods of transport (apart from cars) to be utilised by patients.
- 8.26 Directly adjoining the site to the south is the Gladstone Park Shopping Centre, and to the west is commercial premises (including food and drinks and service stations). Given the site is not in isolation from other uses, there is the ability multi-purpose trips be undertaken.
- 8.27 Council's Traffic Engineers noted that Parking on Mickleham Road service lane is a shared area, utilised by other developments within the surrounding area. A review of the traffic report and aerial images shows that an average peak of 14 occupied spaces over a total of 25 available spaces on 11 September 2019 (resulting in a 56% occupancy). Should the calculated 4 car park shortfall utilise the on-street spaces, this would result in an occupancy of 75%. This is below Council's parking occupancy permit trigger within commercial areas.
- 8.28 Based on the above assessment, which included a review of the car parking demand assessment report and comments from Council's Traffic Engineers, it is considered the proposal provides an adequate response to the objectives and decision guidelines of Clause 52.06 of the Scheme. The shortfall of 4 spaces under Clause 52.06 of the Scheme is therefore recommended to be supported.

Signs:

- 8.29 The proposed business identification signs are considered to be suitable with regards to the Planning Policy Framework objectives and decision guidelines of Clause 52.05 of the Scheme, based on the following grounds:
- 8.30 They are to be sited on the building façade and do not protrude above the roof line of the building. This is an appropriate response to the host building and reduces their visual prominence when viewed from the property frontage.

REPORT NO: SU593 (cont.)

- 8.31 The signs will ensure the site is identifiable and provides space for each tenancy to display their relevant business information across the building facade. This distribution is unlikely to contribute to visual clutter.
- 8.32 The signs content has not been disclosed at this stage (this will be finalised upon appointment of any tenants) however the signs will not be illuminated or flood light, reducing impacts and resulting in a respectful outcome for nearby residential dwellings.
- 8.33 Signs are a common feature and anticipated for a medical centre use. The signs are appropriate with regards to the proposed land use and development.

9. CONCLUSION

- 9.1 The proposed use and development of the land for a medical centre, reduction in car parking and display of signs has been considered with regards to the relevant provisions of the Hume Planning Scheme, including the General Residential Zone – Schedule 1, Melbourne Airport Environs Overlay – Schedule 2 and the Planning Policy Framework. The proposal has also been considered with regards to the relevant particular provisions, including those relating to car parking, signs and stormwater management. The objections received have been given due regard as part of the assessment process.
- 9.2 It is considered the proposal presents an orderly and fair planning outcome and can be conditionally supported.
- 9.3 It is recommended that a Notice of Decision to grant planning permit P22742 is issued, subject to the attached conditions.

REPORT NO: SU593 (cont.)

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Attachment 1 – Recommendation: Notice of Decision

P23082: 224 Mickleham Road, Gladstone Park

Proposal: Use and development of land for a medical centre, reduction in car parking and display of signs.

Recommendation:

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 of land for a medical centre and display of signs at 224 Mickleham Road, Gladstone Park, subject to the following conditions:

1. Before the use and or 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 the advertised plans (prepared by Architectural Home Design, dated 28 May 2021) but modified to show:
 - a. The removal of the bollard located furthest from the access aisle.
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. Once the development permitted by this permit has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
4. The use of the land or of any buildings on the subject land shall not be altered or changed to some other use except with the written consent of the Responsible Authority.
5. At no time may any more than 4 practitioners operate or conduct consultations in the Medical Centre at any one time.
6. Aside from the case of an emergency, the Medical Centre permitted by this permit may only operate between the following hours except with the prior written consent of the Responsible Authority:
 - Monday – Sunday, 9am – 5pm
7. No drugs of dependence shall be kept on the premises outside business hours, and a sign advising of this must be located and displayed in a prominent position to the satisfaction of the Responsible Authority.
8. 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.

9. The use hereby permitted shall at all times be conducted in a manner which ensures that the residential amenity of nearby residential properties is not detrimentally affected.
10. The subject land must be maintained in an orderly and neat manner at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
11. The lighting of the car park area must be located and designed with suitable baffles so that no direct light is emitted outside the site.
12. Any alarm or security system installed on the subject land or premises must be of a silent type, connected to a registered security firm.
13. Deliveries to and from the site (including waste collection) must only take place between:
 - Monday - Sunday, 9am – 5pm.
14. All loading and unloading of goods from vehicles and the delivery of goods must at all times be carried out within the loading bay shown on the endorsed plan. Such loading bay must be made available for such use and shall not be used for any other purpose.
15. 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.
16. No receptacles for any form of rubbish or refuse (other than public waste bins) may be placed or allowed to remain in view from a public road or thoroughfare and odour must not be emitted from any such receptacle(s) so as to cause offence to any person(s) outside the subject land.
17. 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.
18. Areas set aside for the parking of vehicles together with the aisles and access lanes must be paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the subgrade and vehicles which will use the areas. The areas must be constructed, drained and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
19. 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.
20. The boundaries of all car spaces, access and egress lanes and the direction in which vehicles should proceed along the access lanes must at all times be clearly indicated on the ground to the satisfaction of the Responsible Authority.

21. The existing redundant vehicle crossing is to be removed. The kerb and channel and nature strip to be reinstated to the satisfaction of the Responsible Authority.
22. All staff vehicles including vehicles associated with the operation of the use must be parked within the site and not on the street.
23. The location and details of the signs and sign structures shown on the endorsed plan(s) must not be altered except with the written consent of the Responsible Authority.
24. Flashing or intermittent lighting must not be used in the signs permitted by this permit.
25. The signs permitted by this permit must be illuminated in such a way or provided with suitable baffles to the satisfaction of the Responsible Authority so that no direct light is emitted outside the boundaries of the subject land
26. 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.
27. 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.
28. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system.
29. Any cut or fill must not interfere with the natural overland stormwater flow.
30. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
31. Any building allowed by this permit must be constructed so 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.
32. This permit shall expire if the use permitted by this permit is not commenced within two years of the date of this permit, or if 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 use allowed by the permit has not yet started.

Note:

- If a request for an extension of commencement date is made out of time allowed by the expiry 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.
- 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 by the owners/developers. Following the Drainage Investigation, internal drainage plans to be submitted to Council Civil Design section for approval.

- New vehicles crossings and/or modifications to existing vehicle crossings require an application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing 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
- The land is or will in the future be subject to aircraft noise exposure associated with Melbourne Airport and is located between the 25-30 ANEF noise contours. Some people may find that the land is not compatible with commercial purposes. As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the medical centre relating to noise complaints due to the building being within the 25-30 ANEF contours.

Attachment 2 – Planning Policy Framework

P22742: 224 Mickleham Road, GLADSTONE PARK

Proposal: Use and development of the land for a medical centre, reduction in carparking and display of signs.

The following Planning Policy Framework objectives of the Hume Planning Scheme are relevant to this proposal:

Clause	Applicable objective / strategy
Planning Policy Framework	
11.02-2S – Structure planning	<i>To facilitate the orderly development of urban areas.</i>
13.07-1S – Land use compatibility	<ul style="list-style-type: none"> <i>To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.</i> <i>Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.</i>
15.01-2S – Building design	<i>To achieve building design outcomes that contribute positively to the local context and enhance the public realm.</i>
17.01-1S – Diversified Economy	<ul style="list-style-type: none"> <i>Protect and strengthen existing and planned employment areas and plan for new employment areas.</i> <i>Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.</i> <i>Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.</i> <i>Improve access to jobs closer to where people live.</i> <i>Support rural economies to grow and diversify.</i>
17.02-1S – Business	<ul style="list-style-type: none"> <i>To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.</i>
18.02-4S – Car parking	<ul style="list-style-type: none"> <i>To ensure an adequate supply of car parking that is appropriately designed and located.</i>
18.04-1R – Melbourne Airport	<ul style="list-style-type: none"> <i>Protect the curfew-free status of Melbourne Airport and ensure any new use or development does not prejudice its operation.</i> <i>Ensure any new use or development does not prejudice the optimum usage of Melbourne Airport.</i>
Local Planning Policy Framework	

REPORTS – SUSTAINABILITY AND ENVIRONMENT**27 SEPTEMBER 2021****ORDINARY COUNCIL (TOWN PLANNING) MEETING**

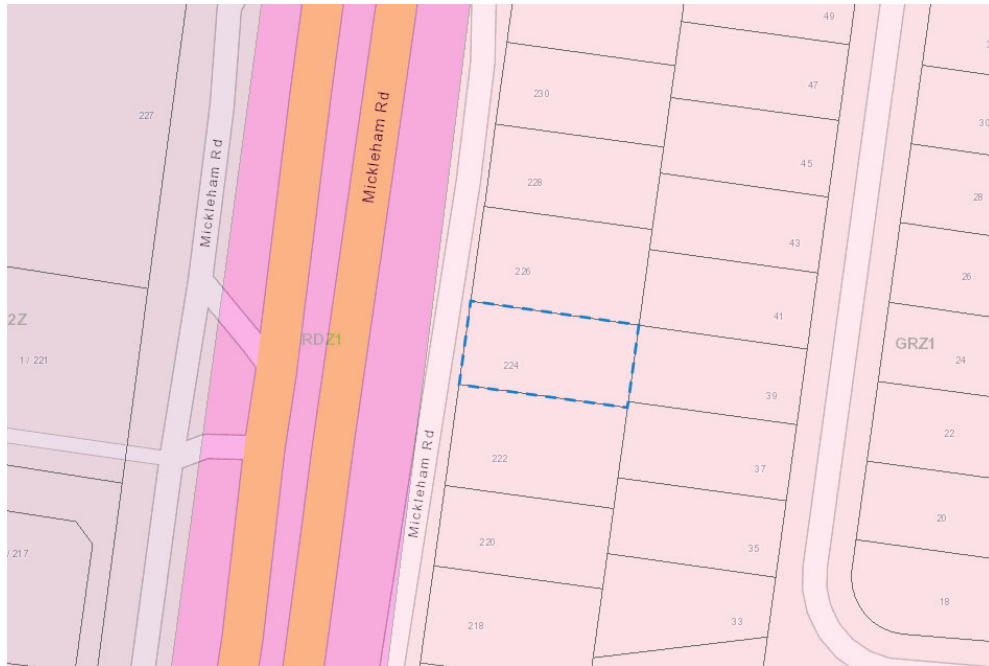
Attachment 2 - Attachment 2 - Planning policy framework

21.03-1 – Liveable communities	<ul style="list-style-type: none">• <i>To ensure the provision of local infrastructure and services that meets the needs of the local community.</i>
21.06-1 - Economic development	<ul style="list-style-type: none">• <i>To facilitate economic growth and job diversity through the continued support of existing businesses and the attraction of new businesses.</i>
22.09 – Advertising signs local policy	<ul style="list-style-type: none">• <i>Maintain and enhance the attractiveness and orderly appearance of the City through the siting and appropriate control of advertising signs.</i>• <i>Ensure that signs do not detract from the amenity and character of the surrounding area.</i>• <i>Encourage the display of signs based on themes appropriate to the scale and character of the surrounding area.</i>• <i>Avoid or reduce sign clutter to maximise the effectiveness of individual</i>
Zone	
32.08 – General Residential Zone – Schedule 1	<ul style="list-style-type: none">• <i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i>• <i>To encourage development that respects the neighbourhood character of the area.</i>• <i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</i>
Overlays	
45.08 – Melbourne Airport Environs Overlay – Schedule 2	<ul style="list-style-type: none">• <i>To identify areas that are or will be subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours and to limit use and development to that which is appropriate to that level of exposure</i>

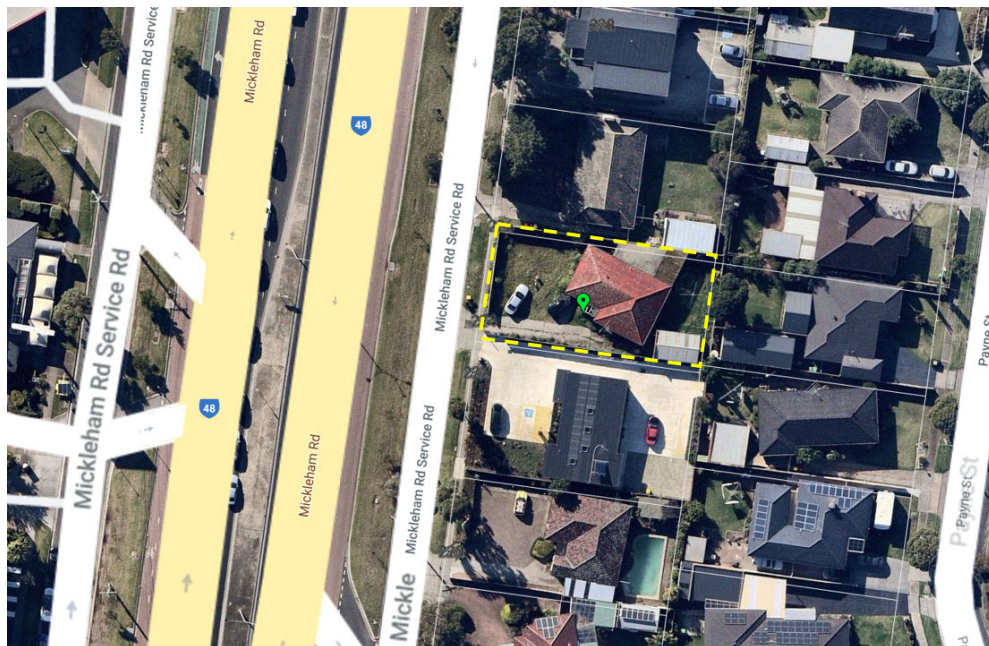
Attachment 3 – Locality Plan

P22742: 224 Mickleham Road, GLADSTONE PARK

Proposal: Use and development of the land for a medical centre, reduction in car parking and display of signs.

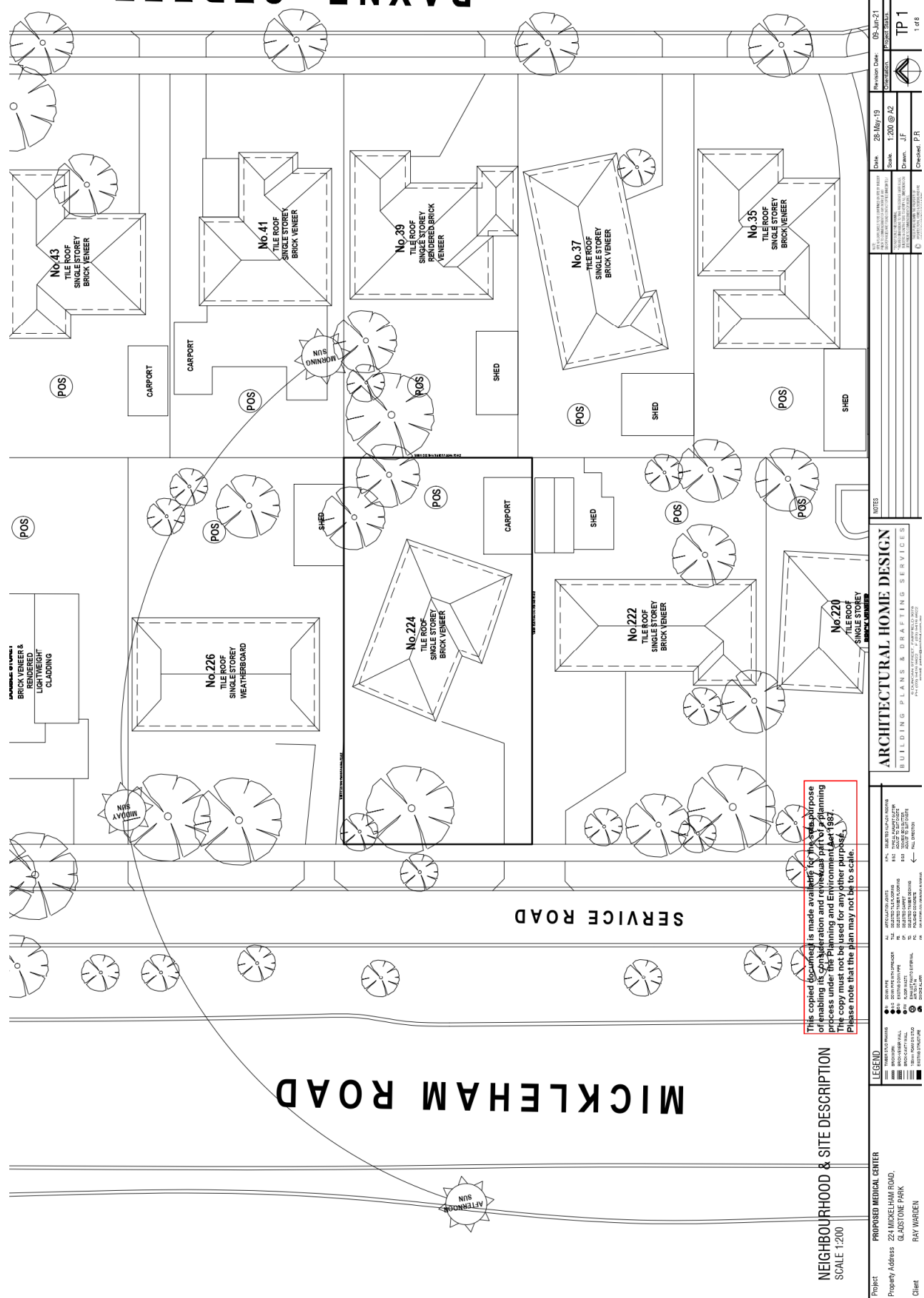


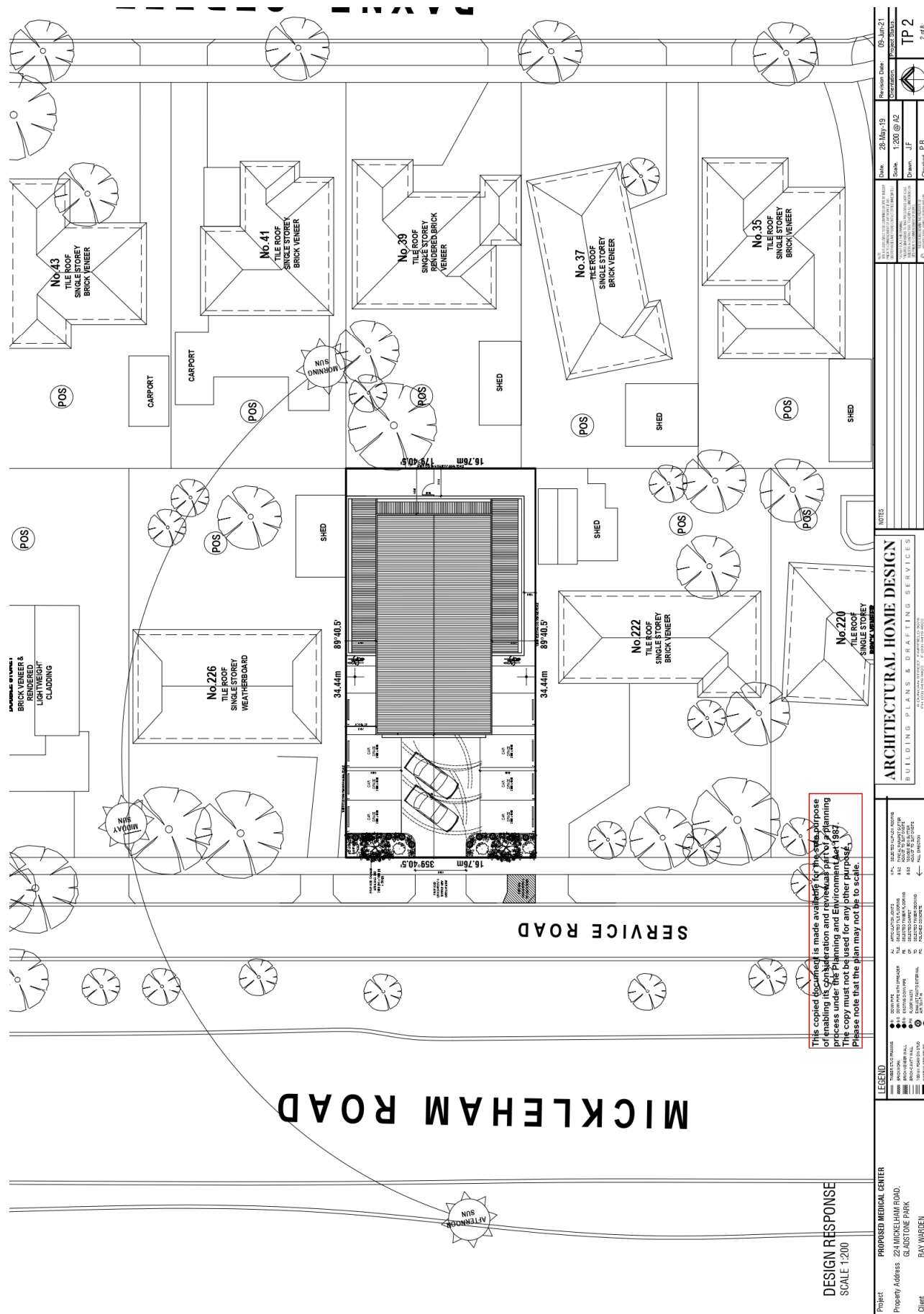
Zoning plan: 224 Mickleham Road, Gladstone Park.

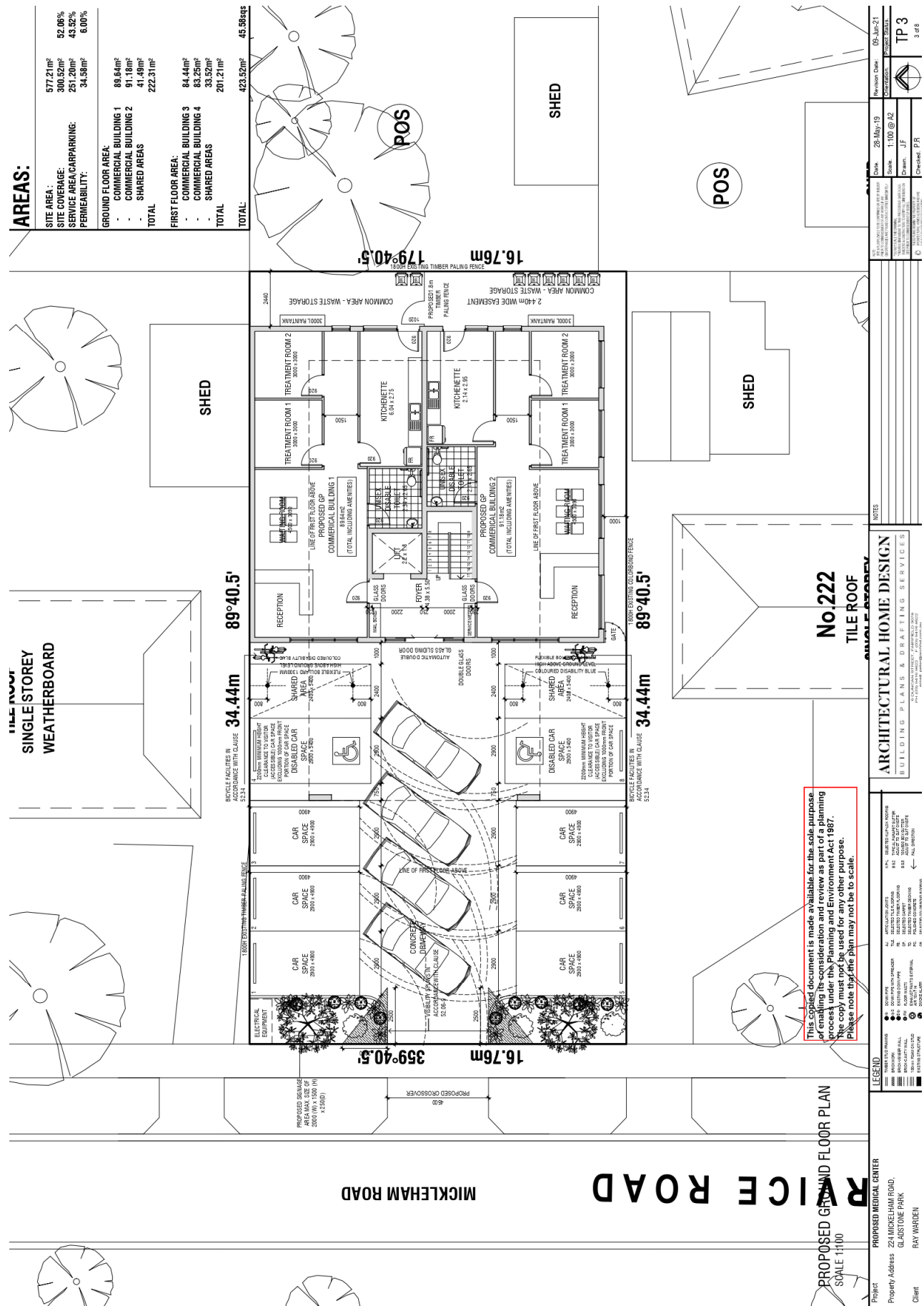


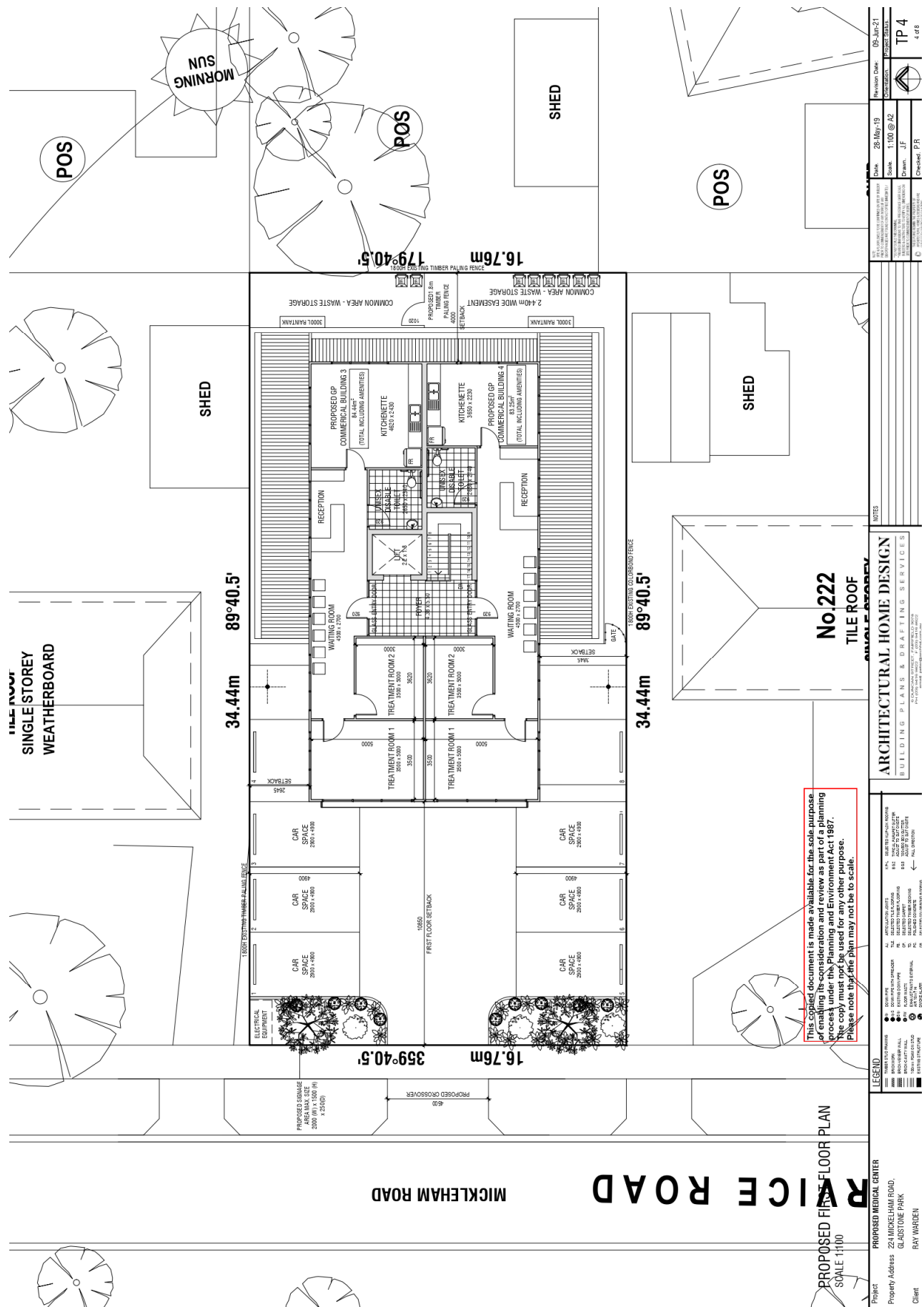
Aerial photo: 224 Mickleham Road, Gladstone Park. (image date 6 May 2021)

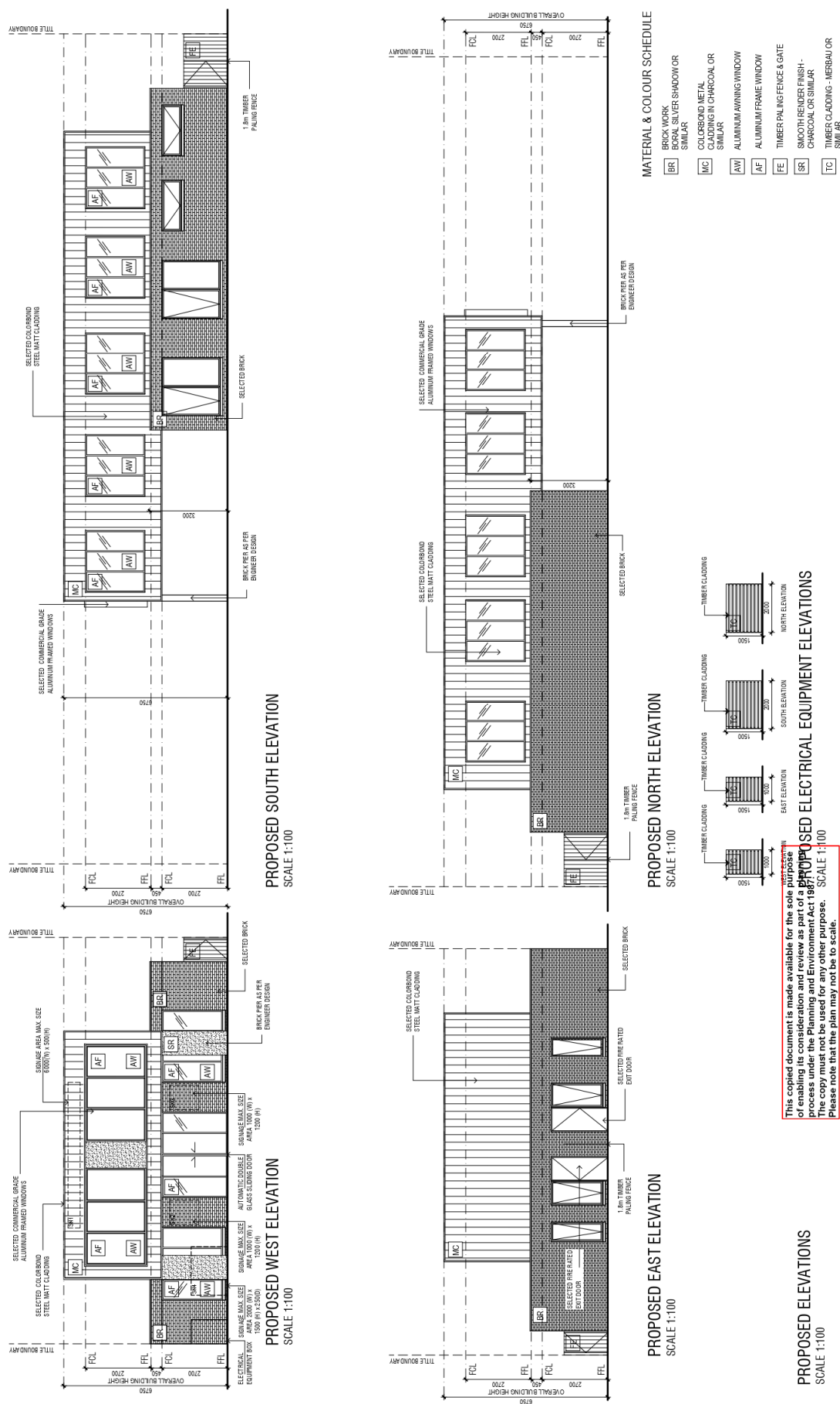
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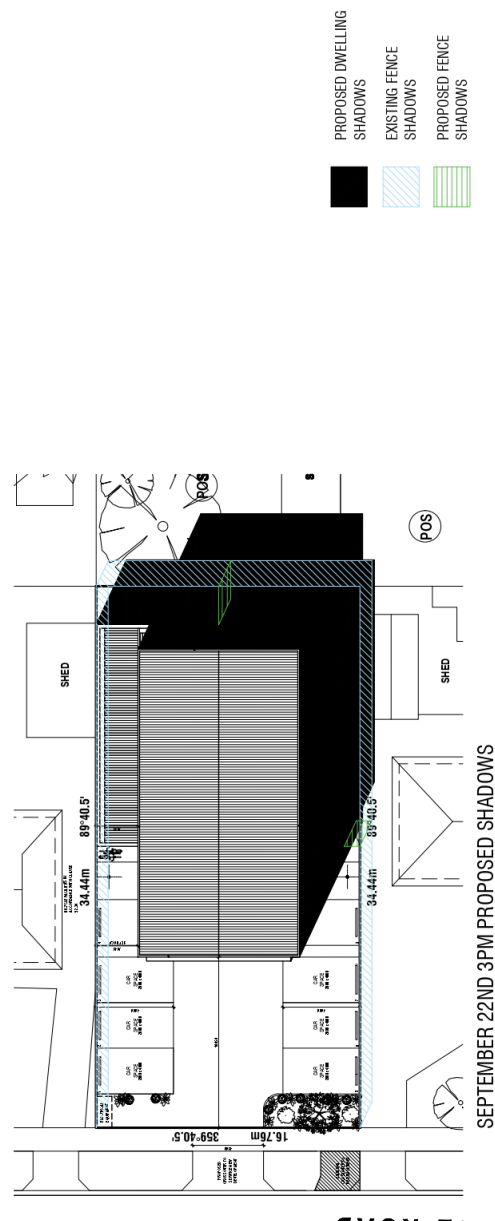
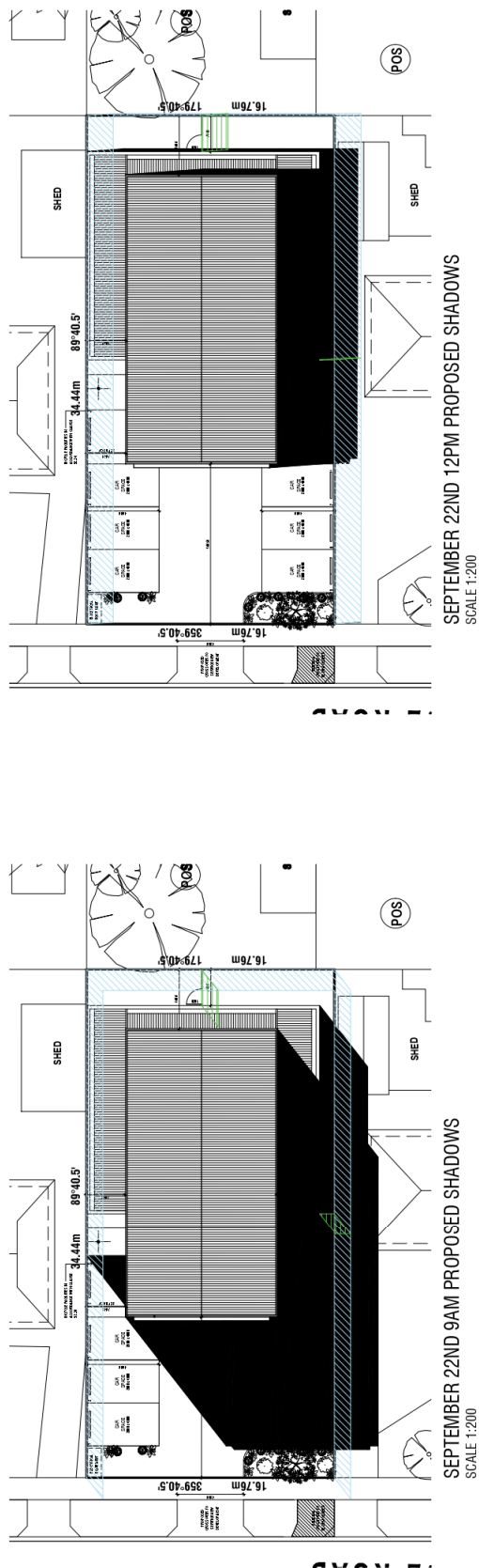








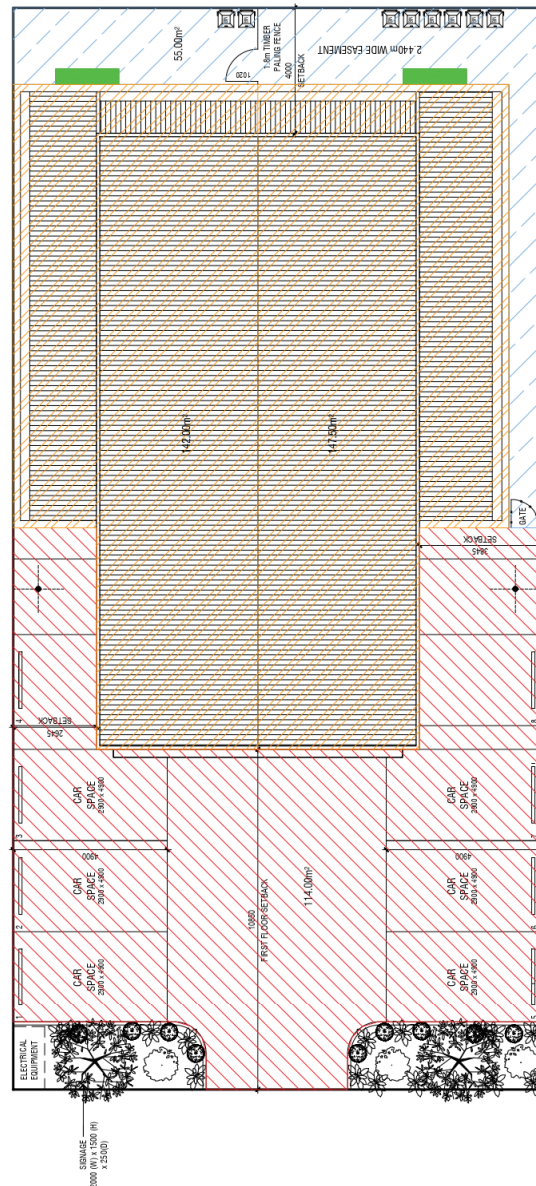
Project	PROPOSED MEDICAL CENTER	Date	28 May 19	Prepared By	TP 5
Property Address	224 MICHELHAM ROAD, GLADSTONE PARK	Drawn By	JF	Checked By	JF
Client	RAY WARDEN	Scale	1:100 @ A2	Project No.	5 of 8
Notes	ARCHITECTURAL HOME DESIGN BUILDING PLANS & DRAFTING SERVICES				



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PROPOSED SHADOW DIAGRAMS
SCALE 1:200

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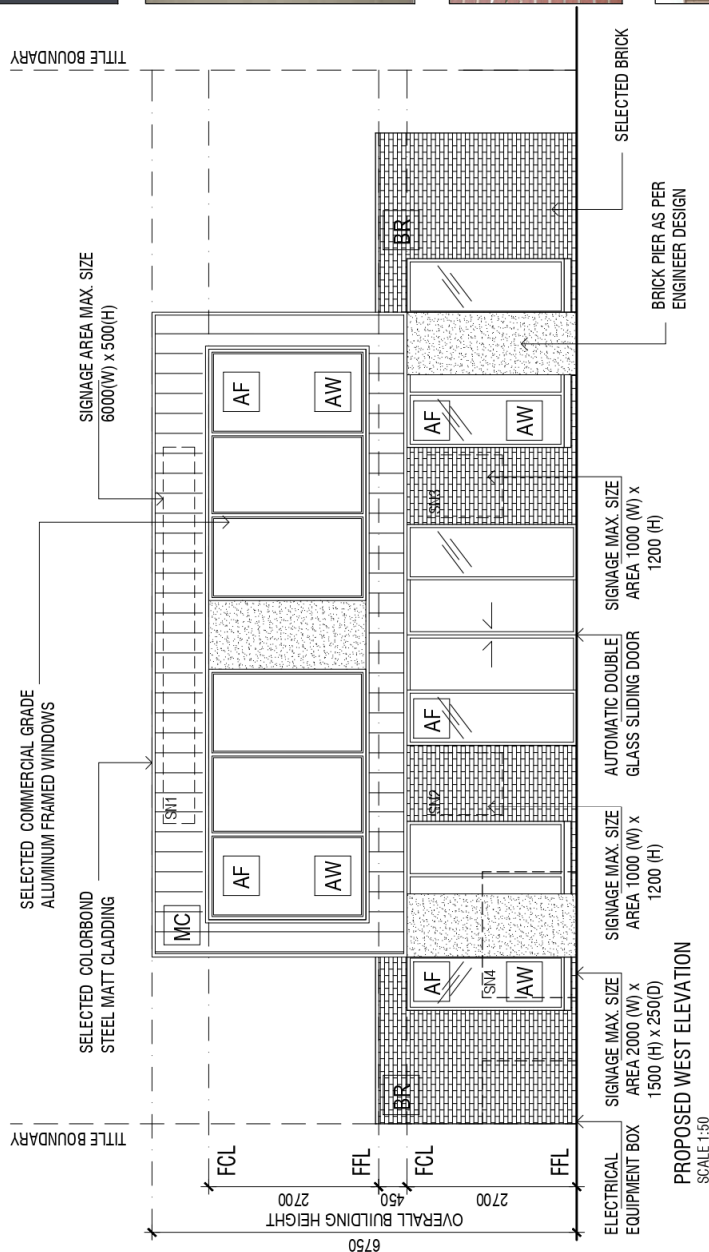
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WSUD PLAN
SCALE 1:100

	ROOF SPACE TO 3000L RAIN TANK
	CONCRETE PATH UNTREATED
	CARPARK UNTREATED
	LOCATION OF 3000L RAIN TANK

[illegible]

MATERIAL & COLOUR SCHEDULE



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PROPOSED MATERIAL & COLOUR SCHEDULE

SCALE 1:50

Project	PROPOSED MEDICAL CENTER	Date	28 May 19	Revision Date	05 Jun 21
Property Address	224 MICHELHAM ROAD, GLADSTONE PARK	Scale	1:50 @ A2	Drawn	JF
Client	RAY WARDEN	Covered	FR	TP 7	7 of 8
Notes	<p>ARCHITECTURAL HOME DESIGN BUILDING PLANS & DRAFTING SERVICES</p> <p>1. ALL DIMENSIONS ARE IN METERS 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED</p>				

REPORT NO:	SU594
REPORT TITLE:	3 Bradley Street, Broadmeadows - The development of land for one dwelling to the rear, and buildings and works to the existing dwelling
SOURCE:	Terence Dang, Town Planner
DIVISION:	Planning and Development
FILE NO:	P23588
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Recommendation and permit conditions</i>2. <i>Planning Policy Framework</i>3. <i>Locality Plan</i>4. <i>Assessment Plans</i>

Application No:	P23588
Proposal:	The development of land for one dwelling to the rear, and buildings and works to the existing dwelling
Location:	3 Bradley Street, Broadmeadows
Zoning:	General Residential Zone – Schedule 1
Applicant:	Clovis Architectural Pty Ltd
Date Received:	24 March 2021

1. SUMMARY OF REPORT:

- 1.1 Planning approval is sought for the development of land for one dwelling to the rear, and buildings and works to the existing dwelling at no.3 Bradley Street, Broadmeadows. The subject site (site) is located in General Residential Zone Schedule 1, and is not affected by any overlays.
- 1.2 The application received more than three objections after advertising notice. Accordingly, the matter is being reported to Council for determination.
- 1.3 The application has been assessed against the relevant policies, and the provisions under the Hume Planning Scheme. On balance, it is recommended that a Notice of Decision to Grant a Planning Permit be issued.

2. RECOMMENDATION:

- 2.1 **That Council, having considered the application on its merits, resolves to issue a Notice of Decision to Grant a Planning Permit, and allow the development of land for one dwelling to the rear, and buildings and works to the existing dwelling at 3 Bradley Street, Broadmeadows subject to the conditions in Attachment 1.**

3. PROPOSAL:

- 3.1 The application relates to the development of one double storey dwelling to the rear of an existing dwelling as follows:
 - 3.1.1 The proposal has each dwelling front Bradley Street, and has separate vehicle access from the existing crossover to be modified, and proposed vehicle crossover.

REPORT NO: SU594 (cont.)

- 3.1.2 The proposal features two bedrooms; a main bathroom and powder room; an dining/kitchen area; a living room; a laundry room; and one car parking space for dwelling 1 (front).
- 3.1.3 The proposal features four bedrooms; two ensuites, two main bathrooms, and powder room; an open dining/kitchen/living area; a laundry room; and a single carport for dwelling 2 (rear).
- 3.1.4 The proposal seeks to retain the external façade and roof for dwelling 1 (front).
- 3.1.5 The proposal incorporates a flat roof (with parapet) on the ground floor level, and hipped roof on the first floor level for dwelling 2 (rear).
- 3.1.6 The proposal has a minimum front setback distance of 8.58 metres, and a maximum building height of 7.57 metres from natural ground level.
- 3.1.7 The proposal provides at least 25 square metres of secluded private open space (SPOS), and 40 square metres of private open space for each dwelling.
- 3.1.8 The proposal can be summarised in the table below:

Site Area	605 square metres
Site Coverage	37.90% (60% maximum)
Site Permeability	35% (20% minimum)
Garden Area	33.10% (30% required)

4. SITE AND SURROUNDS:Subject site

- 4.1 The site is located on the south side of Bradley Street in Broadmeadows. The site is flat in topography, and is generally rectangular in lot shape. The site has a frontage width of 16.45 metres to Bradley Street, and a maximum depth of 37.40 metres. The site has a total area of approximately 605 square metres.
- 4.2 The site contains one single storey dwelling with a simple hipped roof in brown concrete tiles, and brick walls in red and weatherboard walls in beige tones at the time of this decision.
- 4.3 The site features no street trees on the nature strip facing Bradley Street, and one single width vehicle crossover next to the lot's west (side) title boundary on Bradley Street.
- 4.4 The site contains a 2.44 metre wide easement along the lot's south (rear) title boundary for drainage and sewerage. A Council asset is located within the easement.
- 4.5 No records of previous planning decisions at the site were found.

Surrounds

- 4.6 The site is in a residential area characterised by one detached dwelling on a range of lot sizes (typically over 500 square metres), and multiple dwellings on corner and rectangular lots in a battleaxe arrangement. The existing dwellings are single and double storey in scale.
- 4.7 The neighbourhood character is mixed with varied architectural styles, and different building finishes and materials on the façade and roof.
- 4.8 The site is in proximity to Anderson Park Reserve (140 metres east from site).

5. PLANNING CONTROLS:Zoning Provisions

- 5.1 The site is located within General Residential Zone – Schedule 1 (GRZ1). No overlays apply to the site.

REPORT NO: SU594 (cont.)

Particular Provisions

- 5.2 The policy in clause 52.06 (Car Parking) of the Planning Scheme sets out the required car parking rates for dwellings and is relevant to this proposal.
- 5.3 The policy in clause 53.18 (Stormwater Management in Urban Development) of the Planning Scheme states that any development and subdivision on the site is to maximise the retention and reuse of stormwater, and protect drainage infrastructure and receiving waters from contamination and sedimentation.
- 5.4 The policy in clause 55 (Two or more Dwellings on a Lot and Residential Buildings) of the Planning Scheme seeks to ensure that development is consistent with neighbourhood character, and is responsive to the site and surrounding area.

Permit triggers

- 5.5 Pursuant to clause 32.08-6 of the Planning Scheme, a planning permit is required to construct two or more dwellings on a lot.

Aboriginal Cultural Heritage Sensitivity

- 5.6 The site is not located in an area of Aboriginal Cultural Heritage Sensitivity. The proposal is not required to provide a Cultural Heritage Management plan.

Planning Policy Framework

- 5.7 The Planning Policy Framework (PPF) and Municipal Strategic Statement (MSS) encourage residential development that is both respectful and responsive to the neighbourhood character and streetscape. The PPF also promotes diverse housing options in areas that have suitable access to services and facilities, public transportation, schools, employment opportunities, and open space.
- 5.8 The relevant State and Local policies are listed in Attachment 2.
- 5.9 The site is located within a Moderate Change area under the *Hume Diversity Strategy* (adopted by Council on 17 June 2020).

6. REFERRALS:

- 6.1 The application was not required to be referred under section 55 of the *Planning and Environment Act 1987* (Act).
- 6.2 The application was referred to Council's Assets (Civil and Traffic Engineering) for comment. All departments did not object to the proposal and requested standard conditions and notes be placed on any decision issued.

7. ADVERTISING:

- 7.1 The application was advertised under section 52 of the Act by maintaining notice sign(s) on site and sending notices to affected property owner(s) and occupier(s) for a period of at least 14 days.
- 7.2 The application received a total of four objection(s) to the proposal.
- 7.3 The following is a response to the objection grounds raised:

Building height and setback

- 7.4 The objector(s) are concerned that the proposal has visual bulk impacts to their property with the double storey dwelling.
- 7.5 The proposal achieves compliance with standards B7 and B17 in clauses 55.03-2 (Building height) and 55.04-1 (Side and rear setbacks) of the Planning Scheme. This assessment can be found in Attachment 2.

REPORT NO: SU594 (cont.)

Daylight access

- 7.6 The objector(s) are concerned that the proposal reduces daylight access to existing habitable room windows on their property.
- 7.7 The proposal achieves compliance with standard B19 pursuant to clause 55.04-3 (Daylight to existing windows) of the Planning Scheme. This assessment can be found in Attachment 2.

Overshadowing

- 7.8 The objector(s) are concerned that the proposal creates unreasonable overshadowing to SPOS on their property.
- 7.9 The proposal achieves compliance with standard B21 in clause 55.04-5 (Overshadowing open space) of the Planning Scheme. This assessment can be found in Attachment 2.

Overlooking

- 7.10 The objector(s) are concerned that the proposal has overlooking impacts to their property from windows on the first floor level.
- 7.11 The proposal achieves compliance with standard B22 in clause 55.04-6 (Overlooking) of the Planning Scheme. This assessment can be found in Attachment 2.

Traffic

- 7.12 The objector(s) are concerned that the proposal does not provide adequate car parking spaces on site and would reduce the availability of on street parking.
- 7.13 The proposal meets the requirements in clause 52.06 of the Planning Scheme. This is discussed further in the report.
- 7.14 The proposal can retain an on street car parking space next to the nature strip facing Bradley Street.
- 7.15 The proposal has been reviewed by Council's Traffic Engineering department. They raised no issues with the car parking layout, and the potential increase in traffic.

Additional vehicle crossover

- 7.16 The objector(s) are concerned that the proposal has significant impacts to existing footpaths and roads.
- 7.17 The proposal has adequate clearance areas, and driveway lengths to ensure vehicles do not overhang the footpath.
- 7.18 The proposal provides appropriate access arrangements for vehicles to enter and exit the site on Bradley Street.

Construction and noise impacts

- 7.19 The impacts brought during and after construction of the proposal is not a planning matter.

Retain heritage of existing dwellings

- 7.20 The site or streetscape is not affected by a Heritage overlay.

8. ASSESSMENT:

Planning Policy Framework

- 8.1 The proposal creates housing opportunities close to existing infrastructure in delivering urban growth without diminishing unique character and identity found in the municipality.
- 8.2 The proposal provides medium density housing in a way that demonstrates site responsive design, and limits amenity impacts to neighbouring properties.

REPORT NO: SU594 (cont.)

- 8.3 The proposal responds to moderate housing change with different dwelling yields that meet the varied needs of existing and future residents.

Clause 32.08 – General Residential Zone

- 8.4 The proposal is consistent with the purpose of the GRZ outlined in Attachment 2. The proposal is respectful of neighbourhood character and is situated in an established area with good access to services and transport.
- 8.5 The proposal also meets other applicable requirements in the GRZ, including:
- 8.5.1 *A minimum of 30% garden area for an allotment over 500 square metres.*
 - 8.5.2 *The building being no more than 11 metres in height.*
 - 8.5.3 *The building being no more than three storeys.*
- 8.6 The proposal has 200.40 square metres of garden area (33.10% provided) and achieves the 30% requirement.
- 8.7 The proposal has a maximum building height of 7.57 metres and does not exceed the prescribed height limit.
- 8.8 The proposal is double storey, and is within the maximum number of storeys.
- 8.9 The provisions in clause 55 are addressed in the below sections.

Clause 52.06 – Car parking

- 8.10 The proposal is consistent with the purpose of this clause outlined in Attachment 2.
- 8.11 The proposal requires one car parking space for each dwelling up to two bedrooms, and two car parking spaces for each dwelling with three or more bedrooms. The proposal does not require visitor car parking.
- 8.12 The proposal meets the statutory car parking requirement in clause 52.06-5 of the Planning Scheme. In particular, the proposal provides one car parking space on the driveway for dwelling 1 (front), and two tandem car parking spaces in the single carport and on the driveway for dwelling 2 (rear).
- 8.13 The proposal meets the relevant design standards (particularly accessways) in clause 52.06-9 of the Planning Scheme. Although the dwelling 2 (rear) driveway serves less than four on site car parking spaces, it is recommended that the turning circle be retained to allow vehicles exit in a forward direction, and improve safety for motorists and pedestrians.

Clause 53.18 – Stormwater Management in Urban Development

- 8.14 The proposal is consistent with the purpose of this clause outlined in Attachment 2.
- 8.15 The proposal contains a site permeability percentage of 35% to allow better water infiltration.
- 8.16 The proposal includes rainwater tanks (at a minimum capacity of 2,200 litres) in the SPOS area of each dwelling to maximise stormwater reuse for gardening and flushing.
- 8.17 The proposal also provides rainwater gardens (with convenient access) for each dwelling to minimise stormwater runoff on site.

Clause 55 – Two or more Dwellings on a lot and Residential Buildings

- 8.18 The proposal has been assessed against all relevant ResCode objectives and standards outlined in Attachment 2.
- 8.19 The proposal provides an infill development response that would complement the existing residential context.
- 8.20 The proposal has been designed to ensure that both internal and external amenity is not negatively impacted.

REPORT NO: SU594 (cont.)

- 8.21 The proposal has taken into account all practicalities on site with parking, postal services, and waste collection appropriately managed.
- 8.22 There are some aspects in clause 55 which warrant conditions on any decision issued to achieve full compliance, including:
 - 8.22.1 The submission of a landscape plan (standard B13).
 - 8.22.2 The requirement for additional overlooking treatments to habitable room windows on the first floor level (standard B22).
 - 8.22.3 The provision of a footpath connecting the dwelling 1 (front) driveway and porch (standard B33).

The abovementioned changes are minor, and would not require readvertising of the proposal.

Clause 65.01 – Approval of an Application or Plan

- 8.23 The application has been assessed against the relevant general provisions. The proposal meets the requirements contained in clause 65.01 of the Planning Scheme.

9. CONCLUSION:

- 9.1 The proposal has been assessed against all relevant policies and provisions in the Hume Planning Scheme.
- 9.2 Although a minor variation on some Clause 55 standards is sought, the proposal meets the objective listed in the clause including those pertaining to solar access to open space. On balance, it is considered that the proposal creates an appropriate planning outcome for the site.
- 9.3 On this basis, it is recommended that a Notice of Decision to Grant a Planning Permit is issued.

Attachment 1 – Recommendation and permit conditions

That Council, having considered the application on its merits, resolves to issue a Notice of Decision to Grant a Planning Permit, and allow the development of land for one dwelling to the rear, and buildings and works to the existing dwelling at no.3 Bradley Street, Broadmeadows subject to the following conditions:

CONDITIONS:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to, and be 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 must show:
 - a. a notation stating that all windows with obscure glazing on the first floor level are to have a maximum transparency of 25%.
 - b. the provision of a footpath connecting the dwelling 1 (front) driveway and porch.
 - c. the minimum length on the nature strip to accommodate an on street car parking space.
 - d. all finished floor levels to Australian Height Datum.
 - e. any changes to the proposal as required by condition 2 of this permit.
2. Before the development commences, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to, and be approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of this permit. The 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 3 metres of the title boundary.
 - c. details of surface finishes on driveways and pathways.
 - d. a planting schedule of all proposed trees, shrubs, and ground covers in accordance with Council's *Landscape Guidelines* (2005) including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. In particular, all species not on the recommended list are to be replaced.
 - e. landscaping and planting within all open areas.
 - f. canopy trees (minimum 2 metres high at the time of planting) in the front setback and each secluded private open space area.
 - g. an in-ground irrigation system to all landscaped areas.
 - h. the location and details of root control barriers if applicable.
 - i. stormwater management measures on site.

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 and completed to the satisfaction of the Responsible Authority.
5. Prior to the occupation of the development hereby permitted, the landscaping as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including but not limited to removing weeds and replacing damaged, dead, and diseased plants in accordance with the planting schedule.
6. The site, including any landscaped and paved areas, must be drained and graded to the satisfaction of the Responsible Authority so as to prevent the discharge of stormwater, causing damage/nuisance from the site, across any adjoining footpath, land, or road. All stormwater tanks must have an overflow pipe connected to the legal point of discharge.
7. All external finishes, materials, and paint colours of the development must be to the satisfaction of the Responsible Authority.
8. Any new fencing required as part of the development is to be constructed at the permit holder/land owner(s) cost.
9. All works on or facing the boundaries of adjoining properties must be finished, and surface cleaned to a standard that is well presented to neighboring properties in a manner to the satisfaction of the Responsible Authority.
10. Any equipment required for air conditioning, heating, refrigeration and the like must be located on the site and/or must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of 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 plans, 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 (including manoeuvre paths) of vehicles as shown on the endorsed plans must be made available for such use, and not be used for any other purpose.
13. No polluted and/or sediment laden run off is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
14. This permit will expire if one of the following circumstances applies:
 - a. the development is not commenced within three (3) years from the date of this permit.
 - b. the development is not completed within six (6) years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing:

- a. before or within six (6) months after the permit expiry date, where the development allowed by this permit has not yet started; or
- b. within 12 months after the permit expiry date, where the development allowed by this 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 the condition, the Responsible Authority cannot consider the request and the permit holder/land owner(s) will not be able to apply to VCAT for a review of the matter.
- An *Application for Legal Point of Stormwater Discharge* is required to obtain approval for connection to the legal point of discharge.
- A separate underground drainage system is to be accommodated for each dwelling, and connected to the legal point of discharge for the site. An additional legal point of discharge for the second dwelling may be requested.
- Stormwater from all paved areas must be retained within the site, and drained to the site's underground stormwater system.
- The internal stormwater drainage design must be approved by the relevant building surveyor as per *Building Regulation 2006, Reg. 610*.
- Any cut or fill must not interfere with the natural overland stormwater flow.
- Prior to commencement of any works within the roadside reserve, or that require alteration/connection to Council's drainage assets in the roadside reserve, an *Application for Consent to Work Within a Hume City Council Road Reserve* is to be submitted to Council for approval.
- Any new vehicle crossovers, or modifications to existing vehicle crossovers require an *Application for a Consent to Dig in the Road Reserve* permit for a vehicle crossing to be submitted to Council for approval. A copy of the endorsed plan showing all vehicle crossing details is to be attached with the application.
- No carports are to be constructed over the driveway for the front dwelling.
- Any structure built over an easement requires approval from Council, and the relevant service authority.
- Any service relocations are to be approved by the relevant service authority at the cost of the permit holder/land owner(s).

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Attachment 2 – Planning policies and clause 55 assessment

The following clauses in the *Hume Planning Scheme* are relevant to this proposal:

Clause	Applicable objective / strategy / purpose
<i>Planning Policy Framework</i>	
11.01-1S – Settlement	<i>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i>
15.01-1S – Urban design	<i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i>
15.01-2S – Building design	<i>To achieve building design outcomes that contribute positively to the local context and enhance the public realm.</i>
16.01-1S – Housing supply	<i>To facilitate well-located, integrated and diverse housing that meets community needs.</i>
16.01-2S – Housing affordability	<i>To deliver more affordable housing closer to jobs, transport and services.</i>
<i>Local Planning Policy Framework</i>	
21.03-2 - Housing	<i>To increase the diversity of housing in Hume.</i>
21.04-1 – Urban design	<i>To enable well designed medium density and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.</i>
21.04-2 – Environmentally Sustainable Design and Development	<i>To encourage environmentally sustainable design and development.</i>
21.04-3 – Landscape character	<i>To ensure development protects significant and unique landscape values which contribute to Hume’s character and identity.</i>
<i>Zoning Provisions</i>	
32.08 – General Residential Zone (Schedule 1)	<i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i> <i>To encourage development that respects the neighbourhood character of the area.</i> <i>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</i> <i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</i>
<i>Particular Provisions</i>	
52.06 – Car parking	<i>To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.</i> <i>To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</i> <i>To support sustainable transport alternatives to the motor car.</i>

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	<p><i>To ensure that car parking does not adversely affect the amenity of the locality.</i></p> <p><i>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</i></p>
53.18 – Stormwater Management in Urban Development	<p><i>To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.</i></p>
55 – Two or more Dwellings on a lot and Residential Buildings	<p><i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i></p> <p><i>To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.</i></p> <p><i>To encourage residential development that provides reasonable standards of amenity for existing and new residents.</i></p> <p><i>To encourage residential development that is responsive to the site and the neighbourhood.</i></p>

The table below contains an assessment against the objectives and standards in clause 55 of the Planning Scheme. The proposal must meet all of the objectives, and should meet all of the standards. The variations to the standards can be considered where it is determined that the overall objective is met.

Neighbourhood character and infrastructure (Standards B1 to B5)

B1	<p>The proposal is located in a residential area, which generally comprises of one detached dwelling, and multiple dwellings on corner or rectangular lots in a battleaxe arrangement.</p> <p>Although there are no double storey dwellings on Bradley Street, the proposal provides a modest response to the existing residential context with one double storey dwelling at the rear, and respects the established and emerging neighbourhood character with appropriate built form, recession, and scale between the two dwellings. Please refer to the assessment in standard B31 for more information on the design detail.</p>
B2	<p>The proposal is consistent with higher level state planning policies regarding infill development, and medium density housing in areas with proximity to services. The proposal can also be supported from a local planning policy perspective, which seeks <i>‘to increase the diversity of housing in Hume’</i> as per objective 4 in clause 21.03-2 of the Planning Scheme.</p>
B3	<p>The proposal is for less than 10 dwellings.</p>
B4	<p>The proposal contains the necessary infrastructure and utilities. The requirements from Council’s Assets (Civil Engineering) department will ensure the site is appropriately serviced without relying on existing services.</p>
B5	<p>The proposal integrates with the streetscape by orientating the driveway and entry of all dwellings to be visible from the existing and proposed vehicle crossovers on Bradley Street. The proposal provides pedestrian and vehicle access on the same road reserve.</p>

Site layout and building massing (Standards B6 to B15)

B6	<p>The proposal contains the entry to all dwellings facing Bradley Street, and requires a minimum front setback distance of 7.65 metres based on the adjoining properties being setback 7.6 metres on no.1 Bradley Street, Broadmeadows, and 7.7 metres on no.5 Bradley Street, Broadmeadows. The proposal has a minimum front setback distance of 8.58 metres from the dwelling 1 (front) chimney wall to the title boundary facing Bradley Street.</p>
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B7	The proposal provides a maximum building height of 7.57 metres. Although there is scope to incorporate an attic style house in lieu of a double storey dwelling at the rear, the proposal is less than the 11 metre stipulation pursuant to clause 32.08-10 of the Planning Scheme.
B8	The proposal contains a site coverage percentage of 37.9%, which is less than the 60% stipulation in standard B8.
B9	The proposal contains a site permeability percentage of 35%, which is greater than the 20% stipulation in standard B9. The proposal has been assessed against the Built Environment Sustainability Scorecard with a 100% rating in Stormwater. ¹ <i>Note 1: The minimum score for Stormwater is 103%.</i>
B10	The proposal contains habitable room windows on the ground floor level and first floor level facing the lot's north (front), east (side), and west (side) title boundary to maximise energy efficiency. The proposal does not have any impacts to solar panels or skylights on the roof of existing dwellings adjoining the site.
B11	The proposal does not have communal open space in or adjacent to the site.
B12	The proposal provides excellent passive surveillance of the streetscape from the porch and living area windows on the ground floor level. The proposal increases safety with workable vehicle corner splays next to the driveways.
B13	The proposal has adequate space for the planting of canopy trees and vegetation on site. It is recommended that there should be a condition to prepare a landscape plan in line with Council's <i>Landscape Guidelines</i> (2005). Please refer to condition 2 in Attachment 1.
B14	The proposal has vehicle access to all dwellings from the existing and proposed vehicle crossovers on Bradley Street. It is noted that all vehicle crossovers have a minimum width of 3 metres each, and meet the requirements in standard B14. <i>Note 1: The title boundary facing Bradley Street has a lot length of 16.45 metres</i>
B15	The proposal provides convenient and secure access to car parking spaces in the single carport, on the driveways, and next to the nature strip facing Bradley Street. The proposal does not have any shared driveways on site.

Amenity Impacts (Standards B17 to B24)

B17	The proposal meets the minimum side and rear setback distances on the ground floor and first floor level as shown on the elevation plans. It is noted that all roof eaves do not encroach more than 500 millimetres into the setback distance.
B18	The proposal contains a carport with an average wall height of 3.2 metres, and maximum length of 6 metres within 1 metre of the west (side) title boundary. The maximum wall length permitted is 16.845 metres on the west (side) title boundary. It is found that the carport abuts a boundary wall on the neighbouring property adjoining the site. <i>Note 1: The west (side) title boundary has lot lengths of 37.38 metres respectively</i>
B19	The proposal is designed so that all habitable room windows on neighbouring properties face an open outdoor area (with a minimum dimension of 1 metre) greater than 3 square metres.
B20	The proposal is not located within 3 metres of any north facing habitable room windows.
B21	The proposal demonstrates with shadow diagrams that more than 40 square metres, with a minimum dimension of 3 metres, of all secluded private open space (SPOS) areas adjoining the site would receive sunlight for a minimum of five hours between 9:00am – 3:00pm on 22 September equinox.
B22	The proposal contains a 1.8 metre high fence on the ground floor level with tapering on the lot's east (side) and west (side) title boundary to achieve workable visibility corner splays. The proposal has four habitable room windows ¹ on the first floor level with direct views of dwellings adjoining the lot's east (side), south (rear), and west (side) title boundary. The proposal treats bedroom windows with a minimum sill height of 1.7 metres above finished floor level, and obscure glazing up to 1.7 metres above finished floor level. It is recommended that

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	there should be a condition to specify a maximum transparency of 25% for windows with obscure glazing in achieving full compliance with standard B22. Please refer to condition 1 in Attachment 1. <i>Note 1: These windows require treatment as they are located within 9 metres</i>
B23	The proposal features a boundary wall, and a new 1.8 metre high fence on the proposed boundary line enclosing the dwelling 1 (front) SPOS area. It is found that the first floor level window on the internal north elevation plan are appropriately treated to limit direct views on site.
B24	The proposal does not include unreasonable external and internal noise sources. It is acknowledged that there are ample opportunities to locate any mechanical requirement, including cooling and heating units, on site away from any adjoining properties and public areas.

On-Site Amenity and Facilities (Standards B25 to B30)

B25	The proposal can be accessed or easily made accessible for people with limited mobility. It is acknowledged that the front porch for all dwellings can be transformed into a ramp. It is also recognised that all dwellings have a bedroom and bathroom on the ground floor level.											
B26	The proposal contains entry doors that are identifiable from the streetscape. The proposal is designed to achieve a sense of personal address, create a transitional space, and provide shelter around the porch leading to the entry.											
B27	The proposal is designed so that all new habitable room windows face an open outdoor area (with a minimum dimension of 1 metre) greater than 3 square metres.											
B28	<div>The proposal provides the following private open space (POS) and SPOS areas below:</div> <table><tr><td></td><td>SPOS (greater than 3 metres)</td><td>POS</td></tr><tr><td>Dwelling 1 (front)</td><td>25 square metres</td><td>89.85 square metres</td></tr><tr><td>Dwelling 2 (rear)</td><td>31.8 square metres</td><td>66.3 square metres</td></tr></table> <div>The proposal satisfies the requirements in standard B28 as the POS and SPOS areas of all dwellings exceed the minimum dimensions and total area, and have convenient access from the living area.</div>				SPOS (greater than 3 metres)	POS	Dwelling 1 (front)	25 square metres	89.85 square metres	Dwelling 2 (rear)	31.8 square metres	66.3 square metres
	SPOS (greater than 3 metres)	POS										
Dwelling 1 (front)	25 square metres	89.85 square metres										
Dwelling 2 (rear)	31.8 square metres	66.3 square metres										
B29	The proposal has a wall north of the SPOS area. The proposal provides a minimum setback distance of 4.065 metres from the dwelling 1 (front) laundry room wall to the proposed boundary wall. Although the proposal does not meet the technical requirement in standard B29, the proposal meets the objective from reviewing the relevant decision guidelines. It is noted that the proposal allows adequate solar access as dwelling 1 (front) has sunlight from the front and back yard, and all site services are outside the primary SPOS area.											
B30	The proposal provides at least 6 cubic metres of external storage in the SPOS area of all dwellings. It is found that the storage sheds are adequate for practical use, and do not block any windows or obstruct accessways.											

Detailed Design (Standards B31 to B34)

B31	The proposal features a colour schedule that would be complementary to the established and emerging neighbourhood character such as brick walls in blue grey tones, render walls in light grey, and concrete roof tiles in charcoal. The proposal also shows an appropriate level of articulation with different building finishes and materials on the façade, and fenestration with varying door and window proportions.
B32	The proposal contains a 900 millimetre high front fence on the title boundary facing Bradley Street. It is recognised that the road reserve is not located in Road Zone, Category 1 or 2.
B33	The proposal does not contain any areas of common property on site. It is recommended that there should be a condition to provide a footpath connecting the dwelling 1 (front) driveway

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	and porch in achieving full compliance with standard B33. Please refer to condition 1 in Attachment 1.
B34	The proposal provides the relevant site services and utilities for all dwellings. It is found that the bin enclosures can be transported through the external pedestrian gate, the clothes line are in suitable locations of the SPOS area, and the mailboxes are appropriately designed in the visibility corner splays next to the driveways.

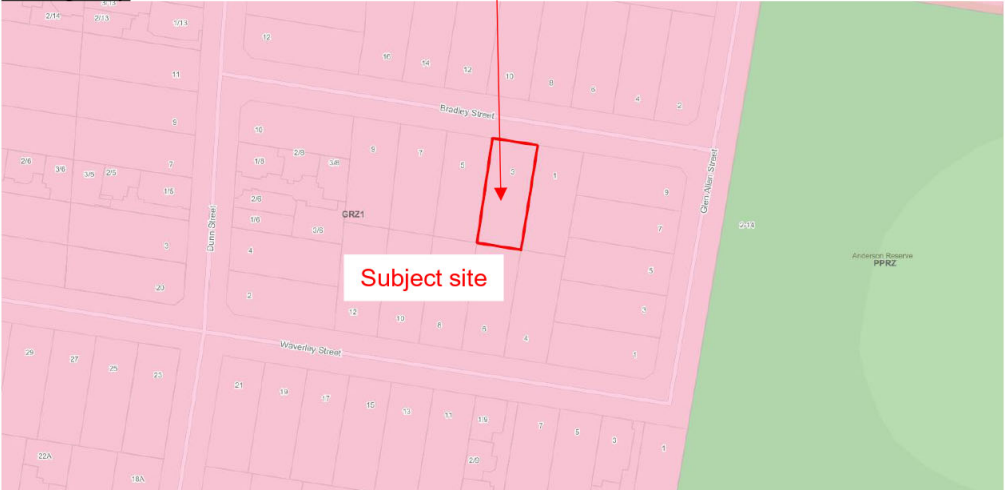
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Attachment 3 – Locality and zoning map

Locality map

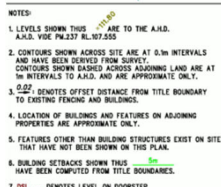


Zoning map



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BRADLEY (BITUMEN SURFACE) STREET



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PART OF CROWN PORTION 6
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE



Leighton Lewis L.S.



SURVEYED: 30/04/2021 BK/PL	
DRAFTED: 11/05/2021 BK/ML	
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DATE	REV.	AMENDMENTS
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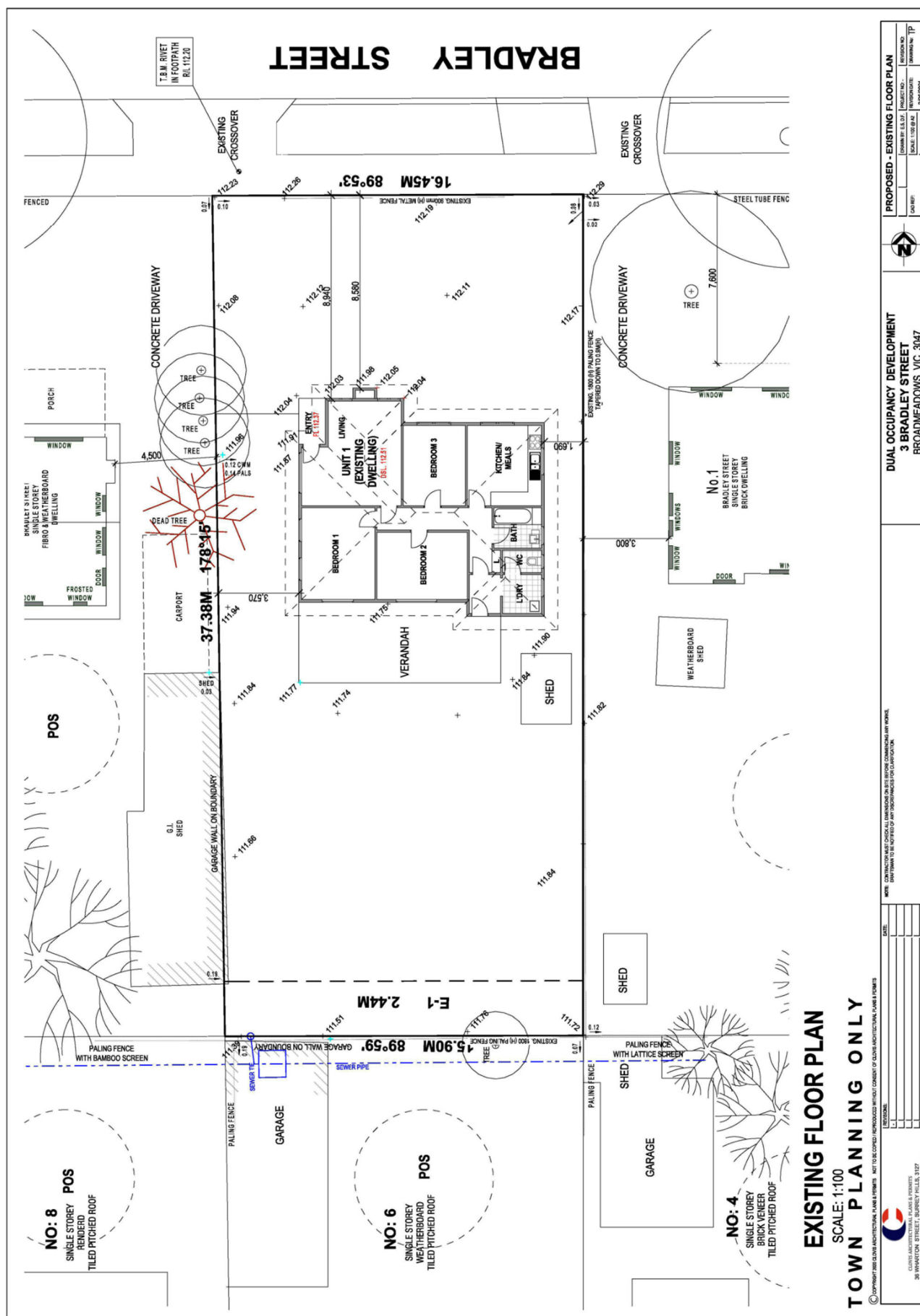
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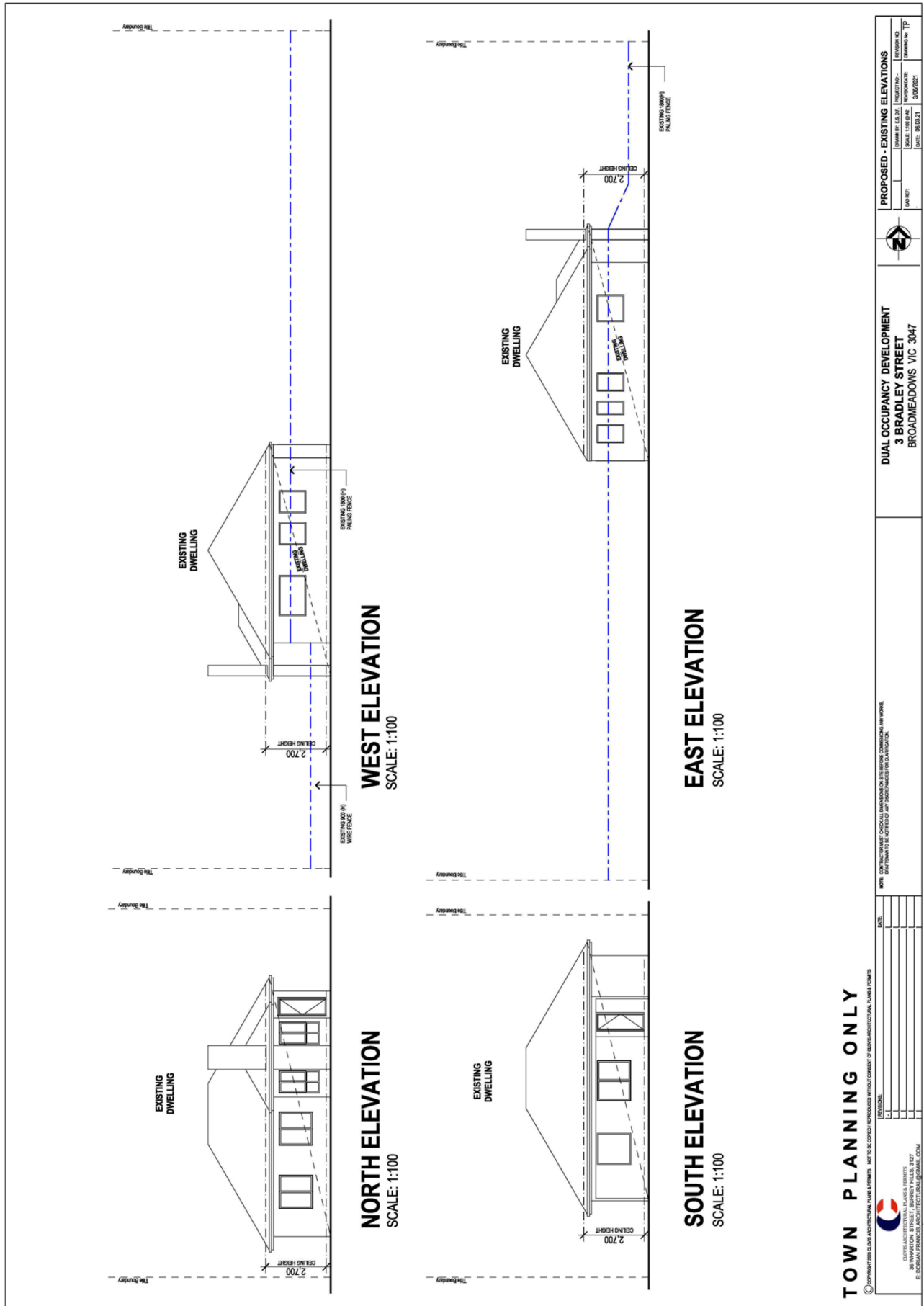
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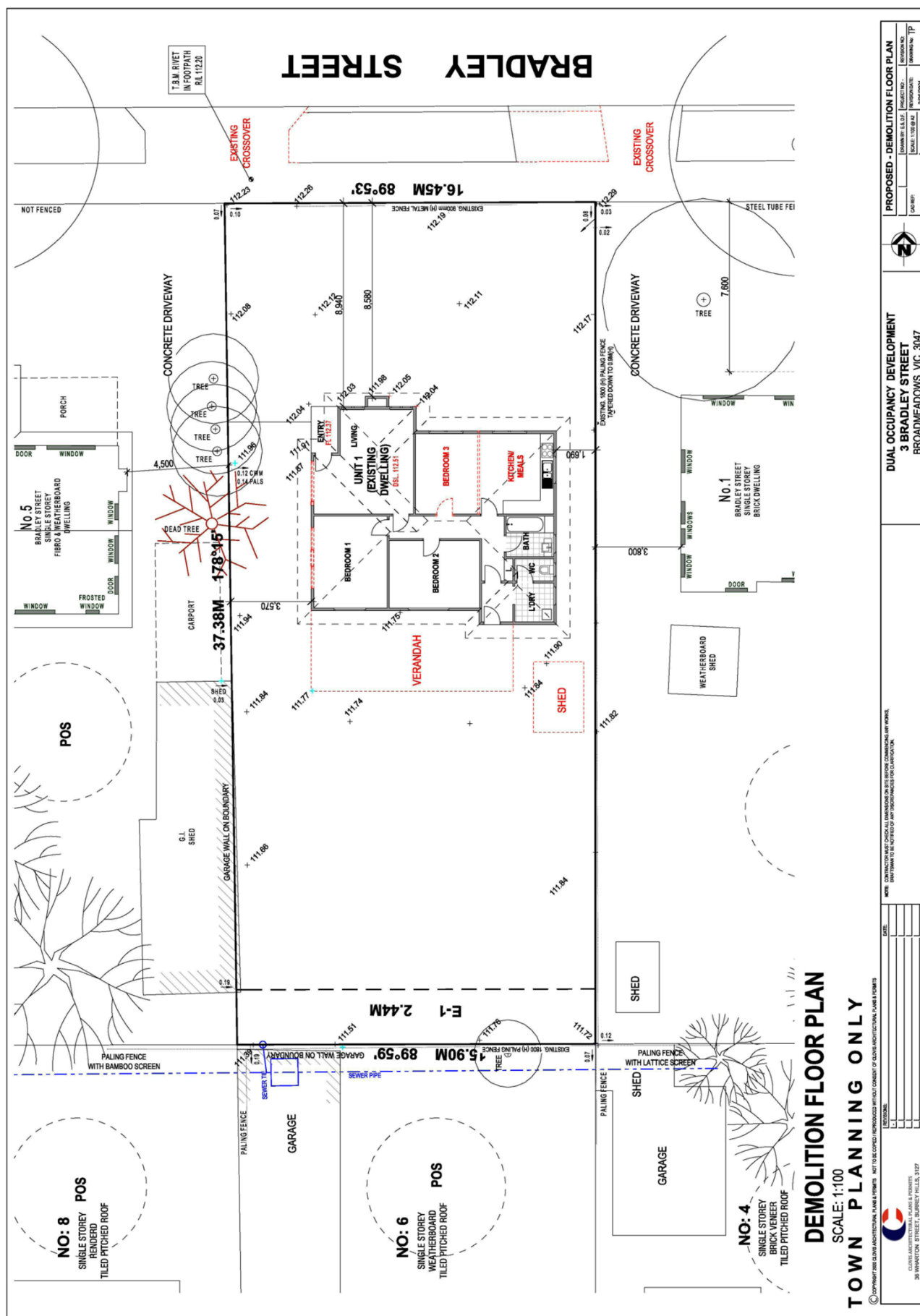
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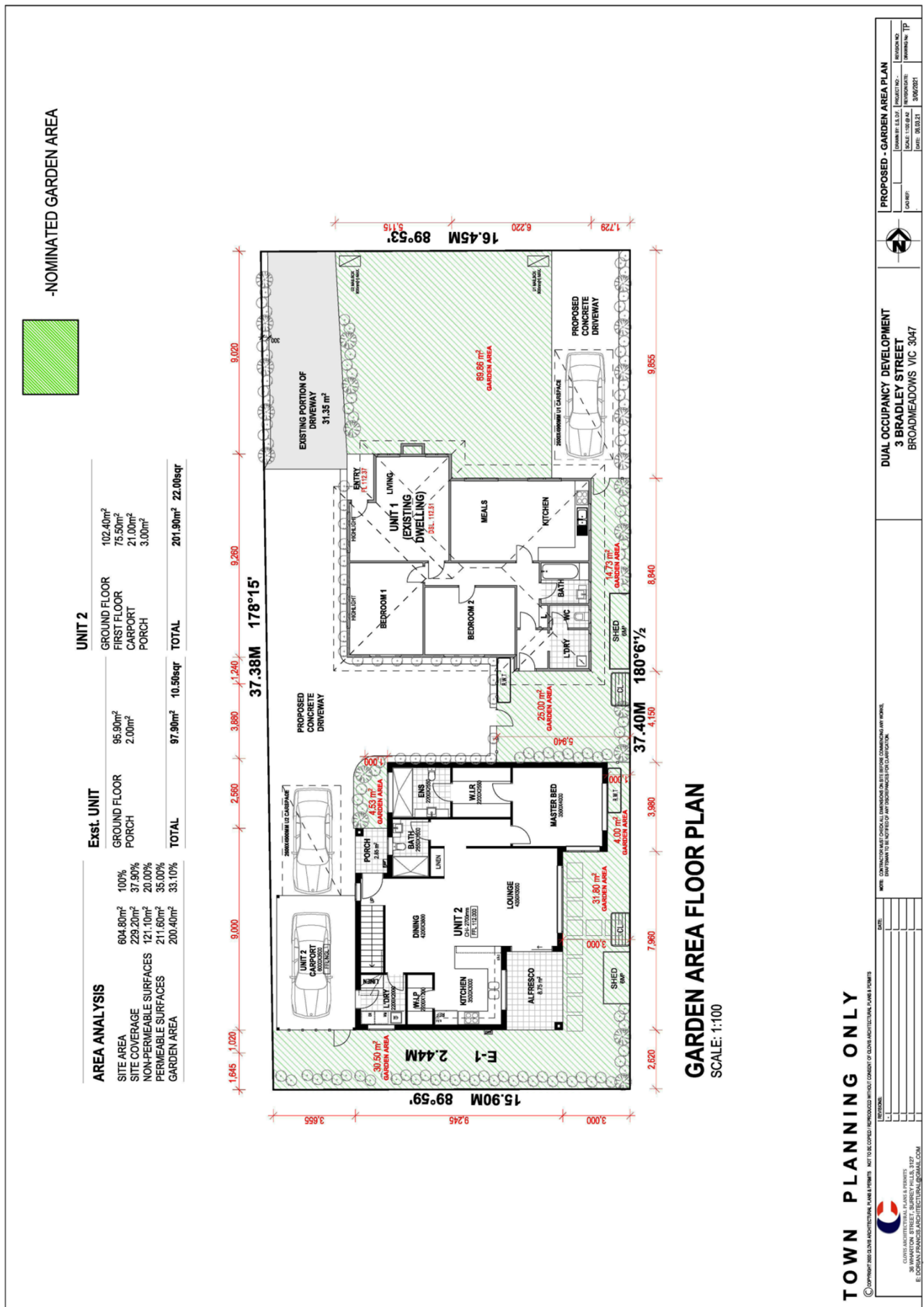
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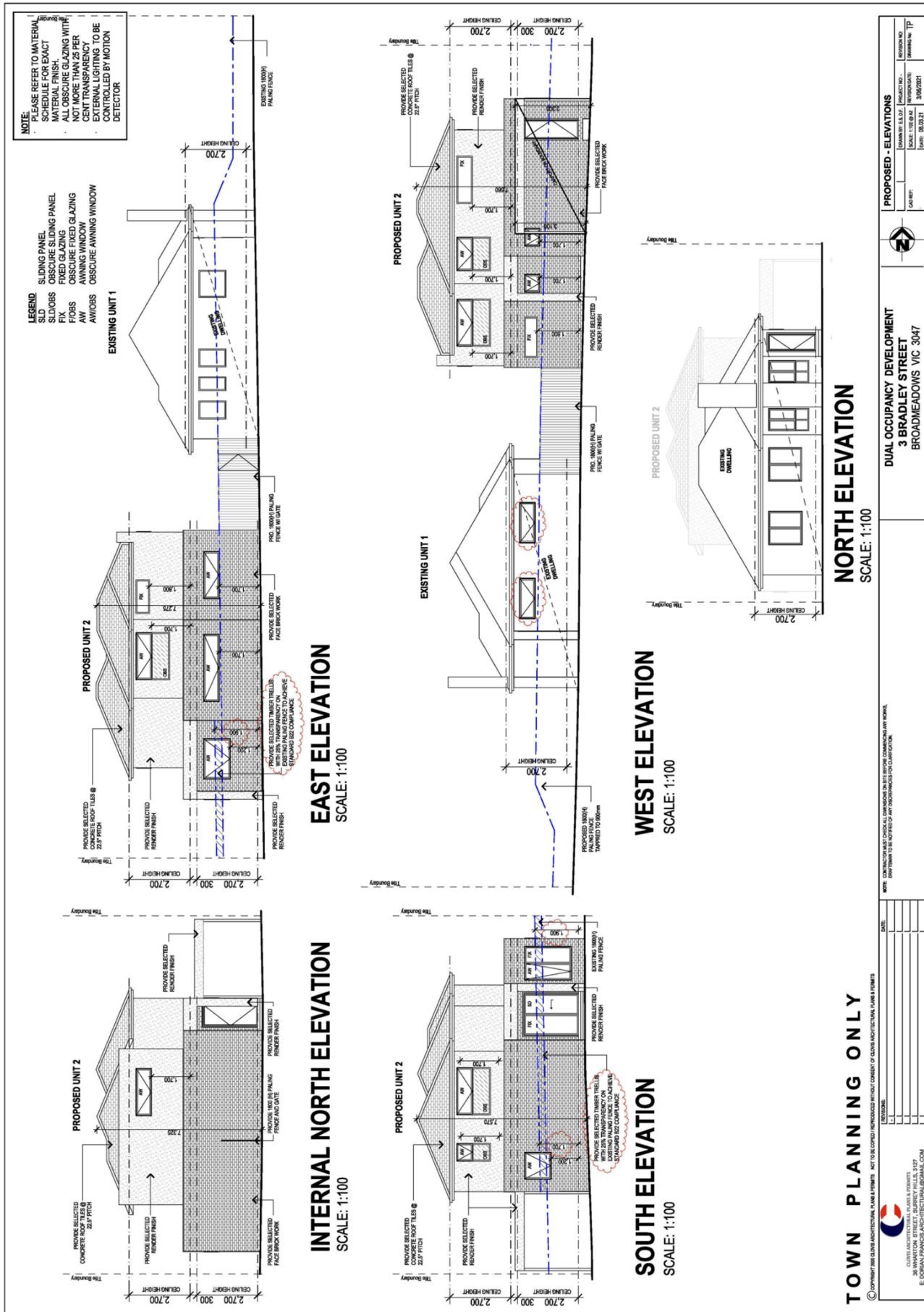
ORS REF 2186 SHEET 1 OF 1 ORI











EXTERNAL COLOUR AND MATERIALS SCHEDULE

SR - SMOOTH RENDER FINISH

WF - ALUMINUM FRAMED WINDOWS

GD - GARAGE DOOR

FB - FACE BRICKWORK

CONC - CONCRETE PAVED DRIVEWAY

RT - CONCRETE ROOF TILES

FF - DRESSED TIMBER FENCE

MATERIAL SCHEDULE

SCALE: 1:100

	SMOOTH RENDER FINISH - CONCRETE LIGHT GREY
	CONCRETE ROOF TILES - MONUMENT
	PGH FACE BRICKWORK - LIGHT GREY BRICK
	TEXTURED CONCRETE DRIVEWAY - MUTED GREY TONE
	FRONT TIMBER FENCE - NATURAL STAIN
	SELECTED WINDOW FRAMES - COLORBOND BLACK
	SELECTED FIXED AND AWNING OBSCURE GLAZING
	SELECTED COLORBOND FASCIA AND GUTTER - MONUMENT
	GARAGE DOOR - COLORBOND MONUMENT

TOWN PLANNING ONLY

DATE: _____

REVISION: _____

CLIENT: HUME CITY COUNCIL
38 WILKINSON STREET, DARWIN NT 08 2127
E: DOMINIC@HUMECITYCOUNCIL.COM

NOTES: CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND ANY OTHER RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORK. ANY VARIATIONS TO THE MATERIALS SCHEDULE MUST BE APPROVED BY THE ARCHITECT.

PROPOSED - MATERIAL SCHEDULE	
DATE: 18/03/21	PROJECT NO.: 10000000000000000000
DATE: 18/03/21	PROJECT NO.: 10000000000000000000



22nd SEPTEMBER
9AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
12PM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
3PM SHADOW DIAGRAM
SCALE: 1:200

TOWN PLANNING ONLY

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NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
DIMENSIONS TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

REVISIONS	DATE
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MULTI-UNIT DEVELOPMENT
3 BRADLEY STREET
BROADMEADOWS VIC 3047

PROPOSED - SHADOW DIAGRAMS
DRAWN BY: J. L. J. / J. L. J.
CHECKED BY: J. L. J. / J. L. J.
DATE: 08.08.21 / 30/09/2021

REPORT NO:	SU595
REPORT TITLE:	8 Elmar Court, Campbellfield
SOURCE:	Jeremy Findlay, Town Planner
DIVISION:	Planning and Development
FILE NO:	P23503
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Recommendation and permit conditions</i>2. <i>Planning Policy Framework</i>3. <i>Locality Plan</i>4. <i>Assessment Plans</i>

Application No:	P23503
Proposal:	The development of a double storey dwelling to the rear of an existing dwelling
Location:	8 Elmar Court, Campbellfield
Zoning:	General Residential Zone – Schedule 1 Melbourne Airport Environs Overlay – Schedule 2
Applicant:	Ben Giliana - BSketched
Date Received:	22 February 2021

1. SUMMARY OF REPORT:

- 1.1 Planning approval is sought for the development of a double storey dwelling to the rear of an existing dwelling at 8 Elmar Court, Campbellfield.
- 1.2 The application was advertised by direct mail and the erection of one on-site sign. three objections have been received to date. The application is being reported to Council as the number of objections exceeds officer delegation.
- 1.3 The application has been assessed against the relevant policies, and the provisions under the Hume Planning Scheme. On balance, it is recommended that a Notice of Decision to Grant a Planning Permit be issued.

2. RECOMMENDATION:

- 2.1 **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 a double storey dwelling to the rear of an existing dwelling at 8 Elmar Court, Campbellfield, subject to the conditions in Attachment 1.**

3. PROPOSAL:

- 3.1 The application seeks planning permission to develop the land for a double storey dwelling to the rear of the existing dwelling at 8 Elmar Court, Campbellfield as follows:
 - 3.1.1 Existing dwelling 1 will continue to front Elmar Court, while proposed dwelling 2 will be constructed behind the existing dwelling and front the internal accessway.

REPORT NO: SU595 (cont.)

- 3.1.2 Existing dwelling 1 will include two bedrooms, bathroom/laundry, rumpus room, open plan meals/kitchen and living room. Existing dwelling 1 will be provided with one car parking space within the double carport shared with dwelling 2. Secluded private open space will be delivered to the rear (east) of the dwelling and will be accessible from the rumpus room.
- 3.1.3 Proposed dwelling 2 consists of an open plan living/meals/kitchen, master bedroom with WIR and ensuite, laundry and powder room at ground floor level with a second bedroom (with WIR and ensuite) and open study area at the upper floor level. Proposed dwelling 2 will be provided with one car parking space within the double carport shared with dwelling 2. Secluded private open space will be delivered to the rear (east) of the dwelling and will be accessible from the open living/meals/kitchen area, laundry, and master bedroom.
- 3.1.4 The existing crossover is proposed to be maintained and utilized. This will provide vehicle and pedestrian access to both the existing and proposed dwellings.
- 3.1.5 The existing dwelling is setback from the front property boundary by 8.065 metres.
- 3.1.6 The maximum overall height of the development is approximately 7.315 metres.
- 3.1.7 Each dwelling is provided with at least 25 square metres of Secluded Private Open Space and 40 square metres total of Private Open Space.

3.2 Summary table of development

Site Area	726.0 square metres
Site Coverage	290.9 square metres (40.0%)
Permeability	300.6 square metres (41.4%)
Garden Area	283.5 square metres (39.0%)
Dwelling density	1:363 square metres

4. SITE AND SURROUNDS:

- 4.1 The subject site is located on the north eastern end of the court-bowl of Elmar Court. The site is irregular in shape with the northern (side) property boundary measuring 47.36 metres, southern (side) property boundary measuring 38.51 metres, western (front) property boundary measuring 12.76 metres, and rear (east) property boundary measuring 32.0 metres. The site contains one single dwelling constructed of brick with a hipped roof.
- 4.2 Adjoining land to the north and south each include one single storey dwelling constructed of brick.
- 4.3 Adjoining land to the north-east (rear of site) includes one single storey constructed of brick/render. Adjoining land to the south-east (rear of site) includes one single storey constructed of brick.
- 4.4 Further north of the subject site is land zoned for Industrial purposes. This land contains various restricted retail/warehousing and industrial land uses such as motor vehicle repairs, warehouses and industry services.
- 4.5 The subject site is located approximately 2.0 kilometre south east of Upfield train station and 1.83 kilometres from Campbellfield activity centre on Sydney Road. The site is located 280 metres north east of Campbellfield Heights Primary School, and 420 metres north east of the Waratah Street commercial strip. The site is within walking distance of parks including Merri Creek Parklands and Sycamore Crescent Reserve.

REPORT NO: SU595 (cont.)

- 4.6 Higher density residential development has not yet occurred in high numbers within the surrounding area, however, evidence of similar approved development is beginning to occur at 4 Elmar Street, and within nearby streets such as Samuei Drive.
- 4.7 The site is described as Lot 43 on Title Plan LP 93392. There is a 2.44 meter wide drainage and sewerage easement that runs parallel to the eastern boundary.
- 4.8 There is no relevant planning history for this site.

5. PLANNING CONTROLS:General Residential Zone

- 5.1 The subject land is zoned General Residential Zone Schedule 1. The purpose of the zone is to encourage development that respects the neighbourhood character of the area and to encourage diversity of housing and housing growth in locations offering good access to services and transport.

Melbourne Airport Environs Overlay

- 5.2 The subject site is affected by the Melbourne Airport Environs Overlay Schedule 2. The purpose of the overlay is to ensure that land use and development are compatible with the operation of the Melbourne Airport, to assist in shielding people from the impact of aircraft noise, and to provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.

Planning permit triggers

- 5.3 A planning permit is required for the development of two or more dwellings on a lot, within the General Residential Zone 1 (Clause 32.08-6 of the Hume Planning Scheme).
- 5.4 A planning permit is required to use and construct of a dwelling, within the Melbourne Airport Environs Overlay 2 (Clause 45.08 of the Hume Planning Scheme).

Aboriginal Cultural Heritage

- 5.5 The subject site is not located within an Aboriginal cultural heritage sensitivity area.

Particular Provisions

- 5.6 The key assessment provisions related to the proposal are Clause 52.06 – Car parking, Clause 53.18 Stormwater management in urban development, and Clause 55 – Two or more dwellings on a lot, and are discussed in the assessment section of the report.

Planning Policy Framework

- 5.7 The Planning Policy Framework (including the Local Planning Policy Framework) sets out objectives and strategies relevant to this application, including those relating to housing diversity, affordability and urban design. The objectives of the Planning Policy Framework have been considered in the assessment to follow, and a full list of the relevant Planning Policy Framework objectives and strategies is provided as an attachment to this report.

6. REFERRALS:

- 6.1 The application was not required to be referred to any authorities under Section 55 of the Act.

External referrals

- 6.2 The application was referred to the Melbourne Airport due to the permit trigger under Clause 45.08 of the Hume Planning Scheme. Melbourne Airport offered no objection to the proposed development, subject to conditions which require all buildings to 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.

REPORT NO: SU595 (cont.)Internal referrals

- 6.3 The application was sent to the Assets (Traffic and Civil Engineering) Department for comment.
- 6.4 Council's Civil Engineer offered no objection subject to the inclusion of standard conditions on any permit issued.
- 6.5 Council's Traffic Engineer raised concern with the rumpus room on the ground floor layout of dwelling 1, stating that studies or studios that are separate rooms should be counted as a bedroom as per Clause 52.06-5, and therefore a second car parking space should be provided for dwelling 1.
- 6.6 The Planning Officer has reviewed the referral and notes that a 'rumpus' is neither a 'study or a studio', but rather is categorised as a living room. It is noted that the rumpus is unlikely to be used as a bedroom given that it provides the only access point to the rear secluded private open space of dwelling 1.
- 6.7 As such, the proposed development is considered to meet all car parking requirements subject to the inclusion of conditions to permit.

7. ADVERTISING:

- 7.1 The application was advertised under Section 52 of the Act by way of letters to adjoining landowners and occupiers, and one sign on site for a minimum of 14 days.
- 7.2 At the time of writing this report, a total of three objections were received. The grounds of objection are summarized as follows and a further assessment can be found in attachment two:
- Double storey dwelling inconsistent with Neighbourhood character
 - Concerns in relation to bulk built form
 - Traffic and Parking
 - Privacy and Overlooking
 - Overshadowing of private open space area on adjoining properties
 - Noise
 - Property devaluation
 - Loss of views
 - Attachment of clothesline to the shared boundary fence.
- 7.3 Neighbourhood Character - The proposal accords with the objectives and standards of Clause 55 of the Hume Planning Scheme. The design provides a development that will integrate with the existing character of setbacks, building materials, design detail and built form. The upper floor level of dwelling 2 is considered to be of a low scale built form. This assessment can be found in Attachment 2.
- 7.4 Concerns in relation to bulk built form - The scale, bulk and height of the proposed buildings meets the majority of standards and all of the objectives in Clause 55. The proposed dwelling is not considered have a dominating impact upon the streetscape, adjoining properties and the surrounding area.
- 7.5 Traffic and Parking - The increase of traffic generated by the additional dwelling will be negligible and will not have a significant impact on traffic within Elmar Court. The number and dimension of car parking spaces provided complies with the requirements of Clause 52.06.
- 7.6 Privacy and Overlooking – The proposal achieves compliance with standard B22 in clause 55.04-6 (Overlooking) of the Planning Scheme. This assessment can be found in Attachment 2.

REPORT NO: SU595 (cont.)

- 7.7 Overshadowing of private open space area on adjoining properties - Shadow diagrams provided (9am-3pm at the September 22 Equinox) allow for adequate assessment of overshadowing. The proposal achieves compliance with standard B21 in clause 55.04-5 (Overshadowing) of the Planning Scheme. This assessment can be found in Attachment 2.
- 7.8 Noise Pollution - The potential for the generation of noise is not a reason to refuse this proposal. They are part of the give and take of urban life that neighbours are obliged to accept.
- 7.9 Property devaluation - The consideration of impact to property values is not managed or assessed by the Planning and Environment Act 1987 or the Hume Planning Scheme.
- 7.10 Loss of views - The consideration of impact to loss of view is not managed or assessed by the Planning and Environment Act 1987 or the Hume Planning Scheme.
- 7.11 Attachment of clothesline to the shared boundary fence - The consideration of attachment of a clothesline to a shared boundary fence is not managed or assessed by the Planning and Environment Act 1987 or the Hume Planning Scheme.

8. ASSESSMENT:

Planning Policy Framework

- 8.1 The application has been assessed against the relevant provisions of the Hume Planning Scheme.
- 8.2 The proposal is generally in accordance with the relevant planning policy frameworks, by providing medium density housing and modest infill development in a way that demonstrates site responsive design and limits amenity impacts to neighbours.
- 8.3 The proposed development provides housing diversity and housing opportunities close to existing infrastructure which will meet the varied needs of the existing and future residents. It provides for urban growth which is orderly, and achieves the greatest social benefit to the community, without diminishing the unique character and identity of the city.

Housing diversity strategy

- 8.4 The property is identified in the Hume Diversity Strategy (adopted by Council 17 June 2020) as an area of limited change with regards to providing diversity. The area is not expected to produce significant housing diversity (compared to moderate and high change areas). The strategy does not set any diversity targets for limited change areas, however the provision of 1 x single storey two bedroom dwelling and 1x double storey two bedroom dwelling will increase housing diversity within the area.

General Residential Zone

- 8.5 The proposed development is consistent with the purpose of the General Residential Zone 1.
- 8.6 The purpose of the GRZ includes the intention to *encourage development that respects the neighbourhood character of the area*. The proposal presents a contemporary design outcome which balances the existing character and the emerging character created by more recent development.
- 8.7 The proposal has 283.5 square metres of garden area provided (39%), meeting the 35% requirement.
- 8.8 The proposal has a maximum height of approximately 7.315 metres, and therefore does not exceed the maximum permitted height of 11 metres.
- 8.9 Clause 55 will be addressed in the below sections.

REPORT NO: SU595 (cont.)

Melbourne Airport Environs Overlay – Schedule 2

8.10 The application proposes a second dwelling on a lot size of 726.0m², therefore meets the requirements under Schedule 2 of the Overlay to ensure that dwellings must not exceed a density of one dwelling per 300 square meters.

8.11 The proposal is not considered to have a detrimental impact on the operations of the airport as it is a single dwelling in an existing residential subdivision.

Car parking

8.12 The proposed development is consistent with the purpose of this clause.

8.13 Both dwellings contain two bedrooms and are provided with a shared double carport to satisfy the car parking requirements of Clause 52.06 of the Hume Planning Scheme. space within the shared accessway. Visitor parking is not required.

8.14 All car spaces are accessible from a shared crossover and accessway.

8.15 The proposed development meets the required design standards for car parking and accessways. A turning area is provided to allow vehicles to be able to exit in a forward motion. The shared accessway always maintains a minimum width of at least 3.0 metres.

8.16 The site is accessible via an existing crossover in the north-west corner of the site.

Stormwater Management in Urban Development

8.17 The application provides an appropriate response to the requirements of this provision. The applicant has supplied a Stormwater Management Plan in support of the application.

8.18 This plan demonstrates the development achieves a STORM Rating of 100% (100% required) with the inclusion of a rainwater tank, a rain garden and permeable paving.

8.19 These measures will facilitate water reuse on site and reduce direct stormwater runoff which is consistent with the objectives of this provision and are acceptable solutions.

Clause 55 Two or more dwellings on a lot

8.20 The proposal has been assessed against all relevant ResCode objectives and standards outlined in Attachment 2.

8.21 A satisfactory neighbourhood and site description and design response plan have been provided for consideration.

8.22 Assessment of the proposal against the requirements of Clause 55 of the Scheme is provided in Attachment 2 of this report.

8.23 The proposal meets the standards and objectives of Clause 55, by providing infill development outcome in an area that has access to services. The design of the dwellings is suitable to the area and responds to the existing character of the area.

8.24 The dwellings are designed to ensure that both internal and external amenity is not negatively impacted.

8.25 The practicalities of the site have been considered, with parking, traffic, bin collection and postal services appropriately managed.

8.26 There are some aspects of Clause 55 which warrant permit conditions to make a full response, including the requirement for landscaping plan (Standard B13) to be submitted for assessment.

9. CONCLUSION

9.1 The application has been assessed against the relevant provisions of the Hume Planning Scheme, including Planning Policy frameworks, and is generally consistent with the relevant purposes relating to urban environment, sustainable development, and residential development. The objections have been considered in the assessment of the proposal.

REPORT NO: SU595 (cont.)

- 9.2 The proposal generally satisfies the objectives and standards of Clause 53.18 (Stormwater in urban development), Clause 55 (Two or more dwellings on a lot) and Clause 52.06 (Car parking) of the Scheme. Subject to conditions, the proposal can demonstrate a site responsive design with a limited impact on the amenity of surrounding properties and the character of the area.
- 9.3 On this basis, it is recommended that the application be supported, and a Notice of Decision to Grant a Permit be issued.

REPORT NO: SU595 (cont.)

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Attachment 1 – Recommendation and permit conditions

That Council, having considered the application on its merits, resolves to issue a Notice of Decision to Grant a Planning Permit, and allow the development of a double storey dwelling to the rear of an existing dwelling at 8 Elmar Court, Broadmeadows, subject to the following conditions:

1. Before the development starts, an updated plan 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 then will form part of the permit. The plans must be drawn to scale and dimensioned. The plans must be generally in accordance with the submitted plans (prepared by Behnam Giliana, Rev-B dated 10/05/2021) but modified to show:
 - a. Mailboxes to be located on the front title boundary facing Elmar Court.
 - b. Damaged vehicle crossover to be removed and reconstructed to the satisfaction of the Responsible Authority.
 - c. The height of mailbox and meters on the elevation plan.
 - d. The height of the front boundary fence on the elevation plan.
 - e. Notation stating 'no vehicles are to be parked behind the carport or within the shared accessway' in front of the shared car port.
 - f. Visibility splays (2.0m along the front boundary and 2.5 metres into the property) on either side of the driveway.
 - g. Notation stating that 'Any structure or landscaping within visibility splays of driveway must be no greater than 900mm in height.
 - h. Location of the raingarden for dwelling 2 in accordance with the submitted WSUD Plan.
 - i. Location of washing machine, dryer, wash basin, shower/bath and toilet within the bathroom of dwelling 1.
 - j. Location of doors for bedroom 1 and 2 of dwelling 1.
 - k. Relabel the study of dwelling 2 to be 'open study'.
 - l. Overlooking treatments to be applied to the west facing 'study' window of dwelling 2 in accordance with Standard B22.
 - m. The east facing kitchen window of dwelling 1 to be removed and replaced with a new double-glazed window with a minimum sill height of 1.7 metres above the finished floor level of the dwelling.
 - n. Provide an eastern elevation plan of dwelling 1.
 - o. Notation stating 'the car spaces for dwelling 1 and 2 will be line marked'.
 - p. Lighting at the entrances to dwellings 1 and 2.
 - q. A landscape plan for the whole of the subject site in accordance with condition 3.
2. 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.
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 and drawn to scale with dimensions. It must show:
 - a. A survey (including botanical names) of all existing vegetation to be retained;
 - 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. Location of all WSUD features.
 - e. 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;
 - f. Landscaping and planting within all open areas;
 - g. Medium canopy tree and understorey landscaping within the frontage of dwelling 1; a small canopy tree (mature height of 6m +) in the areas of secluded spaces for each dwelling;
 - h. Screen planting along the rear property boundary.
 - i. An in-ground irrigation system to all landscaped areas;
 - j. Tree protection zone and structural root zone for each tree to be retained; and
 - k. The location and details of root control barriers.
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. Once the approved development has started, it must be continued and completed to the satisfaction of the responsible authority except with prior consent of the responsible authority.
 6. Before development allowed by this permit is occupied, landscaping works as shown on the endorsed plan(s) must be completed to the satisfaction of the responsible authority.
 7. Any building allowed by this permit 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.
 8. The car parking spaces for dwelling 1 and 2 must be line marked in accordance with the endorsed plans to the satisfaction of the Responsible Authority.
 9. The measures within the approved Stormwater Management Plan must be implemented and maintained to the satisfaction of the responsible authority.
 10. Outdoor lighting must not be located other than that which is normal to a private dwelling or shown on the endorsed plans, except with prior written consent to the responsible authority.
 11. 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.
 12. All external materials, finishes and paint colours are to be to the satisfaction of the responsible authority.
 13. The development permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality.

14. Areas set aside for 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 plans 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.
15. Areas set aside for the parking and movement of vehicles as shown on the endorsed plans must be made available for such use and must not be used for any other purpose.
16. Mail boxes shall be provided to the proposed dwelling/s to the satisfaction of the Responsible Authority and Australia Post.
17. Stormwater from all paved areas must be retained within the property and drained to the site's underground internal stormwater system.
18. Any cut or fill must interfere with the natural overland stormwater flow.
19. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
20. 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.

Permit notes:

- If a request for an extension of commencement/completion dates is made out of time allowed by Condition 20, 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.
- The land is or will in the future be subject to aircraft noise exposure associated with Melbourne Airport and is located between the 20 to 25 ANEF noise contours. Table 2.1 of Australian Standard AS 2021-2015, *Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*, issued by Standards Australia International Ltd, states that "Within the 20 ANEF to 25 ANEF some people may find that the land is not compatible with residential or educational uses". As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the dwelling relating to noise complaints due to the dwelling being within the 20-25 ANEF contours.

- An “Application for Legal Point of Stormwater Discharge” is required to be submitted to Council prior to connection to the drainage system.
- 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 by the owners/developers.
- Following the Drainage Investigation, internal drainage plans to be submitted to Council Civil Design section for approval.
- Prior to commencement of any works within the road reserve or require alteration/connection to the Council's drainage assets in the road reserve, an **‘Application form for Consent to work within a Hume City Council Road Reserve’** is required to be submitted to Council to obtain a permit to carry out the works.
- Any structure proposed to be built over an easement requires Council and relevant service authority's approval prior to the issuing of a building permit.
- Consultation with Councils Garbage Service to agree on format of garbage collection.

Attachment 2– Planning Policy Framework

P23496: 8 Elmar Court, Broadmeadows

Proposal: Development of a double storey dwelling to the rear of an existing dwelling

The following Planning Policy Framework objectives of the Hume Planning Scheme are relevant to this proposal:

Clause	Applicable objective / strategy / purpose
<i>Planning Policy Framework</i>	
11.01-1S – Settlement	<i>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i>
15.01-1S – Urban design	<i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i>
15.01-2S – Building design	<i>To achieve building design outcomes that contribute positively to the local context and enhance the public realm.</i>
16.01-1S – Housing supply	<i>To facilitate well-located, integrated and diverse housing that meets community needs.</i>
16.01-2S – Housing affordability	<i>To deliver more affordable housing closer to jobs, transport and services.</i>
<i>Local Planning Policy Framework</i>	
21.03-2 - Housing	<i>To increase the diversity of housing in Hume.</i>
21.04-1 – Urban design	<i>To enable well designed medium density and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.</i>
21.04-2 – Environmentally Sustainable Design and Development	<i>To encourage environmentally sustainable design and development.</i>
21.04-3 – Landscape character	<i>To ensure development protects significant and unique landscape values which contribute to Hume’s character and identity.</i>
<i>Zoning Provisions</i>	
32.08 – General Residential Zone (Schedule 1)	<i>To implement the Municipal Planning Strategy and the Planning Policy Framework. To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</i>
<i>Particular Provisions</i>	
52.06– Car parking	<i>To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework. To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</i>

	<p><i>To support sustainable transport alternatives to the motor car.</i></p> <p><i>To ensure that car parking does not adversely affect the amenity of the locality.</i></p> <p><i>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</i></p>
53.18 – Stormwater Management in Urban Development	<p><i>To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.</i></p>
55 – Two or more Dwellings on a lot and Residential Buildings	<p><i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i></p> <p><i>To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.</i></p> <p><i>To encourage residential development that provides reasonable standards of amenity for existing and new residents.</i></p> <p><i>To encourage residential development that is responsive to the site and the neighbourhood.</i></p>

Clause 55 assessment

Clause 55 of the Scheme seeks to ensure that development is consistent with neighbourhood character and provides an acceptable built form which is responsive to the site and surrounding area.

A satisfactory neighbourhood and site description and design response plan have been provided for consideration. Assessment of the proposal against the requirements of Clause 55 of the Scheme is provided below. In summary, the proposal satisfies the objectives and/or standards of the Clause.

Neighbourhood character and infrastructure (Standard B1 to B5)

B1 – Neighbourhood character objective	<p>The proposal is located in a residential area where the established neighbourhood character comprises of one detached dwelling on a lot with some unit developments emerging. The planning officer notes that dwellings within the surrounding area are generally single storey, however there are some examples of double storey dwellings emerging in nearby streets (Jodie Court, Samuel Drive, Mont Albert Drive)</p> <p>Although double storey dwellings are not prevalent within 8 Elmar Court, the proposal provides a contemporary response to the existing residential context and respects the established neighbourhood character with appropriate built form, muted tones, recession, and low scale built form. Please refer to the assessment in standard B31 for more information on the design detail.</p>
B2 – Residential policy objective	<p>The proposal is consistent with higher level state planning policies regarding infill development, and medium density housing in areas with proximity to services. The proposal can also be supported from a local planning policy perspective, which seeks <i>‘to increase the diversity of</i></p>

	<i>housing in Hume</i> as per objective 4 in clause 21.03-2 of the Planning Scheme. The proposal will increase housing diversity in an area where the Melbourne Airport Environs Overlay limits the capacity for change.
B3 – Dwelling diversity objective	The application is not required to meet Standard B3, with reference to dwelling diversity, as there are less than ten dwellings proposed.
B4 - Infrastructure	The development can be connected to reticulated services, including sewerage, drainage, electricity and gas. It is considered that the net outcome of one additional dwelling is unlikely to unreasonably overload the capacity of the existing utility services and infrastructure in the area. The application has been referred internally to Council's Engineering and Assets Department for comment and no objections have been raised against the proposal on drainage and sewerage grounds.
B5 – Integration with the street	The proposal integrates well with the layout of development in the street, as it retains the existing dwelling which is orientated toward Elmar Court. The proposal does not include any additional built form within the front setback of the existing dwelling. The subject site will retain the existing 1.15 metre high timber picket front boundary fence.

Site Layout and building massing (Standards B6 to B15)

B6 – Street setback objective	Existing dwelling 1 is proposed to be retained and as such the existing 7.15 metre setback to the front property boundary will be retained. While this does not technically comply with the standard which would require a setback of 7.36 metres (the average front setback of the two adjoining properties) it is considered to align with the objective which aims to ensure that the setbacks respect the preferred neighbourhood character and makes efficient use of the site.
B7 – Building height objective	The proposal provides a maximum building height of 7.315 metres, which is less than the 11 metres maximum building height pursuant to Clause 32.08-10 (General Residential Zone) of the Planning Scheme.
B8 – Site coverage objective	The proposal contains a site coverage percentage of 40.0%, which is less than the maximum 60% permitted under Standard B8.
B9 – Permeability and stormwater management objectives	The development has suitable site permeability, with 41.4% provided (minimum 20% required). A Stormwater Management Plan has also been provided with the application, which looks to reuse and reduce stormwater through use of rainwater tanks and raingardens, and achieves a 100% STORM rating (minimum 100% required).
B10 – Energy efficiency objective	<p>The dwellings are considered to be sufficiently energy efficient and are designed so that the living areas of both the existing and proposed dwelling are facing north. Proposed dwelling 2 provides large windows and glass sliding doors along the north and east elevations to maximise solar access to the living and meals areas. At first floor level, dwelling 2 provides a bedroom with both east and west facing windows to capitalise on both morning and afternoon solar access to the habitable room.</p> <p>Proposed dwelling 2 includes private open spaces to the north of the dwelling with direct access directly from the open plan living/meals/kitchen.</p>

	<p>It is noted that the existing dwelling is proposed to have secluded private open space located to the east of the dwelling.</p> <p>Eaves have been included at upper storey level of dwelling 2 on all elevations which will provide energy efficiency to all internal rooms.</p> <p>Existing dwelling 1 incorporates eaves along northern and western elevations providing an acceptable energy efficiency response for the dwelling.</p> <p>The proposal will not unreasonably impact on the solar access of adjoining neighbouring open spaces and windows, in accordance with Standard B10.</p>
B11 – Open space objective	The proposal does not contain communal open space in or adjacent to the site.
B12 – Safety objective	All dwelling entries can be easily seen and surveyed from the street frontage or internal access, and the proposal meets the standard and objectives related to safety. The proposal increases safety with workable vehicle corner splays next to the driveways. A condition to permit will require lighting for each dwelling entry to be incorporated into the proposal.
B13 – Vegetation objective	<p>Vegetation on the site is not protected under Clause 52.17 of <i>the Scheme</i> and is able to be removed without council approval. The majority of the existing vegetation will be removed.</p> <p>Landscaping details on the site plan indicates that there is opportunity for landscaping within the areas of private open space and along the accessway. Although indicative landscaping is now shown, space exists within the site to accommodate an improved landscaping outcome. A landscape plan will be required by permit condition.</p>
B14 – Access objective	The site has a frontage of less than 20m (12.76m) and the vehicle crossings will not exceed 40% of the street frontage. This is considered appropriate as vehicle access is safe, manageable, and convenient, satisfying the requirements of Standard B14.
B15 – Parking location objectives	<p>Vehicle parking is appropriately located and provides convenient parking for residents.</p> <p>The design adequately protects residents from vehicular noise within development, with shared accessways and car parks of other dwellings located a minimum of 1.5 metres from the windows of habitable rooms in accordance with the requirements of Standard B15. A condition to permit will require the east facing kitchen window of dwelling 1 to be removed and replaced with a new double glazed window to protect future residents from any noise impact resulting from the shared carport.</p>

Site Layout and building massing (Standards B17 to B24)

B17 – Side and rear setback objective	Both dwellings are setback in accordance with Standard B17 at both ground and first floor level.
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B18 – Wall on boundary objective	There are no existing or proposed walls on boundary.
B19 – Daylight to existing windows objective	Daylight to existing habitable room windows will not be detrimentally affected by the development. The plans demonstrate that all existing habitable room windows within proximity to the development outlook an open area with minimum dimension of 1 metre clear to the sky in accordance with the requirements.
B20 – North - facing windows objective	The proposed dwelling is not located within 3 metres of any north facing habitable room windows.
B21 – Overshadowing objective	<p>The shadow diagrams submitted with the application show that the adjoining property to the rear of the subject site will receive some shadowing at 3pm, however it is within the allowances of the overshadowing provisions of Standard B21.</p> <p>All shadowing resulting from the proposed dwelling will be mostly retained within the subject site from 9am-2pm. This shadowing is compliant with the regulation of Standard B21, as the proposed dwelling will not impact sunlight access to the secluded private open space areas on adjoining lots for at least 5 hours of the of the day between 9am and 3pm on 22 September.</p>
B22 – Overlooking objective	<p>The subject site will retain the existing 2.0 metre high northern and eastern boundary fencing, and the 2.1 metre high southern boundary fencing. The existing boundary fencing will assist to minimise overlooking from the ground floor level. Given the ground floor finished floor levels of each dwelling is less than 0.8 metres, the development is considered compliant with Standard B22 at ground floor.</p> <p>Overlooking has been appropriately addressed for most first-floor habitable rooms within 9 metres of a property boundary. The design has incorporated a mixture of obscure glazed windows and high sill windows to a minimum height of 1.7m above finished floor level to address overlooking concerns. As such, the development is considered compliant with Standard B22 at first floor level. A condition to permit will require overlooking treatments to be applied to the first floor level study window of dwelling 2.</p>
B23 – Internal views objective	Internal views have been managed through design outcomes, fence heights and location of windows. A condition to permit will require the kitchen window of the existing dwelling to be removed and replaced with a new double glazed window with a minimum window sill height of 1.7 metres above the finished floor level, to limit views into the kitchen from the shared carport.
B24 – Noise impact objective	The proposal does not include unreasonable external and internal noise sources. The planning officer notes that there are ample opportunities to locate any mechanical requirement, including cooling and heating units, on site away from any adjoining properties and public areas. The proposal meets the standard and objective related to noise impacts.

On-Site Amenity and Facilities (Standard B25-B30)

B25 – Accessibility objective	The proposal is able to be modified to improve accessibility for people with limited mobility. The planning officer notes that the front porch for all dwellings can be transformed into a ramp. The Planning Officer also recognises that both dwellings contain bedrooms and bathrooms on the ground floor level.														
B26 – Dwelling entry objective	The proposal contains entry doors that are identifiable from the street. The porch of both dwellings are designed to achieve a sense of personal address, create a transitional space, and provide shelter around the entry.														
B27 – Daylight to new windows objective	All new windows will receive appropriate daylight in accordance with Standard B27.														
B28 – Private Open Space	<div>An assessment of the proposed POS and SPOS for each dwelling is provided below:</div> <table><tr><td></td><td>SPOS</td><td>POS</td><td>Access from a living room?</td></tr><tr><td>Dwelling 1</td><td>40.5 m²</td><td>132.4 m²</td><td>Yes, Rumpus room</td></tr><tr><td>Dwelling 2</td><td>52.0 m²</td><td>145.2 m²</td><td>Yes, Living/meals/kitchen</td></tr></table> <div>The proposal satisfies the requirements in standard B28 as the POS and SPOS areas of all dwellings exceed the minimum dimensions, total area, and have direct access from a living room.</div>				SPOS	POS	Access from a living room?	Dwelling 1	40.5 m ²	132.4 m ²	Yes, Rumpus room	Dwelling 2	52.0 m ²	145.2 m ²	Yes, Living/meals/kitchen
	SPOS	POS	Access from a living room?												
Dwelling 1	40.5 m ²	132.4 m ²	Yes, Rumpus room												
Dwelling 2	52.0 m ²	145.2 m ²	Yes, Living/meals/kitchen												
B29 – Solar access to open space objective	<div>Dwelling 1 is provided with east facing SPOS, whilst dwelling 2 is provided with north facing SPOS. The proposal locates the shared carport north of the SPOS of dwelling 1. The carport has an overall height of approximately 2.85 metres, and an SPOS setback dimension of 5.785.</div> <div>In accordance with Standard B29, a structure north of SPOS with a height of 2.85m requires a setback of 4.52 metres. As such, The SPOS of dwelling 1 complies with Standard B29.</div>														
B30 – Storage objective	The proposal provides at least 6 cubic metres of externally accessible storage for all dwellings. The planning officer notes that the storage locations are adequate for practical use, and do not block any windows or obstruct accessways.														

Detailed Design (Standard B31 to B34)

B31 – Design detail objective	<p>The proposed dwelling has been designed to fit in with the surrounding area by adopting a form and scale as well as a mix of materials & finishes that are sympathetic to the surrounding area.</p> <p>The first floor level is significantly recessed from the north and south ground floor elevations to minimise adverse impacts regarding visual bulk on adjoining properties. The first floor level is considered to be a small upper floor addition, which only contains 1 bedroom with WIR and ensuite, and an open study area. Given the small nature of the first floor level combined with the use of sympathetic materials and finishes, the first floor level is considered to be of a low scale built form appropriate for the scale and form of the surrounding area.</p>
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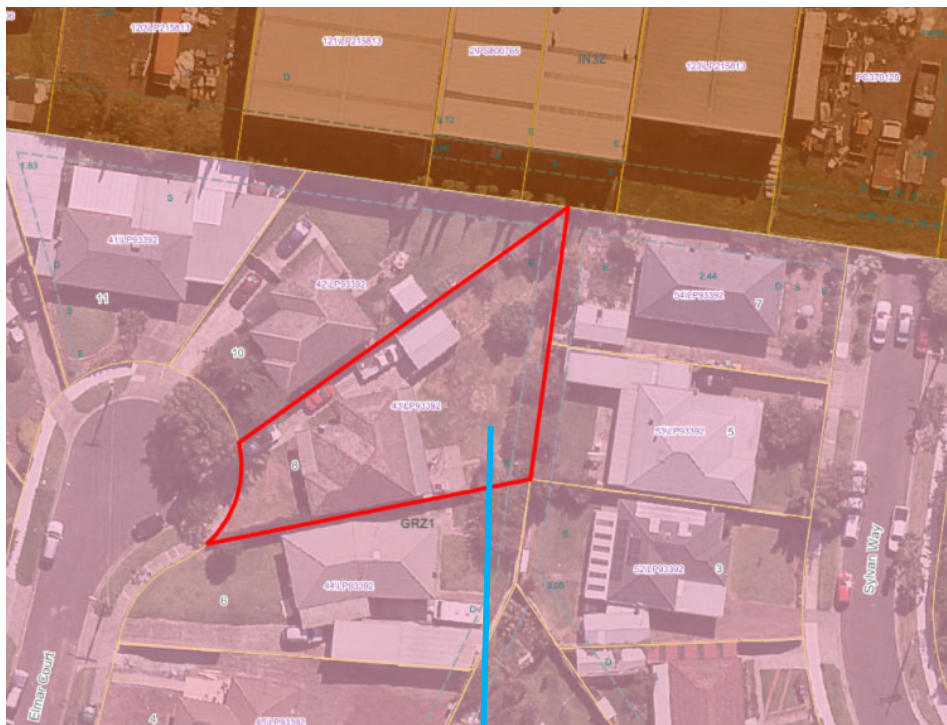
	<p>The proposed development includes features that blend well within the existing streetscape by providing a similar mix of materials and finishes. In particular, the use of face brickwork and render cladding with the provision of a hipped tiled roof ensures that the development is respectful of the character of the surrounding area.</p> <p>The design incorporates appropriate design detail and articulation in accordance with Standard B31.</p>
B32 – Front fence objective	The proposal will retain the the existing 1.15 metre high timber picket front boundary fence.
B33 – Common property objective	Common property is anticipated to be manageable.
B34 – Site services objectives	<p>Site services will be able to be appropriately located to ensure suitable installation of services, maintenance, and through access. The future residents will be able to store their bins within their areas of secluded private open space, but also easily bring the bins to the verge for collection, via the garage. Each property is serviced by a clothesline. A condition to permit will require mailboxes to be located at the front of the property facing the road in line with Australia Post requirements. The proposal meets the standards and objectives related to site services.</p>

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LOCALITY MAP

P23503

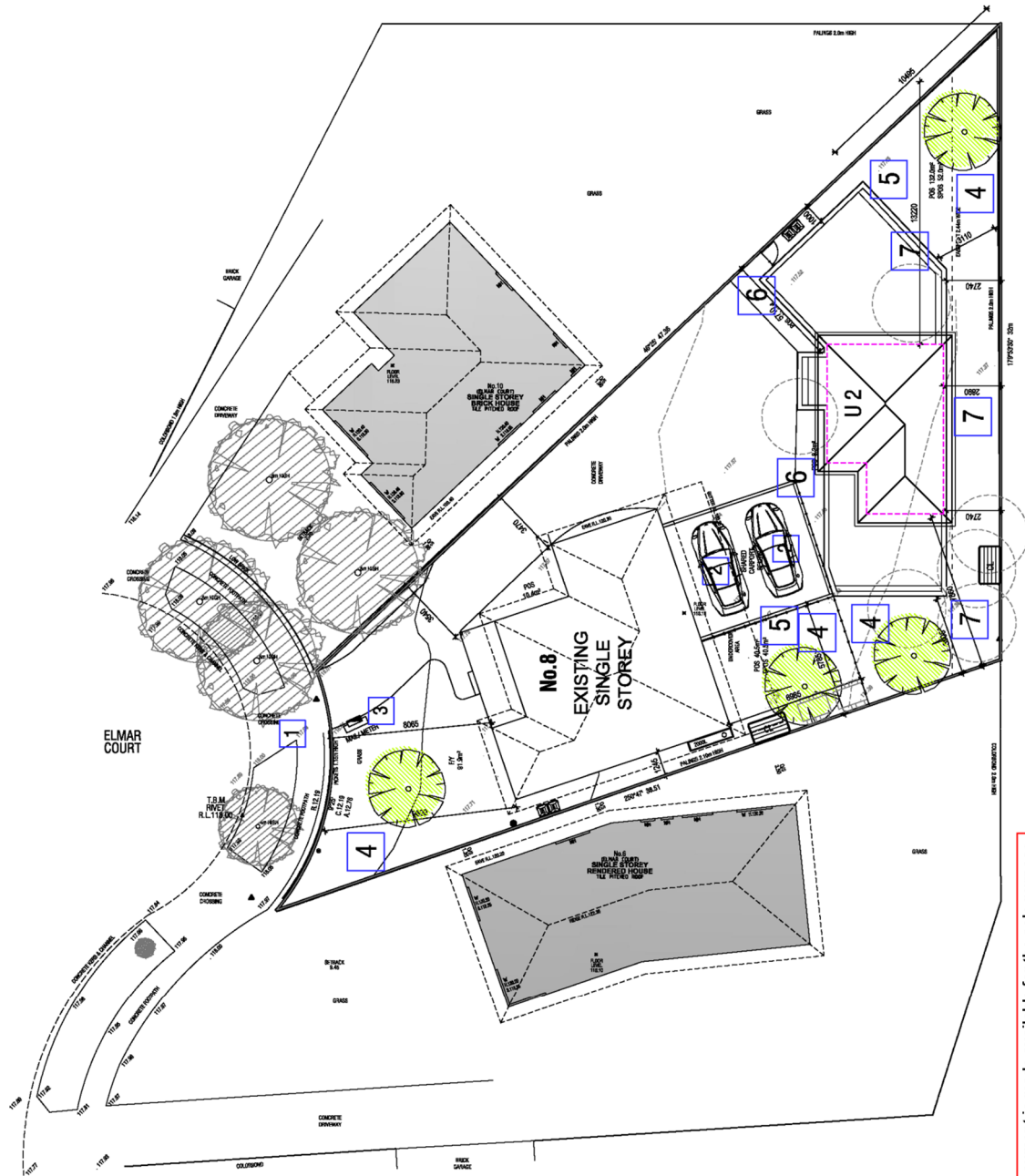
8 Elmar Court, Broadmeadows



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DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE MODIFIED TO SERVICE UNIT 4.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 5 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 6 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 7 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.



Revisions	
REV-A	14.02.21 ISSUE FOR TP SUBMISSION
DATE	20.01.21
BY	DR
FOR	DESIGN RESPONSE
PROJECT NO.	18/0000000000
PROJECT NAME	UNIT DEVELOPMENT
PROJECT LOCATION	8 ELMAR COURT, CAMPBELLFIELD

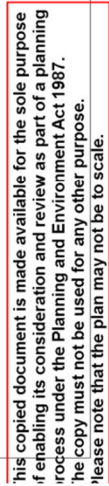
BEHNAZ GILANI
Phone 0448 944 062
Email: b.gilani@valiok.com

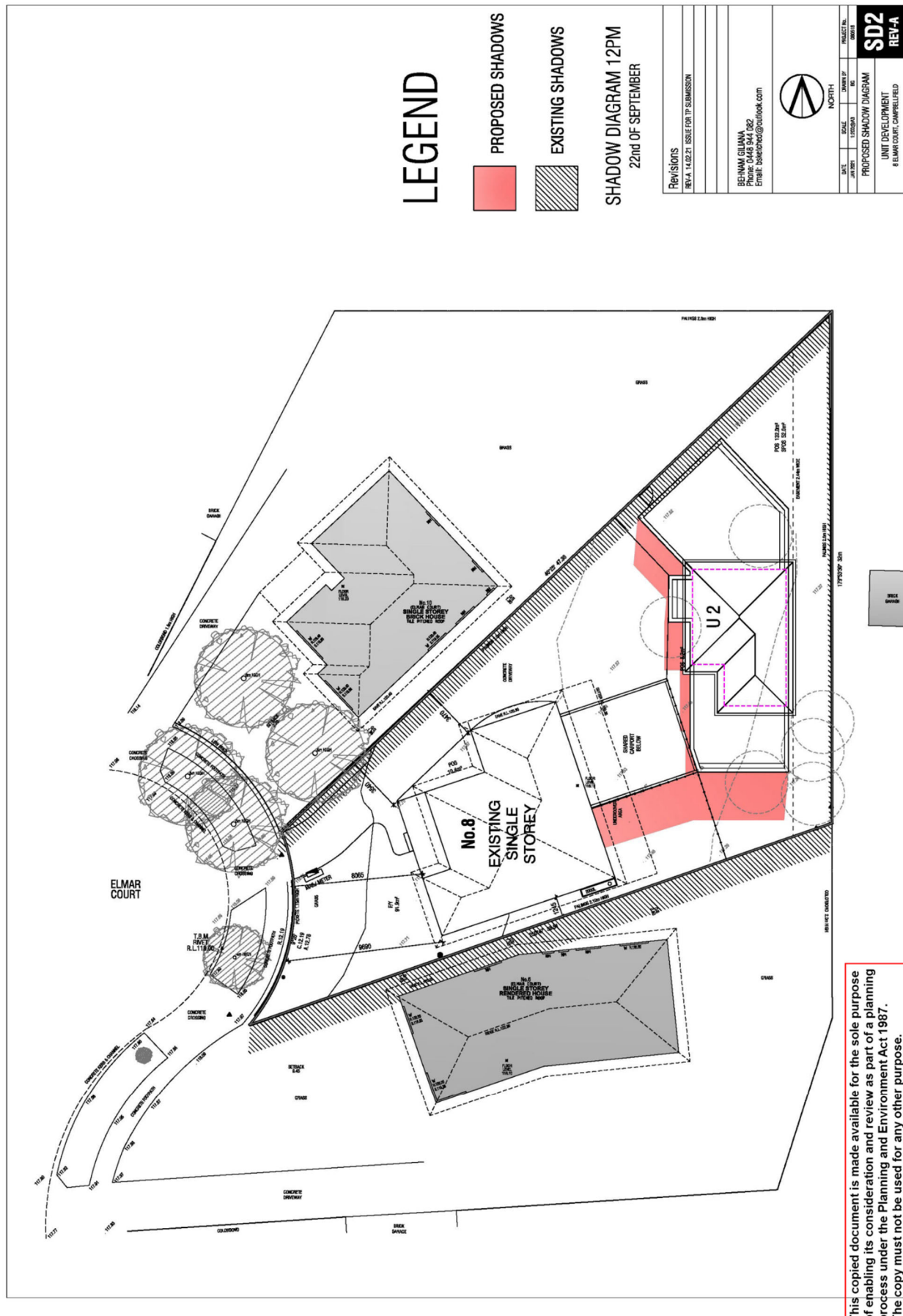


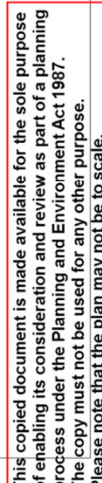
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STORM Rating Report

TransactionID: 1156477
 Municipality: HUME
 Rainfall Station: HUME
 Address: 8 Elmar Court

Campbellfield
 VIC 3061

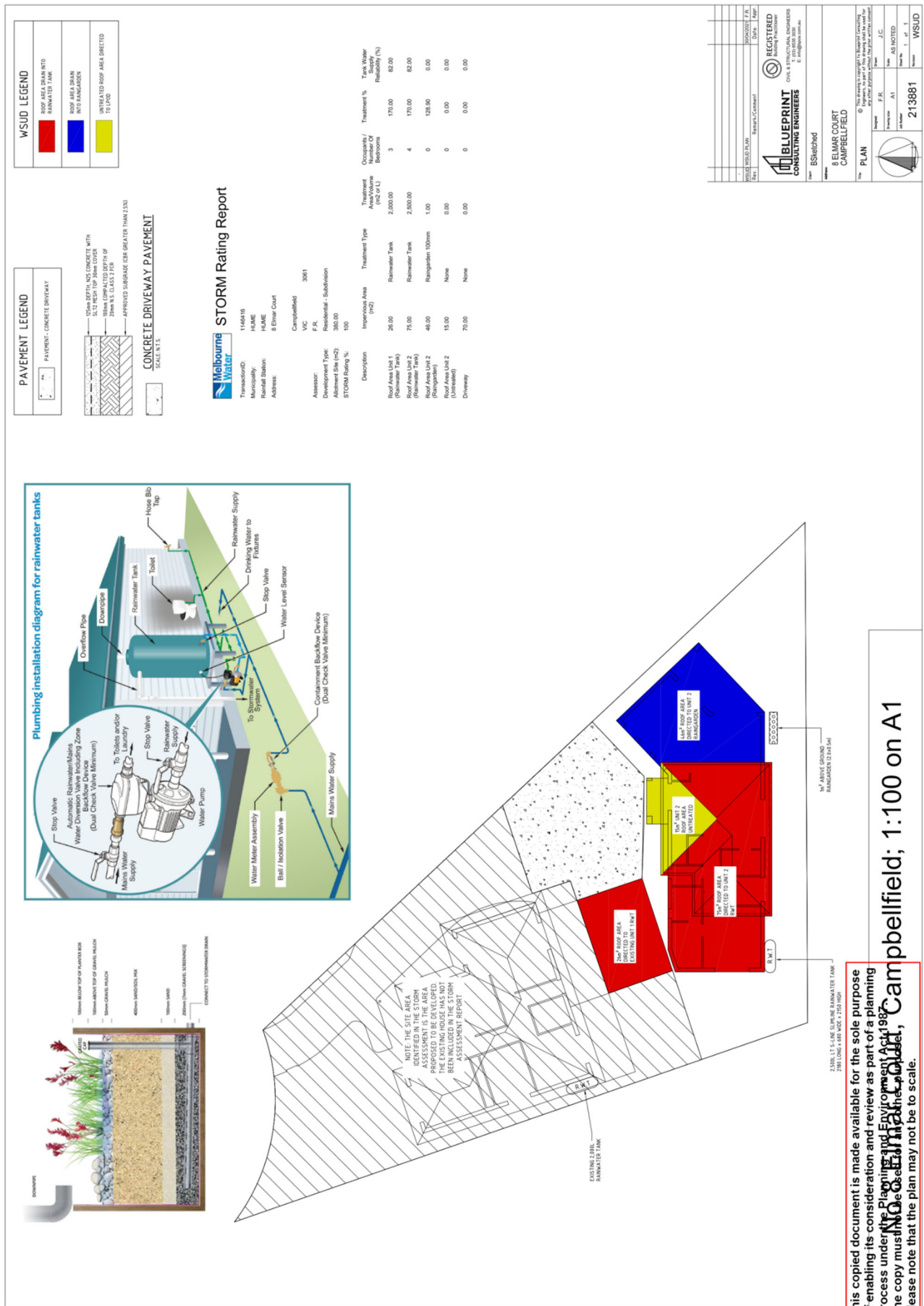
Assessor: F.R.
 Development Type: Residential - Subdivision
 Allotment Site (m2): 380.00
 STORM Rating %: 100

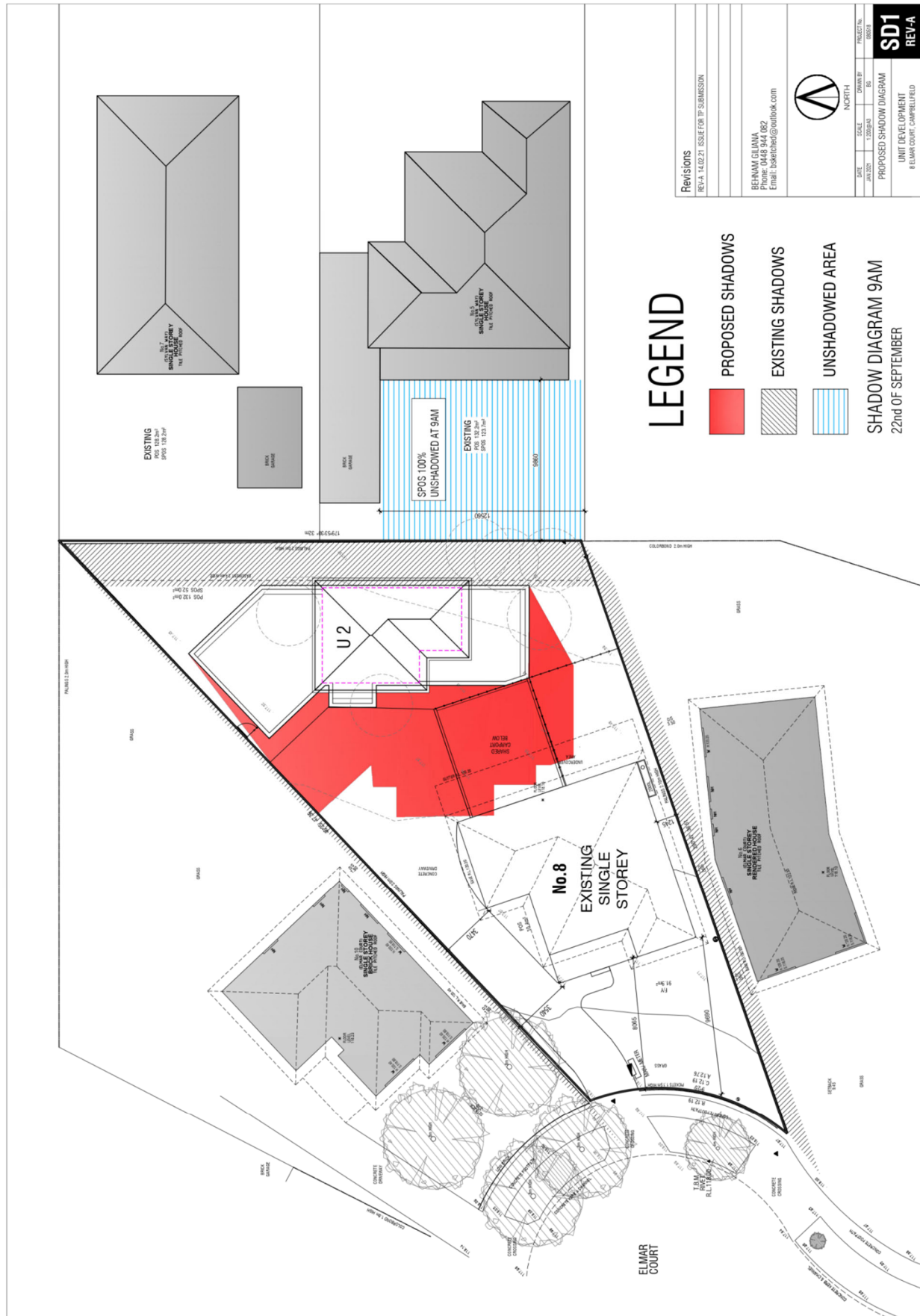
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Area Unit 1 (Rainwater Tank)	26.00	Rainwater Tank	2,000.00	2	170.00	82.00
Roof Area Unit 2 (Rainwater Tank)	75.00	Rainwater Tank	2,000.00	2	131.00	94.90
Roof Area Unit 2 (Raingarden)	46.00	Raingarden 100mm	1.00	0	128.90	0.00
Roof Area Unit 2 (Untreated)	15.00	None	0.00	0	0.00	0.00
Driveway	40.00	None	0.00	0	0.00	0.00

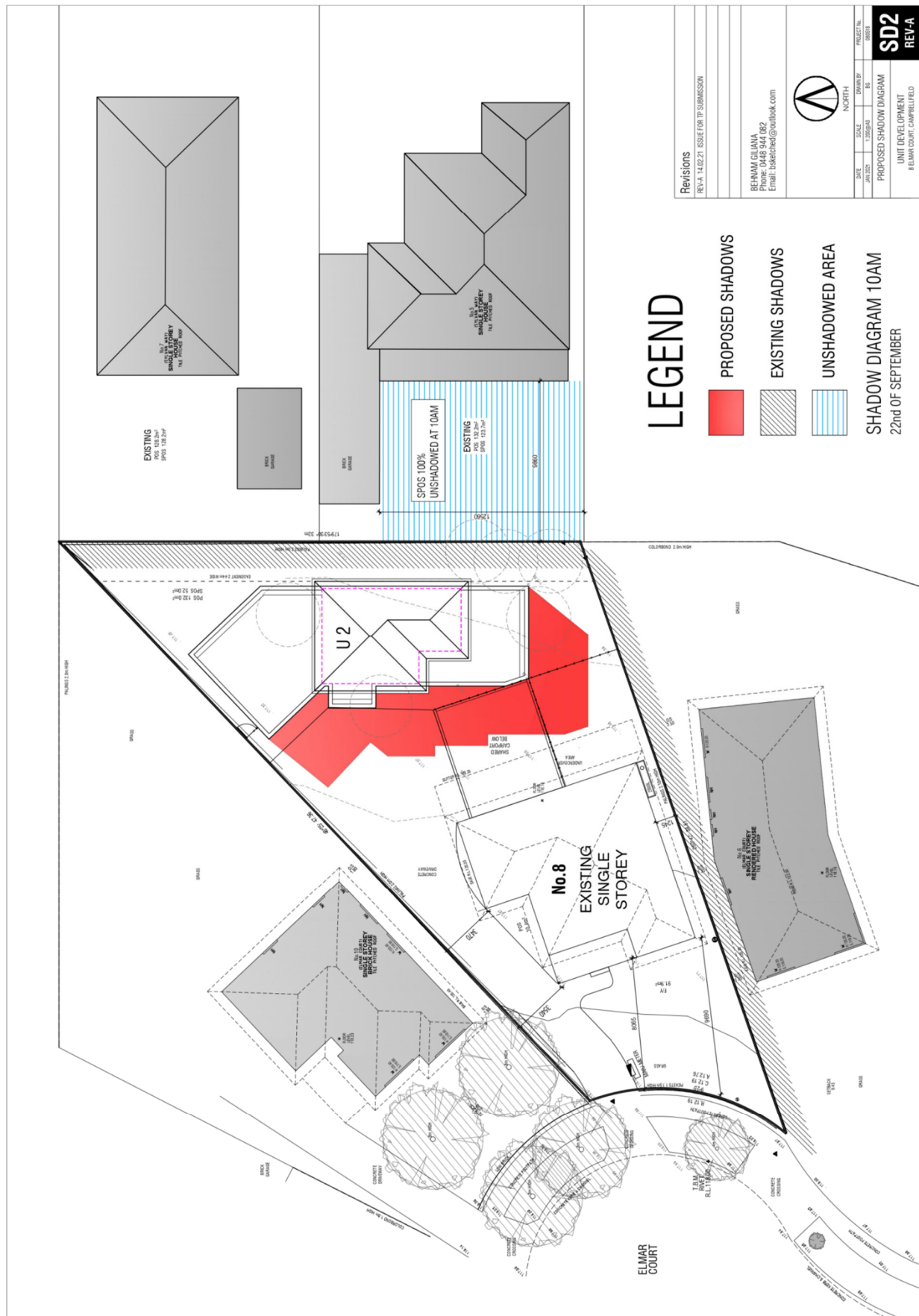
Date Generated: 17-May-2021

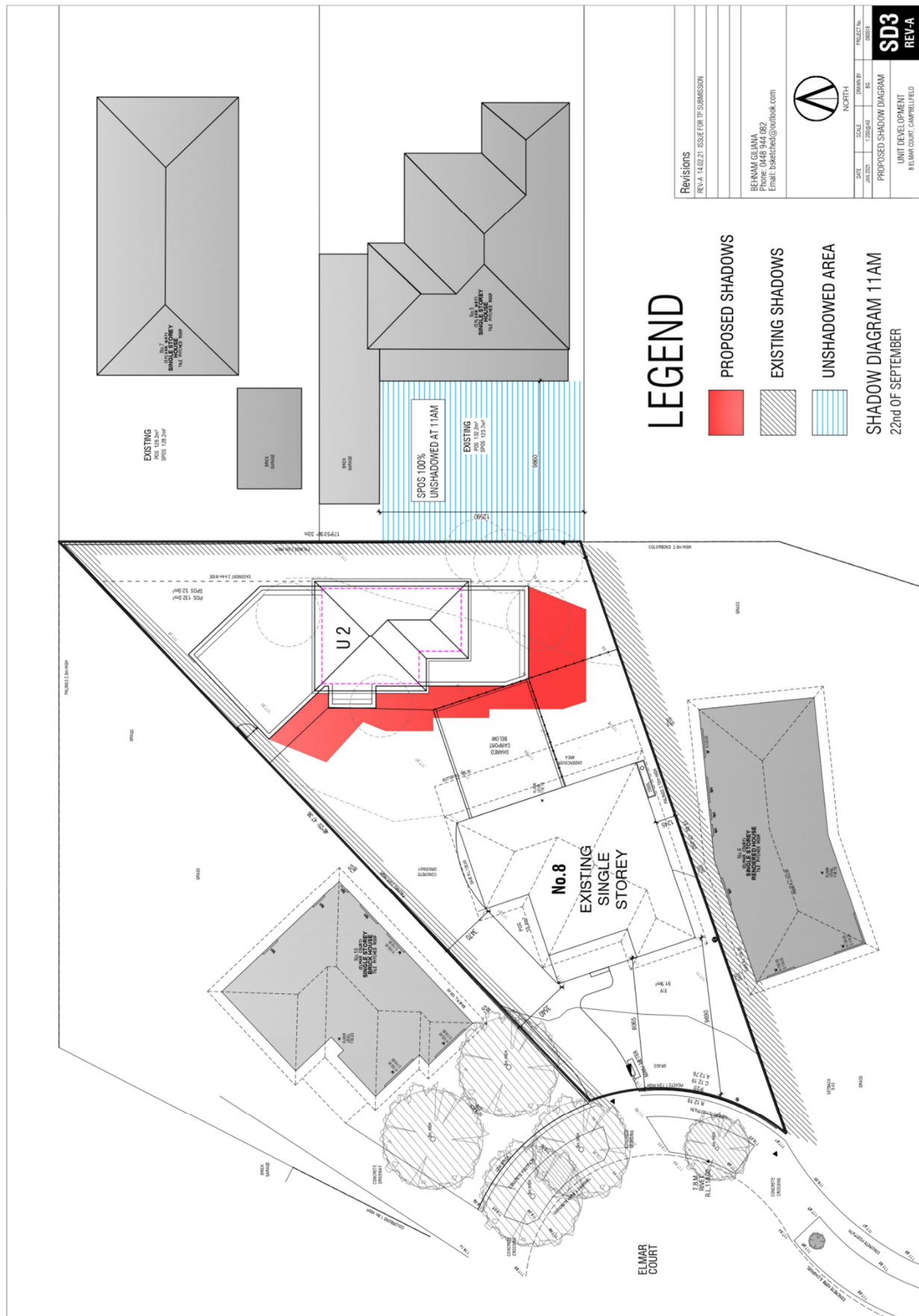
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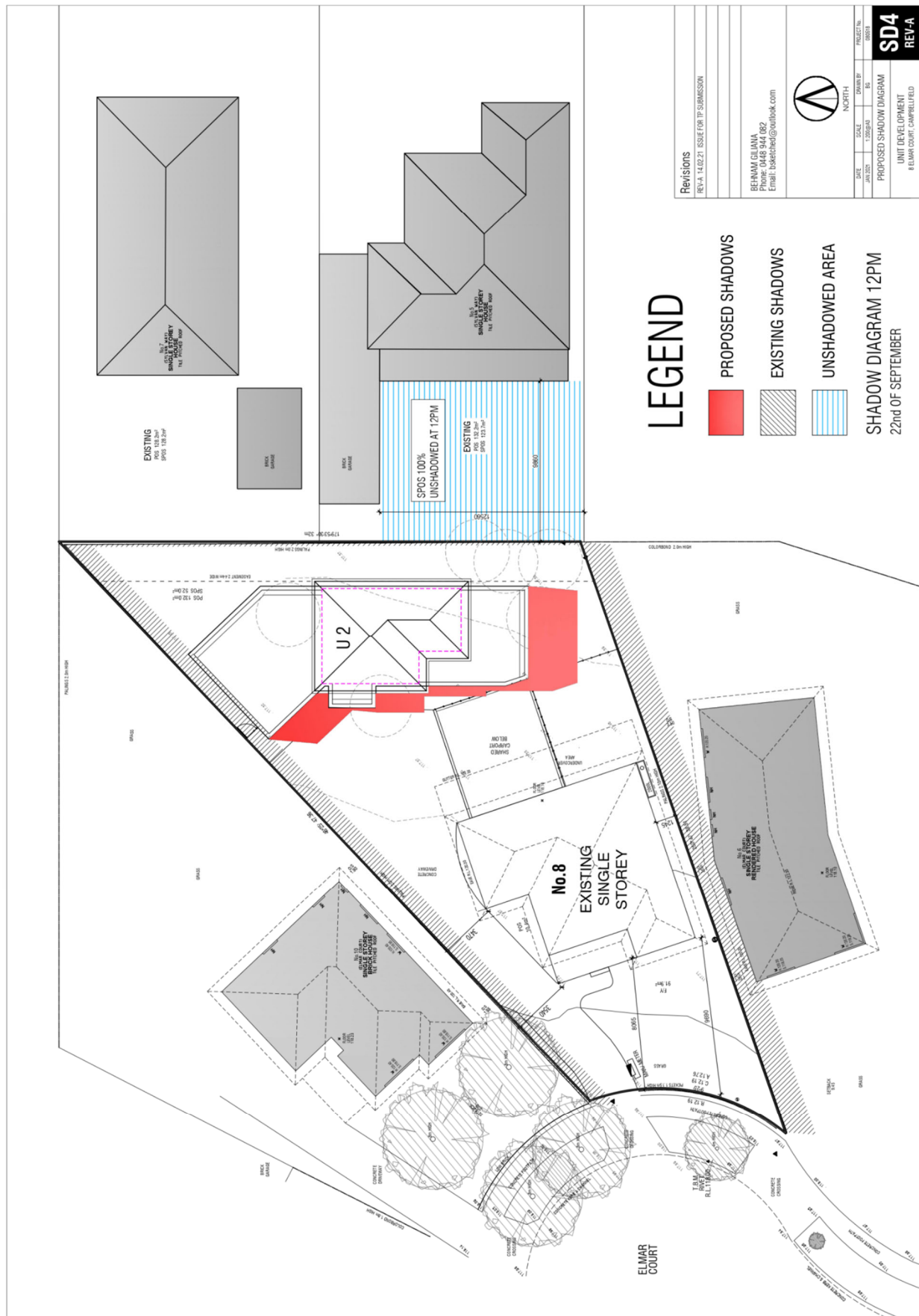
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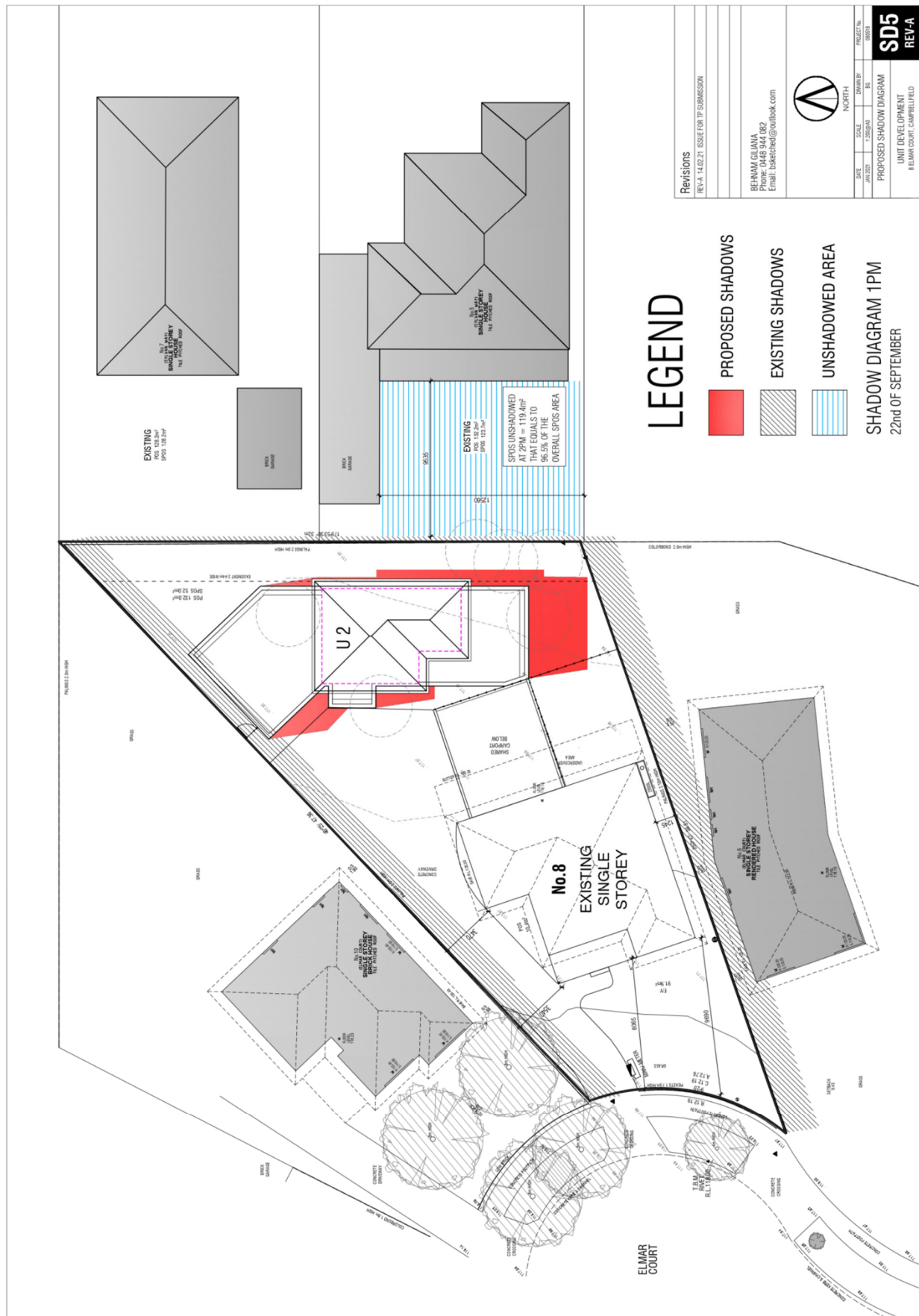




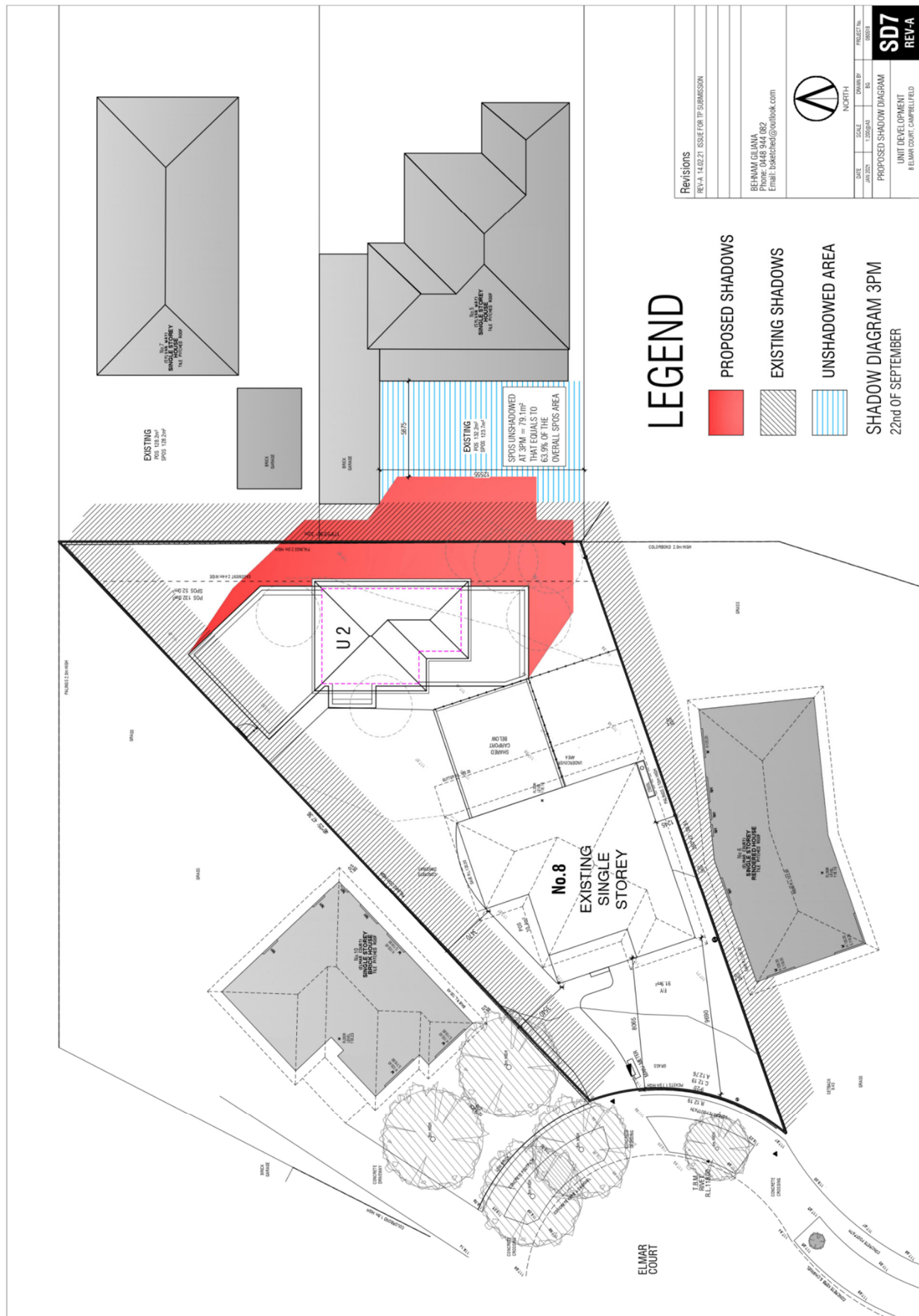












REPORT NO:	SU596
REPORT TITLE:	Statutory Planning Monthly Report - August 2021
SOURCE:	Danielle Kos, Coordinator Continuous Improvement Planning and Building
DIVISION:	Planning and Development
FILE NO:	Hume Planning Scheme
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENT:	1. <i>Statutory Planning matters dealt with under delegation - August 2021</i>

1. SUMMARY OF REPORT:

- 1.1 This report incorporates a summary of performance indicators for the Statutory Planning team for the month of August 2021. It also includes an update on VCAT appeals and decisions made by Council officers under delegation.

2. RECOMMENDATION:

- 2.1 That the report be noted.**

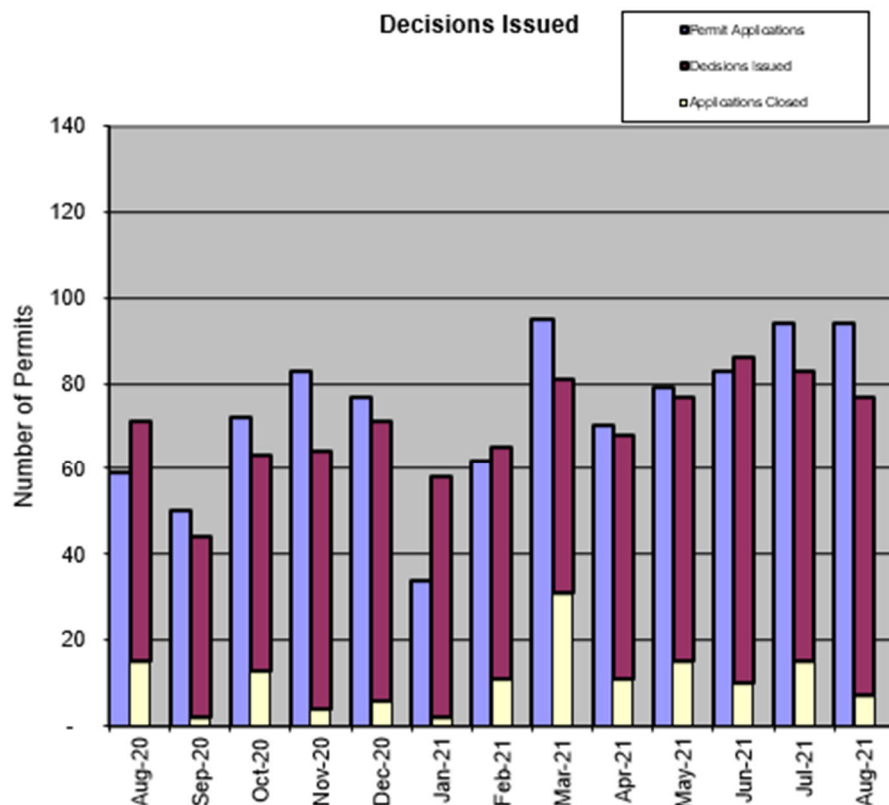
3. PERFORMANCE INDICATORS:

- 3.1 Included within this report are bar charts illustrating the following key performance indicators:
- Planning applications received, determined and closed in the previous month.
 - The number of current applications under assessment in the previous month.
 - Average gross days in dealing with planning applications and a comparison with metro and growth area Councils.
 - Percentage of applications issued in 60 days or less.
 - Percentage of applications issued in 60 days or less based on difficulty of applications.
- 3.2 94 permit applications were received in August 2021, consistent with last months' high number of applications. 70 decisions were issued, remaining above the average number issued per month over the last 12 months.
- 3.3 7 applications were closed off in August, mostly as a result of applications being withdrawn. This included one application that had accrued over 900 processing days. Several longstanding applications were also refused in August on the basis that insufficient information had been provided to make a decision. This is part of the ongoing work that the Statutory Planning Unit is undertaking to finalise inactive applications which are no longer required.
- 3.4 There were 537 applications under assessment at the end of July, which equates to approximately 38 active applications per Town Planner.
- 3.5 The percentage of applications decided in 60 days or less decreased slightly from last months figure down to 53%. Of these, 62% of simple applications, 40% of average applications and 33% of complex applications were determined within 60 days.

REPORT NO: SU596 (cont.)

- 3.6 The average number of gross days taken to determine planning applications increased substantially from 227 days in June to 307 days in July. This increase was expected as a result of the determination of several longstanding applications in July which had accrued a high number of processing days. The median number of processing days also increased from 117 days in June up to 194 days in July, higher than other Growth Area and Metro Councils which had median timeframe of 121 and 79 processing days respectively.
- 3.7 The tables representing this data have been adjusted to accurately represent timeframes and other reporting frameworks available to Council and are set out below:

	Aug-21
Permit Applications	94
Decisions Issued	70
Applications Closed	7



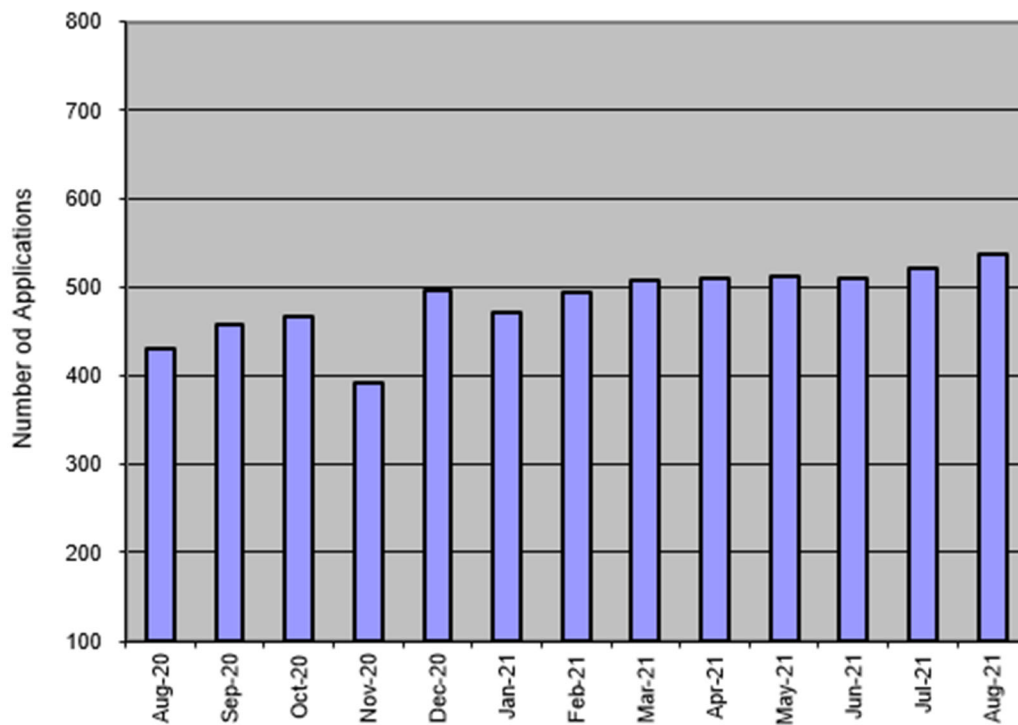
*Decisions Issued include: Permits, Vicsmart Permits, Permits From NoD, VCAT Permits (including Section 72 Amendments) and Refusals.

*Applications Closed Includes: Prohibited, No Permit Required, Withdrawn, Cancelled, Lapsed and Failure to Determine (Including S72).

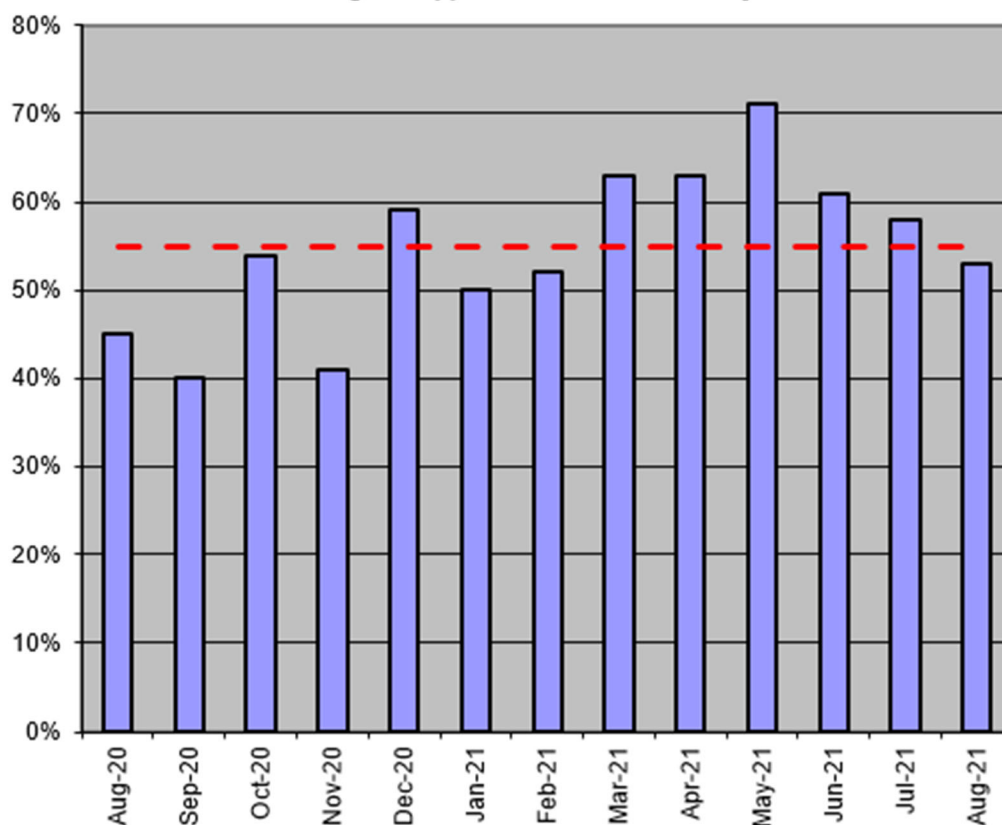
*Notices of Decision are not included in the above graph.

REPORT NO: SU596 (cont.)

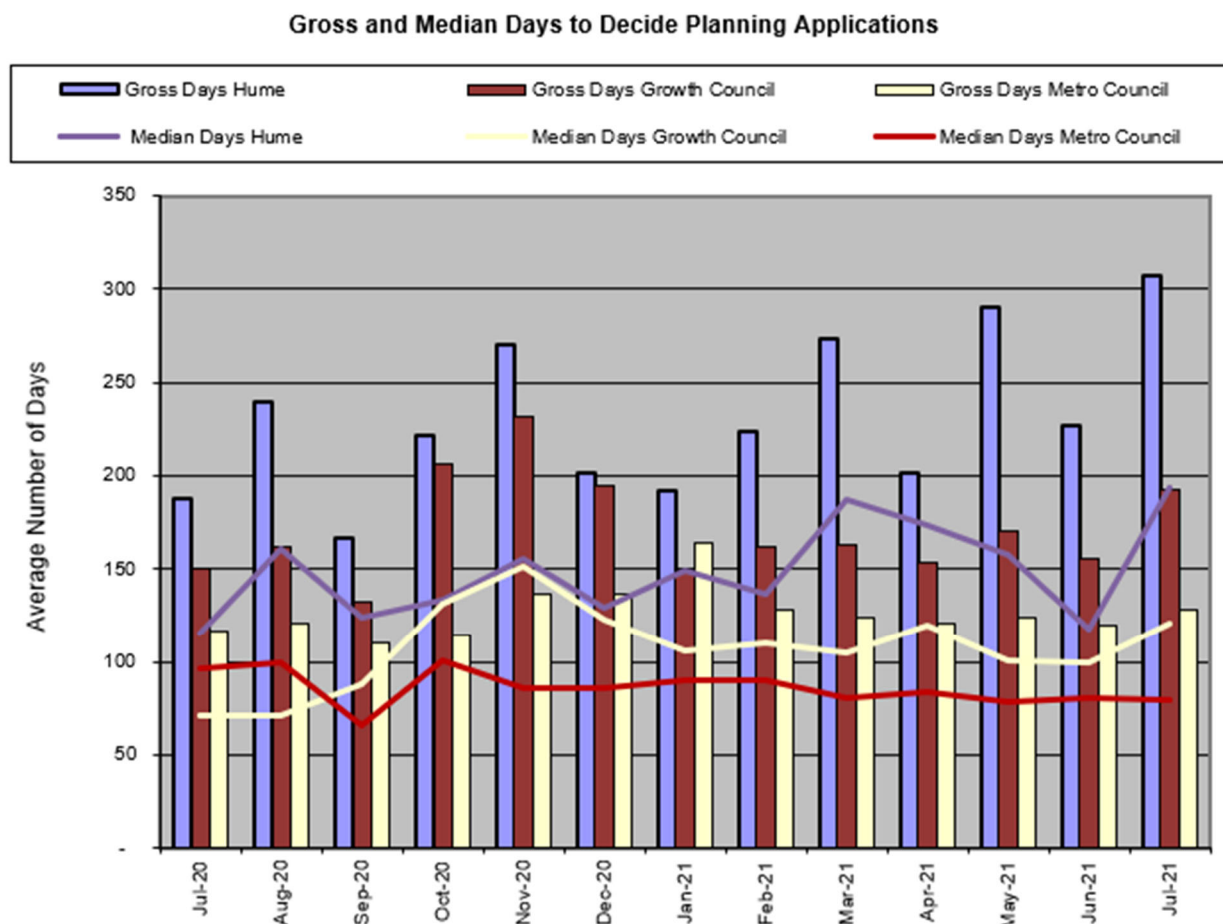
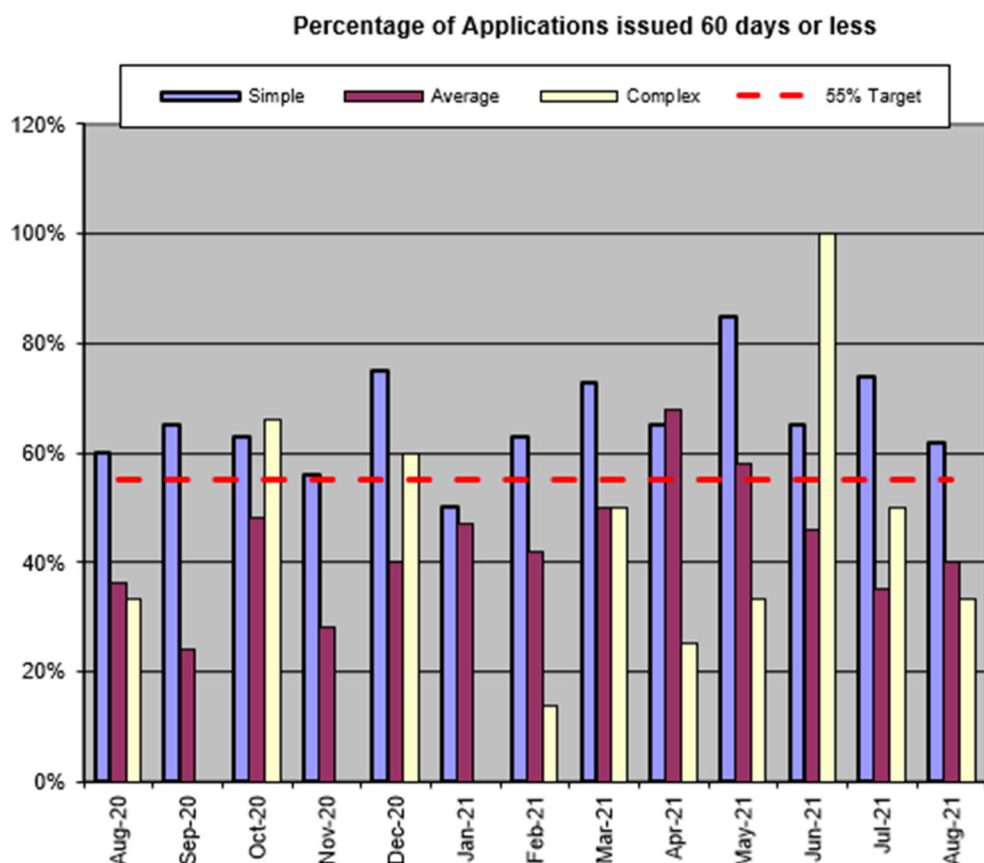
Applications Currently Under Assessment



Percentage of Applications decided 60 days or less



REPORT NO: SU596 (cont.)



REPORT NO: SU596 (cont.)

4. VCAT APPEALS:

- 4.1 This report includes all VCAT decisions received during August 2021. It also includes the current month prior to the Council meeting to give Council a more up to date report on VCAT decisions.

Initiating orders

- 4.2 Two initiating orders were received in the month of August. The first was in response to an appeal lodged by objectors against Council's decision to grant a Notice of Decision to Grant a Permit for the development of three dwellings at 11 Priorswood Way, Sunbury. A hearing date for this matter has been set for 19 April 2022.
- 4.3 An initiating order has also been received in relation to an appeal lodged by the permit applicant against Council's decision to refuse to grant a planning permit for the development of a dwelling at the front of an existing dwelling at 8 Bee Court, Craigieburn. This matter has been listed on VCAT's Short Cases list and a hearing has been set for 22 November 2021.
- 4.4 A further hearing has been scheduled in relation to the matter at 725 Sunbury Road, Sunbury. This matter, which involves an appeal from the permit applicant against a condition placed on the permit at the direction of the Department of Transport, was originally heard in May 2021. At this time, VCAT directed that more information was required to be provided in relation to the Department of Transport requirements. This information has now been provided and the matter has therefore been relisted for a hearing in October to focus on this information prior to a final determination on the application being made.
- 4.5 The hearing for the matter at 570 Sunbury Road, Bulla was adjourned due to additional time being required by parties to the appeal to review some updated material supplied by the permit applicant. The matter has been rescheduled, and a hearing will now take place on 8-12 November 2021.

Tribunal Decisions

- 4.6 In the matter of the appeal for 13 Harker Street Sunbury, the appeal was vacated due to all parties reaching consent without the need to proceed to a hearing. In this matter, the Tribunal directed that the planning permit for the development (three double storey dwellings) be amended to include a requirement for the developer to provide a 2.4m high paling fence along the site boundary. This measure satisfied the objector to the proposal who had no further concerns relating to the decision. Overall, the outcome was in line with Council's earlier decision to approve the development however the additional condition setting out the fence height will further protect the privacy of the neighbouring property from the new dwellings to be constructed.

Matters waiting to be heard at VCAT

The following table lists all current matters awaiting a hearing at The Tribunal:

725 SUNBURY ROAD, SUNBURY	
APPLICATION NO. P22493	Residential subdivision and access to a Road Zone Category 1
APPEAL TYPE	Appeal against a condition of permit
APPEAL LODGED BY	Applicant
HEARING DATE	26 October 2021
STATUS	To be heard
34 SUNSET BLVD, JACANA	
APPLICATION NO. P22502	Development of four double storey dwellings

REPORT NO: SU596 (cont.)

APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	12 April 2021
STATUS	Awaiting outcome of hearing
56 STANHOPE STREET, BROADMEADOWS	
APPLICATION NO. P22713	Four double storey dwellings with garages
APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	28 June 2021
STATUS	Awaiting outcome of hearing
245-265 OAKLANDS ROAD, OAKLANDS JUNCTION	
APPLICATION NO. P22584	The use and development of a Freezing and Cool Storage facility
APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	20-22 October 2021
STATUS	To be heard
570 SUNBURY ROAD, BULLA	
APPLICATION NO. P4131	Use and development of the land for Materials Recycling and a Quarry Rehabilitation Landfill
APPEAL TYPE	Appeal against Council's failure to determine the application within the prescribed timeframe
APPEAL LODGED BY	Applicant
HEARING DATE	8-12 November 2021
STATUS	To be heard
40 BATEY COURT AND 500 SUNBURY ROAD, BULLA	
APPLICATION NO. P13310 and P15723	Works associated with an existing dam and other associated earthworks to assist in erosion control and filling of land); and Buildings and works associated with Earthworks (Gully fill and rehabilitation) at an existing landfill
APPEAL TYPE	Appeals against Council's failure to determine several applications within the prescribed timeframe and request to amend the permits under Section 87 and 87A of the Act
APPEAL LODGED BY	Applicant
HEARING DATE	Dates for full hearing to be set
STATUS	To be heard
11 LEECH COURT, JACANA	
APPLICATION NO. P22639	Development of four double storey dwellings

REPORT NO: SU596 (cont.)

APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	18 October 2021
STATUS	To be heard
50 DAWSON STREET, TULLAMARINE	
APPLICATION NO. P22838	Development of three double storey dwellings
APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	5 October 2021
STATUS	To be heard
500 SUNBURY ROAD, BULLA	
APPLICATION NO. P1488.02	Amendment of permit P1488 to increase the capping contours and height to 184 metres above sea level and amendment of Condition 1 and 4 issued on 20 May 1993
APPEAL TYPE	Appeal against Council's decision to grant an amended permit
APPEAL LODGED BY	Objector
HEARING DATE	30 November to 1 December 2021
STATUS	To be heard
11-17 ARDLIE STREET, WESTMEADOWS	
APPLICATION NO. P22962	Use and development of land for a Residential Hotel with basement level car parking, and partial demolition and works to a building within the Heritage Overlay
APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	16-23 November 2021
STATUS	To be heard
13 HARKER STREET, SUNBURY	
APPLICATION NO. P23039	The development of three double storey dwellings
APPEAL TYPE	Appeal against Council's decision to grant a permit
APPEAL LODGED BY	Objector
HEARING DATE	29 November 2021
STATUS	To be heard
28 POWLETT STREET, SUNBURY	
APPLICATION NO. P23322	The development of two double storey dwellings and one single storey dwelling to the rear of the existing dwelling
APPEAL TYPE	Appeal against Council's decision to grant a permit
APPEAL LODGED BY	Objector
HEARING DATE	16 March 2022

REPORT NO: SU596 (cont.)

STATUS	To be heard
11 PRIORSWOOD WAY, SUNBURY	
APPLICATION NO. P23382	Buildings and works for the development of three double storey dwellings
APPEAL TYPE	Appeal against Council's decision to grant a permit
APPEAL LODGED BY	Objector
HEARING DATE	19 April 2022
STATUS	To be heard
8 BEE COURT, CRAIGIEBURN	
APPLICATION NO. P23266	The development of a double storey dwelling to the front of an existing dwelling
APPEAL TYPE	Appeal against refusal to grant a permit
APPEAL LODGED BY	Applicant
HEARING DATE	22 November 2021
STATUS	To be heard

5. MATTERS DETERMINED UNDER DELEGATION

- 5.1 A list of all matters dealt with under delegation between 1 and 31 August 2021 is attached to this report. The list includes details of planning applications that receive two objections or less, applications to amend planning permits or plans, applications to extend planning permits, applications to certify Plans of Subdivision, the issuing of Statements of Compliance under the Subdivision Act and Section 173 Agreements signed under delegation.

STATUTORY PLANNING MATTERS DEALT WITH UNDER DELEGATION – AUGUST 2021			
APPLICATION NO.	PROPOSAL	ADDRESS	OUTCOME
P17846	PROPOSED EARTHWORKS (CLEAN LAND FILL)	830 CRAIGIEBURN RD, YUROKE VIC 3063	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P20804	THE DEVELOPMENT OF FOUR (4) DOUBLE STOREY DWELLINGS AND ONE (1) SINGLE STOREY DWELLING	114 BLAIR ST, DALLAS VIC 3047	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P20874	THE DEVELOPMENT OF TWO (2) DOUBLE STOREY DWELLINGS AND ONE (1) SINGLE STOREY DWELLING	79 SPRING ST, TULLAMARINE VIC 3043	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P21015	DEVELOPMENT OF THREE DOUBLE STOREY DWELLINGS	80 CUTHBERT ST, BROADMEADOWS VIC 3047	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P21087	USE AND DEVELOPMENT OF A MEDICAL CENTRE AND ALTERATIONS TO ACCESS TO A ROAD ZONE CATEGORY 1	1723 SYDNEY RD, CAMPBELLFIELD VIC 3061	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P21466	THE DEVELOPMENT OF A DOUBLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING	19 CIMBERWOOD DR, CRAIGIEBURN VIC 3064	EXTENSION TO PLANNING PERMIT EXPIRY DATE GRANTED
P17115	USE OF AN EXISTING BUILDING FOR THE PURPOSE OF A RESTAURANT IN CONJUNCTION WITH AN AGRICULTURAL USE AND UTILISE RURAL OUTBUILDINGS AS AN ART & CRAFT CENTRE WITH ECO-TOURISM RELATED ACTIVITIES & ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1	45-165 OLD SYDNEY RD, MICKLEHAM VIC 3064	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P20695	SUBDIVISION OF LAND, CREATION OF RESTRICTIONS ON TITLE; CONSTRUCTION OF DWELLINGS ON LOTS OF LESS THAN 300SQM	1440 HUME FWY, KALKALLO VIC 3064	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P20799	USE AND DEVELOPMENT OF THE LAND AS A PRIMARY SCHOOL AND REMOVAL OF NATIVE VEGETATION	145 MITCHELLS LANE, SUNBURY VIC 3429	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P21855	DEVELOPMENT OF A DOUBLE STOREY DWELLING ADJACENT TO THE EXISTING SINGLE STOREY DWELLING AND VARIATION OF COVENANT	8 FARLEY CT, GLADSTONE PARK VIC 3043	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P21894	USE AND DEVELOPMENT OF A DOUBLE STOREY DWELLING AND GARAGE WITHIN MAE02	26 TRUMPINGTON TCE, ATTWOOD VIC 3049	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P22896	DEVELOPMENT OF TWO DOUBLE STOREY DWELLINGS	1 DIANNE DR, TULLAMARINE VIC 3043	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P21961.01	DEVELOPMENT OF LAND FOR FIFTEEN DWELLINGS, CREATION / ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION TO CAR PARKING REQUIREMENTS	685 SOMERTON RD GREENVALE VIC 3059	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P23378	SUBDIVISION OF LAND, CREATION OF A RESERVE AND RESTRICTION PURSUANT TO CLAUSE 52.02	45 CARROLL LANE, GREENVALE VIC 3059	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT

REPORTS – SUSTAINABILITY AND ENVIRONMENT**27 SEPTEMBER 2021****ORDINARY COUNCIL (TOWN PLANNING) MEETING**

Attachment 1 - Statutory Planning matters dealt with under delegation - August 2021

P23498	SUBDIVISION OF LAND, CREATION OF A RESERVE AND CREATION OF EASEMENTS	120 NORTHCORP BVD, BROADMEADOWS VIC 3047	AMENDED PLANS ENDORSED UNDER SECONDARY CONSENT
P20321.01	USE AND DEVELOPMENT OF SITE FOR THE PURPOSE OF MATERIALS RECYCLING AND TRANSFER STATION WITH DISPENSATION IN CAR PARKING REQUIREMENT	29-31 HALLEY CRES, CAMPBELLFIELD VIC 3061	AMENDED PLANNING PERMIT ISSUED
P21268.01	THE USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE, AND TO ALTER/CREATE AN ACCESS TO A ROAD ZONE CATEGORY 1	5 CRAIGIEBURN RD, CRAIGIEBURN VIC 3064	AMENDED PLANNING PERMIT ISSUED
P22717.01	THE USE AND DEVELOPMENT OF A FACTORY, THE DEVELOPMENT OF SIX WAREHOUSES WITH ASSOCIATED OFFICES, AND SIGNAGE	95-97 WESTERN AVE, WESTMEADOWS VIC 3049	AMENDED PLANNING PERMIT ISSUED
P17384.02	BUILDINGS AND WORKS AND THE USE OF AN EXISTING MUSIC STUDIO WITH AN ANCILLARY RETAIL USE FOR THE PURPOSE OF A PLACE OF ASSEMBLY (LIVE MUSIC CONCERTS) LIQUOR LICENCE AND A REDUCTION IN CAR PARKING REQUIREMENTS	1/11 MCDUGALL RD, SUNBURY VIC 3429	AMENDED PLANNING PERMIT ISSUED
P22493.02	RESIDENTIAL SUBDIVISION AND ACCESS TO A ROAD ZONE CATEGORY 1	725 SUNBURY RD, SUNBURY VIC 3429	AMENDED PLANS ISSUED
P22172.01	AMENDMENT TO P22172 (ISSUED FOR DEVELOPMENT OF TWO SINGLE STOREY DWELLINGS) TO ALLOW FOR CHANGES TO THE FINISHED FLOOR LEVELS	18 SPRING ST, TULLAMARINE VIC 3043	AMENDED PLANS ISSUED
P23428	THE DEVELOPMENT OF TWO DWELLINGS TO THE REAR OF THE EXISTING DWELLING	41 WALSH ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED FROM NOD
P23309	DEVELOPMENT OF ONE DOUBLE STOREY DWELLING TO THE REAR OF THE EXISTING DOUBLE STOREY DWELLING	3 PRINCETON PL, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED FROM NOD
P23278	DEVELOPMENT OF THREE DOUBLE STOREY DWELLINGS	59 MEREDITH ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED FROM NOD
P23581	USE AND DEVELOPMENT OF LAND FOR A CONVENIENCE RESTAURANT, INCLUDING A CAR PARKING REDUCTION. WAIVER TO BICYCLE REQUIREMENT, SALE AND CONSUMPTION OF LIQUOR, DISPLAY OF INTERNALLY ILLUMINATED SIGNAGE AND ALTERATION TO A ROAD ZONE	1434-1468 SYDNEY RD, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED FROM NOD
P23235	DEVELOPMENT OF A SINGLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING AND TWO LOT SUBDIVISION	6 MACBEAN CT, GREENVALE VIC 3059	PLANNING PERMIT ISSUED
P23296	RE-SUBDIVISION OF LAND, CREATION OF ROAD RESERVE R-1 AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1	10 DIMBOOLA RD, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED

REPORTS – SUSTAINABILITY AND ENVIRONMENT**27 SEPTEMBER 2021****ORDINARY COUNCIL (TOWN PLANNING) MEETING**

Attachment 1 - Statutory Planning matters dealt with under delegation - August 2021

P23361	DEVELOPMENT OF FOUR DOUBLE STOREY DWELLINGS	262 CAMP RD, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23504	DEVELOPMENT OF THIRTEEN DOUBLE STOREY DWELLINGS	17 DAWNVIEW CRES, ROXBURGH PARK VIC 3064	PLANNING PERMIT ISSUED
P23408	TWO LOT SUBDIVISION	12 TWIN CREEK CT, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23619	7 LOT SUBDIVISION	1 COOK CT, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23548	BUILDINGS AND WORKS FOR A NEW BUILDING ASSOCIATED WITH THE EXISTING EDUCATION FACILITY	340 SETTLEMENT RD, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23651	DISPLAY OF BUSINESS IDENTIFICATION, ELECTRONIC AND INTERNALLY ILLUMINATED SIGNS	124-130 SOMERTON RD, SOMERTON VIC 3062	PLANNING PERMIT ISSUED
P23526	USE OF LAND FOR PRE-SCHOOL AND PLACE OF ASSEMBLY (COMMUNITY CENTRE) INCLUDING CONSULTING/MATERNAL CHILD HEALTH AND COMMUNITY ROOMS AND A REDUCTION IN CAR PARKING REQUIREMENTS	125 BROSSARD RD, MICKLEHAM VIC 3064	PLANNING PERMIT ISSUED
P23511	DEVELOPMENT OF FOUR DOUBLE STOREY DWELLINGS	1 REGINALD CT, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23685	3 LOT SUBDIVISION	11 OPHIR ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23712	USE AND DEVELOPMENT OF THE LAND FOR A FOOD AND DRINK PREMISES AND BUILDINGS AND WORKS AND DISPLAY OF ADVERTISING SIGNAGE	2-10 CAMP RD, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23722	USE OF LAND AS A FOOD & DRINK PREMISES (CAFÉ), BUSINESS IDENTIFICATION SIGNAGE AND REDUCTION IN CAR PARKING	282 CARRICK DR, GLADSTONE PARK VIC 3043	PLANNING PERMIT ISSUED
P23726	2 LOT SUBDIVISION	102 SHARPS RD, TULLAMARINE VIC 3043	PLANNING PERMIT ISSUED
P23381	CONSTRUCTION OF FOUR DOUBLE STOREY DWELLINGS	1 MOLLAND CT, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23316	MULTILOT STAGED SUBDIVISION	1-17 OBEID DR, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23694	4 LOT SUBDIVISION	7 MEREDITH ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23274	USE AND DEVELOPMENT OF A SINGLE STOREY DWELLING TO THE SIDE OF THE EXISTING DWELLING	2 JEDBURGH PL, GREENVALE VIC 3059	PLANNING PERMIT ISSUED
P23709	2 LOT SUBDIVISION	77 YELLOWBOX DR, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23417	DEVELOPMENT OF FOUR SINGLE STOREY DWELLINGS	164-166 BLAIR ST, DALLAS VIC 3047	PLANNING PERMIT ISSUED

REPORTS – SUSTAINABILITY AND ENVIRONMENT

27 SEPTEMBER 2021

ORDINARY COUNCIL (TOWN PLANNING) MEETING

Attachment 1 - Statutory Planning matters dealt with under delegation - August 2021

P23683	DEVELOPMENT AND USE OF THE LAND FOR THE PURPOSE OF ONE (1) WAREHOUSES AND REDUCTION IN THE STATUTORY CAR PARKING RATE	21 GRASSLANDS AVE, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23778	USE AND DEVELOPMENT OF TRADE SUPPLIES AND RESTRICTED RETAIL PREMISES, DISPLAY FLOODLIT BUSINESS IDENTIFICATION SIGNS AND FREE-STANDING PYLON SKY SIGN, CREATE ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 AND REMOVAL OF VEGETATION (BUNNINGS WAREHOUSE)	200 DONNYBROOK RD, MICKLEHAM VIC 3064	PLANNING PERMIT ISSUED
P22316	THE DEVELOPMENT OF THREE DOUBLE STORY DWELLINGS	1 OLIVER CT, FAWKNER VIC 3060	PLANNING PERMIT ISSUED
P23659	DEVELOPMENT OF A DOUBLE STOREY DWELLING IN MAEO	20 MORTLAKE AVE, DALLAS VIC 3047	PLANNING PERMIT ISSUED
P23547	USE OF LAND AS A RESTRICTED RETAIL PREMISES (PET/FISH STORE) AND THE REDUCTION OF CAR PARKING	1 FLEET ST, SOMERTON VIC 3062	PLANNING PERMIT ISSUED
P23560	THE DEVELOPMENT OF THE LAND FOR INDUSTRY (FOUR FACTORIES WITH ANCILLARY OFFICES)	9 TRANSIT DR, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23617	DEVELOPMENT OF THREE DWELLINGS	13 APOLLO CRES, DALLAS VIC 3047	PLANNING PERMIT ISSUED
P23374	DEVELOPMENT OF FOUR DWELLINGS	157 WIDFORD ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23831	USE AND DEVELOPMENT OF THE LAND FOR TWO CONVENIENCE RESTAURANTS, CAR WASH, SERVICE STATION, MOTOR REPAIRS, SIGNAGE AND WAIVER OF SHOWER CHANGE ROOM REQUIREMENTS	650 HUME HWY, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23794	DEVELOPMENT OF ONE DOUBLE STOREY DWELLING WITHIN THE MELBOURNE AIRPORT ENVIRONS OVERLAY	20 MILDURA CRES, DALLAS VIC 3047	PLANNING PERMIT ISSUED
P23741	DEVELOPMENT OF TWO SINGLE STOREY DWELLINGS	81 DAWSON ST, TULLAMARINE VIC 3043	PLANNING PERMIT ISSUED
P23809	DEVELOPMENT OF A SINGLE STOREY DWELLING IN THE MELBOURNE AIRPORT ENVIRONS OVERLAY	3 WERONA CT, MEADOW HEIGHTS VIC 3048	PLANNING PERMIT ISSUED
P23791	2 LOT SUBDIVISION	18 LYDIA AVE, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23846	VARIATION OF THE COVENANT	27 STUDLEY ST, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23495	USE AND DEVELOPMENT OF THE LAND FOR A CAR WASH, CONVENIENCE SHOP, FOOD AND DRINK PREMISES, DEVELOPMENT OF THE LAND FOR AN OFFICE AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE	450-500 DONNYBROOK RD, MICKLEHAM VIC 3064	PLANNING PERMIT ISSUED

REPORTS – SUSTAINABILITY AND ENVIRONMENT**27 SEPTEMBER 2021****ORDINARY COUNCIL (TOWN PLANNING) MEETING**

Attachment 1 - Statutory Planning matters dealt with under delegation - August 2021

P23755	4 LOT SUBDIVISION	5 BESSELL CT, JACANA VIC 3047	PLANNING PERMIT ISSUED
P23636	DEVELOPMENT OF A DWELLING	3 DOLPHIN CT, GLADSTONE PARK VIC 3043	PLANNING PERMIT ISSUED
P23723	BUILDINGS AND WORKS TO ALLOW A NON ILLUMINATED IDENTIFICATION SIGN	20-22 AINSIE RD, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23743	THE DISPLAY OF SIGNAGE	14 PRODUCTION DR, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23790	THE USE OF LAND FOR THE SALE OF LIQUOR (PACKAGED LIQUOR LICENCE) ASSOCIATED WITH AN EXISTING SHOP	1/49-51 HORNE ST, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23528	THE DEVELOPMENT OF LAND FOR THREE DWELLINGS	37 REGHON DR, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23895	BUILDING AND WORKS TO EXISTING SHOP INCLUDING INTERNALLY-ILLUMINATED BUSINESS IDENTIFICATION SIGNAGE	SHOP C00-22, 340 CRAIGIEBURN RD, CRAIGIEBURN VIC 3064	PLANNING PERMIT ISSUED
P23787	REMOVAL OF EASEMENT	17 FRASER CT, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23373	DEVELOPMENT OF THREE DWELLINGS	168 GRAHAM ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23240	USE AND DEVELOPMENT OF THE LAND FOR SERVICE STATION, CONVENIENCE RESTAURANTS, FOOD AND DRINK PREMISES AND CAR WASH, CREATION OF ACCESS TO A ROAD IN A ROAD ZONE, CATEGORY 1, REMOVAL OF NATIVE VEGETATION AND DISPLAY OF ADVERTISING SIGNAGE (INCLUDING MAJOR PROMOTION SIGNS)	1727-1787 SYDNEY RD, CAMPBELLFIELD VIC 3061	PLANNING PERMIT ISSUED
P23813	3 LOT SUBDIVISION	158 WIDFORD ST, BROADMEADOWS VIC 3047	PLANNING PERMIT ISSUED
P23802	USE OF LAND FOR THE PURPOSE OF A DISPLAY VILLAGE	1960 MICKLEHAM RD, MICKLEHAM VIC 3064	PLANNING PERMIT ISSUED

VICSMART APPLICATIONS DEALT WITH UNDER DELEGATION

APPLICATION NO.	PROPOSAL	ADDRESS	OUTCOME
P23924	2 LOT SUBDIVISION	30 LINDSAY AVE, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23698	2 LOT SUBDIVISION	59 SHANKLAND BVD, MEADOW HEIGHTS VIC 3048	PLANNING PERMIT ISSUED
P23889	2 LOT SUBDIVISION	27 HARKER ST, SUNBURY VIC 3429	PLANNING PERMIT ISSUED
P23939	2 LOT SUBDIVISION	47 BURNLEIGH DR, GLADSTONE PARK VIC 3043	PLANNING PERMIT ISSUED

P23960	2 LOT SUBDIVISION	17 BURNLEIGH DR, GLADSTONE PARK VIC 3043	PLANNING PERMIT ISSUED
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MATTERS DEALT WITH UNDER DELEGATION WITH OBJECTIONS

APPLICATION NO.	PROPOSAL	ADDRESS	OUTCOME
P23344	DEVELOPMENT OF SEVEN DOUBLE- STOREY DWELLINGS	50 BANKSIA GR, TULLAMARINE VIC 3043	NOTICE OF DECISION TO GRANT A PLANNING PERMIT ISSUED
P23487	USE OF LAND FOR THE PURPOSE OF A BOTTLE SHOP	281 MARATHON BVD, CRAIGIEBURN VIC 3064	NOTICE OF DECISION TO GRANT A PLANNING PERMIT ISSUED

SUBDIVISION APPLICATIONS DEALT WITH UNDER DELEGATION

APPLICATION NO.	PROPOSAL	ADDRESS	OUTCOME
S009114	53 LOT SUBDIVISION - CLOVERTON ESTATE - STAGE 320	1440X HUME FREEWAY, KALKALLO VIC 3064	STATEMENT OF COMPLIANCE ISSUED
S008917	4 LOT SUBDIVISION	34 BANKSIA GROVE TULLAMARINE VIC 3043	PLAN CERTIFIED
S009368	RE-SUBDIVISION OF LAND, CREATION OF ROAD RESERVE & CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1	10 DIMBOOLA ROAD & 16-22 PEARCEDALE PARADE BROADMEADOWS VIC 3047	PLAN CERTIFIED
S009562	2 LOT SUBDIVISION - ROSENTHAL ESTATE - SUPERLOT PLAN	100 VINEYARD ROAD, SUNBURY VIC 3429	PLAN CERTIFIED
S009562	2 LOT SUBDIVISION - ROSENTHAL ESTATE - SUPERLOT PLAN	100 VINEYARD ROAD, SUNBURY VIC 3429	STATEMENT OF COMPLIANCE ISSUED
S009498	68 LOT SUBDIVISION - CLOVERTON ESTATE - STAGE 359	1440 HUME FREEWAY, KALKALLO VIC 3064	PLAN CERTIFIED
S009563	SECTION 35 ACQUISITION PLAN	725 MICKLEHAM ROAD, GREENVALE VIC 3059	PLAN CERTIFIED
S009376	2 LOT SUBDIVISION	63 ROKEBY CRESCENT, CRAIGIEBURN VIC 3064	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009278	6 LOT SUBDIVISION	11-12 MARMAL COURT TULLAMARINE VIC 3043	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009219	4 LOT SUBDIVISION	319 CAMP ROAD BROADMEADOWS VIC 3047	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S008012	2 LOT SUBDIVISION	119 BELLEVIEW DRIVE SUNBURY VIC 3429	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009512	41 LOT SUBDIVISION - CLOVERTON ESTATE - STAGE 352	1440 HUME FREEWAY, KALKALLO VIC 3064	PLAN CERTIFIED
S009337	4 LOT SUBDIVISION	23 STANHOPE STREET BROADMEADOWS VIC 3047	STATEMENT OF COMPLIANCE ISSUED
S008987	3 LOT SUBDIVISION	27 APOLLO CRESCENT DALLAS VIC 3047	STATEMENT OF COMPLIANCE ISSUED

REPORTS – SUSTAINABILITY AND ENVIRONMENT**27 SEPTEMBER 2021****ORDINARY COUNCIL (TOWN PLANNING) MEETING**

Attachment 1 - Statutory Planning matters dealt with under delegation - August 2021

S008674	54 LOT SUBDIVISION - TRIJENA ESTATE - STAGE 9	555N DONNYBROOK ROAD, MICKLEHAM VIC 3064	PLAN RE-CERTIFIED
S009425	44 LOT SUBDIVISION - TRIJENA ESTATE - STAGE 13	555F DONNYBROOK ROAD, MICKLEHAM VIC 3064	PLAN CERTIFIED
S009388	32 LOT SUBDIVISION - MERRIFIELD ESTATE - STAGE 73	300L DONNYBROOK ROAD, MICKLEHAM VIC 3064	PLAN RE-CERTIFIED
S009471	2 LOT SUBDIVISION	131 KYABRAM ST COOLAROO VIC 3048	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009598	2 LOT SUBDIVISION	9 ADDERLEY DR GREENVALE VIC 3059	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009029	4 LOT SUBDIVISION	75 KITCHENER STREET BROADMEADOWS VIC 3047	STATEMENT OF COMPLIANCE ISSUED
S009090	2 LOT SUBDIVISION	23 HILLCREST DRIVE WESTMEADOWS VIC 3049	STATEMENT OF COMPLIANCE ISSUED
S009493	34 LOT SUBDIVISION - ROSENTHAL ESTATE - STAGE 17	100 VINEYARD ROAD, SUNBURY VIC 3429	PLAN CERTIFIED
S009389	33 LOT SUBDIVISION - MERRIFIELD ESTATE - STAGE 71	300L DONNYBROOK ROAD, MICKLEHAM VIC 3064	PLAN RE-CERTIFIED
S009585	BOUNDARY REALIGNMENT	12 WHITEHALL COURT, SUNBURY VIC 3429	PLAN CERTIFIED
S009296	CREATION OF PART CLOVERTON BOULEVARD SOUTH OF CAMERON STREET	110 DWYER STREET KALKALLO VIC 3064	PLAN CERTIFIED
S009497	3 LOT SUBDIVISION	8 OPHIR STREET BROADMEADOWS VIC 3047	PLAN CERTIFIED
S009530	2 LOT SUBDIVISION	90 BROSSARD RD MICKLEHAM VIC 3064	PLAN CERTIFIED WITH STATEMENT OF COMPLIANCE
S009248	38 LOT SUBDIVISION - TRIJENA ESTATE - STAGE 12	555F DONNYBROOK ROAD, MICKLEHAM VIC 3064	STATEMENT OF COMPLIANCE ISSUED
S008674	54 LOT SUBDIVISION - TRIJENA ESTATE - STAGE 9	555N DONNYBROOK ROAD, MICKLEHAM VIC 3064	STATEMENT OF COMPLIANCE ISSUED
S009053	PLAN OF CREATION OF EASEMENT - CLOVERTON ESTATE	150M DWYER STREET, KALKALLO VIC 3064	PLAN RE-CERTIFIED
S009448	24 LOT SUBDIVISION - ROSENTHAL ESTATE - STAGE 16	100 ROSENTHAL BOULEVARD, SUNBURY VIC 3429	PLAN RE-CERTIFIED
S0091307	7 LOT SUBDIVISION	54-66 RUSHWOOD DRIVE CRAIGIEBURN VIC 3064	STATEMENT OF COMPLIANCE ISSUED
S009572	3 LOT SUBDIVISION	112 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	PLAN CERTIFIED
S009190	46 LOT SUBDIVISION - REDSTONE ESTATE - STAGE 3	675 SUNBURY ROAD, SUNBURY VIC 3429	PLAN RE-CERTIFIED

SECTION 173 AGREEMENTS SIGNED UNDER DELEGATION			
APPLICATION NO.	PROPOSAL	ADDRESS	OUTCOME
P23410	SUBDIVISION OF LAND	9 KING STREET, DALLAS VIC 3047	SECTION 173 AGREEMENT SIGNED
P22272	SUBDIVISION OF LAND	1027 PASCOE VALE ROAD, JACANA VIC 3047	SECTION 173 AGREEMENT SIGNED
P22779	SUBDIVISION OF LAND	10 DUNKELD STREET, MEADOW HEIGHTS VIC 3048	SECTION 173 AGREEMENT SIGNED
P23569	SUBDIVISION OF LAND	15 GALLOWAY COURT, GREENVALE VIC 3059	SECTION 173 AGREEMENT SIGNED
P21377	SUBDIVISION OF LAND	26-32 KING STREET, BROADMEADOWS VIC 3047	SECTION 173 AGREEMENT SIGNED

REPORT NO:	SU597
REPORT TITLE:	Amendment C259 - 45 Yaldwin Street Kalkallo - Deletion of Road Closure Overlay (RXO)
SOURCE:	Elsie Retter, Strategic Land Use Planner
DIVISION:	Planning and Development
FILE NO:	HCC21/760
POLICY:	-
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Site Map: 45 Yaldwin Street, Kalkallo (Amendment Land)</i>2. <i>Cameron Street Proposed Project Stages</i>3. <i>Cameron Street: Subdivision Connections</i>

1. SUMMARY OF REPORT:

Planning Scheme Amendment C259 is proposed to delete the Road Closure Overlay (RXO) that applies to unreserved Crown land at 45 Yaldwin Street, Kalkallo (the amendment land). Council has been legally advised that the deletion of the RXO is necessary to reinstate the road status of the amendment land to facilitate the construction of a section of Cameron Street, identified within the Lockerie Precinct Structure Plan (PSP). It is recommended that Council request to the Minister for Planning prepare and approve the Amendment pursuant to Section 20A of the *Planning and Environment Act 1987*.

2. RECOMMENDATION:

2.1 That Council requests the Minister for Planning to prepare and approve Amendment C259 to the Hume Planning Scheme under Section 20A of the *Planning and Environment Act 1987* to delete the Road Closure Overlay at 45 Yaldwin Street, Kalkallo.

3. LEGISLATIVE POWERS:

Planning and Environment Act 1987.

4. FINANCIAL IMPLICATIONS:

A fee of \$3,096.20 will be paid to the Minister for Planning in accordance with *Planning and Environment (Fees) Regulations 2016*.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

No environmental considerations will arise from the deletion of the planning control.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

The amendment will not result in any undue climate change impacts as a result of the deletion of the Road Closure Overlay.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The Hume Social Justice Charter seeks to advance a fair and just society and to promote respect for every citizen. In representing the interests of existing and future communities, it is considered that this proposal meets the objectives of the Social Justice Charter.

REPORT NO: SU597 (cont.)

8. COMMUNITY CONSULTATION:

A planning scheme amendment under Section 20A of the Act is exempt from public exhibition and notice requirements of section 17, 18 and 19. Letters have been sent to adjoining landowners informing them of the proposed amendment process and offering an opportunity to seek further information from a Council officer. Officers have since received several enquiries seeking more information, but no issues were raised.

9. DISCUSSION:

The Amendment Land

- 9.1 The amendment land is an undeveloped site of approximately 2.8 hectares that is located at 45 Yaldwin Street, Kalkallo (see Attachment 1). The land includes a frontage of 505 metres to 1440W Hume Freeway and 445 metres to 140 Hunter Street. The land is currently within the Urban Growth Zone (UGZ) and is affected by the Road Closure Overlay (RXO) and Restructure Overlay (RO1).
- 9.2 The subject land abuts the south and west boundaries of the Lockerbie Precinct Structure Plan (PSP).

Background

- 9.3 The old township of Kalkallo has a subdivision legacy dating back to the mid-1880s that created many small lots without reticulated services and road access that are not suitable for development without significant infrastructure construction under contemporary standards. The Kalkallo Township Restructure Plan was placed over the old township in 2000 (amended 2005 and 2008) to consolidate lots and ensure appropriate development.
- 9.4 The restructure process identified several road reserves that remained unused and unconstructed in the old township. Several Road Closure Overlays (RXO) were applied over these road reserves where road connections were not necessary for the subdivision outcomes envisaged under the Restructure Plan. The introduction of a RXO has the effect of legally closing roads, Clause 45.04-1 of the overlay controls provides that:
A road included in this overlay is closed on the date notice of approval of the amendment is published in the Government Gazette.
- 9.5 Subsequently, part of Kalkallo Township and the surrounding areas were incorporated within the Urban Growth Boundary in 2011 and the Lockerbie PSP was approved by the Minister for Planning in June 2012. The Lockerbie PSP proposes roads that foster connections within and outside of the precinct, including utilising small parts of the old Kalkallo Township.

Cameron Street

- 9.6 The amendment land has been identified within the Lockerbie PSP as a future road to form part of the Cameron Street alignment, currently an existing street in the old Kalkallo township.
- 9.7 The Lockerbie PSP shows Cameron Street as a future four lane, 2.44 kilometre road that will serve a long-term regional role of facilitating connections between Merrifield precincts to the west of the site (via a new overpass of the Hume Freeway to be constructed by State Government) and Donnybrook to the east of the train line and Merri Creek.
- 9.8 The road is to be constructed in stages (see Attachment 2), with the first proposed section of Cameron Street to provide convenient connections between the Central and Southern Precincts of the Lockerbie PSP, enabling new subdivisions to access to the broader road network, activity centres and community facilities (see Attachment 3).
- 9.9 Note, the proposed road will not connect to the western section of Cameron Street in old Kalkallo Township until the township is planning for further development and there is more certainty on the overpass of the Hume Freeway.

REPORT NO: SU597 (cont.)

- 9.10 Council officers are currently in discussion with Stockland to facilitate the delivery of the first stage of Cameron Street through a Works-in-Kind agreement, with an expected construction commencement date within the 2021-2022 financial year.

Proposed Planning Scheme Amendment

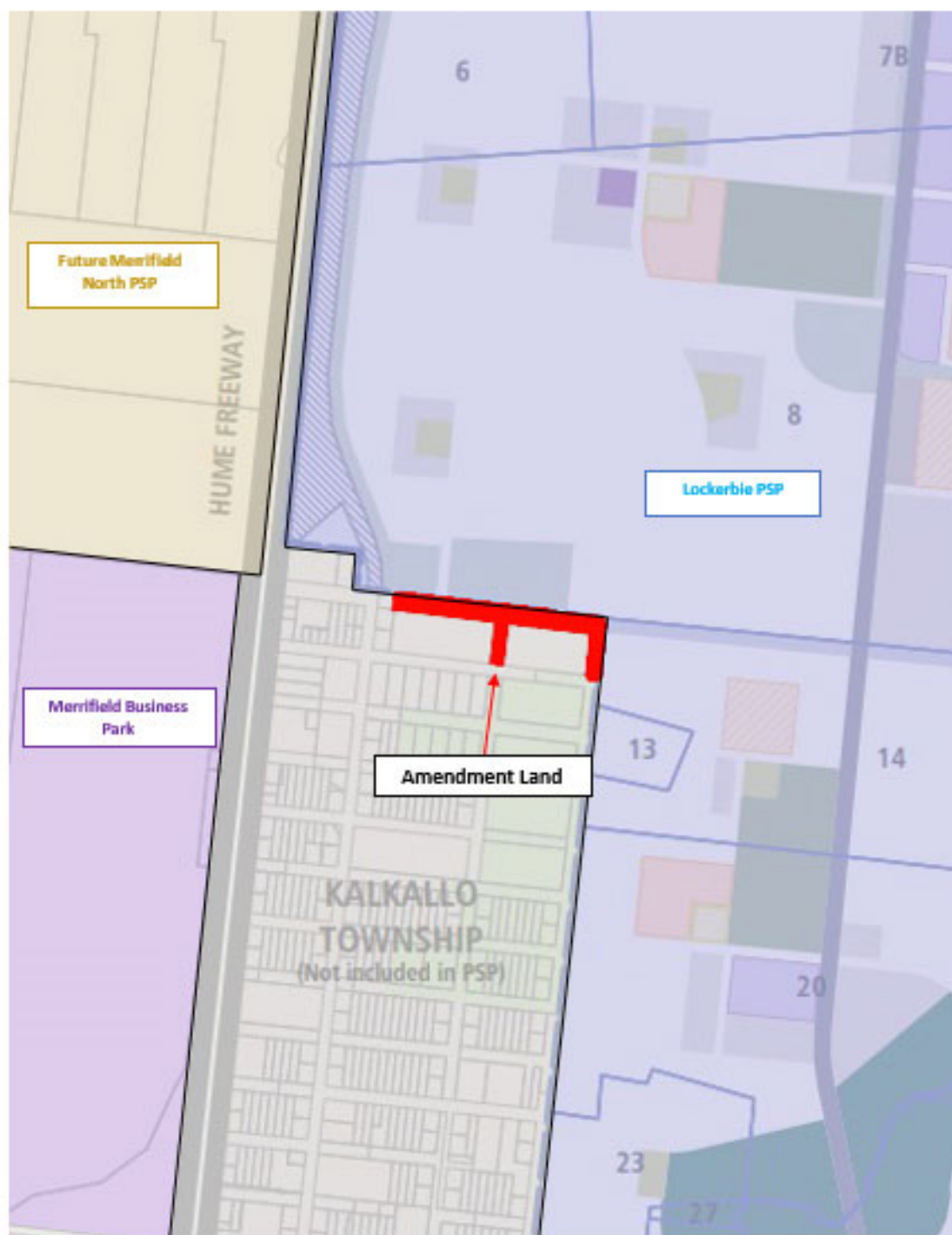
- 9.11 Officers have been legally advised that the deletion of the RXO is necessary to reinstate the road status of the amendment land to facilitate the development of the road.
- 9.12 A planning scheme amendment is therefore required to delete the RXO from the amendment land.
- 9.13 DELWP has provided advice confirming the deletion of an RXO fits into a prescribed class under Regulation 8(1)(m) and is suitable for the prescribed amendment provisions of Section 20A of the Act.
- 9.14 As Section 20A exempts an amendment from the usual public exhibition and notice requirements of sections 17, 18 and 19 of the Act, letters were sent to adjoining landowners on 30 July 2021 informing them of the proposed amendment process and offering an opportunity to seek further information from Council officers. Officers have since received several enquiries seeking more information, but no issues were raised.

10. CONCLUSION:

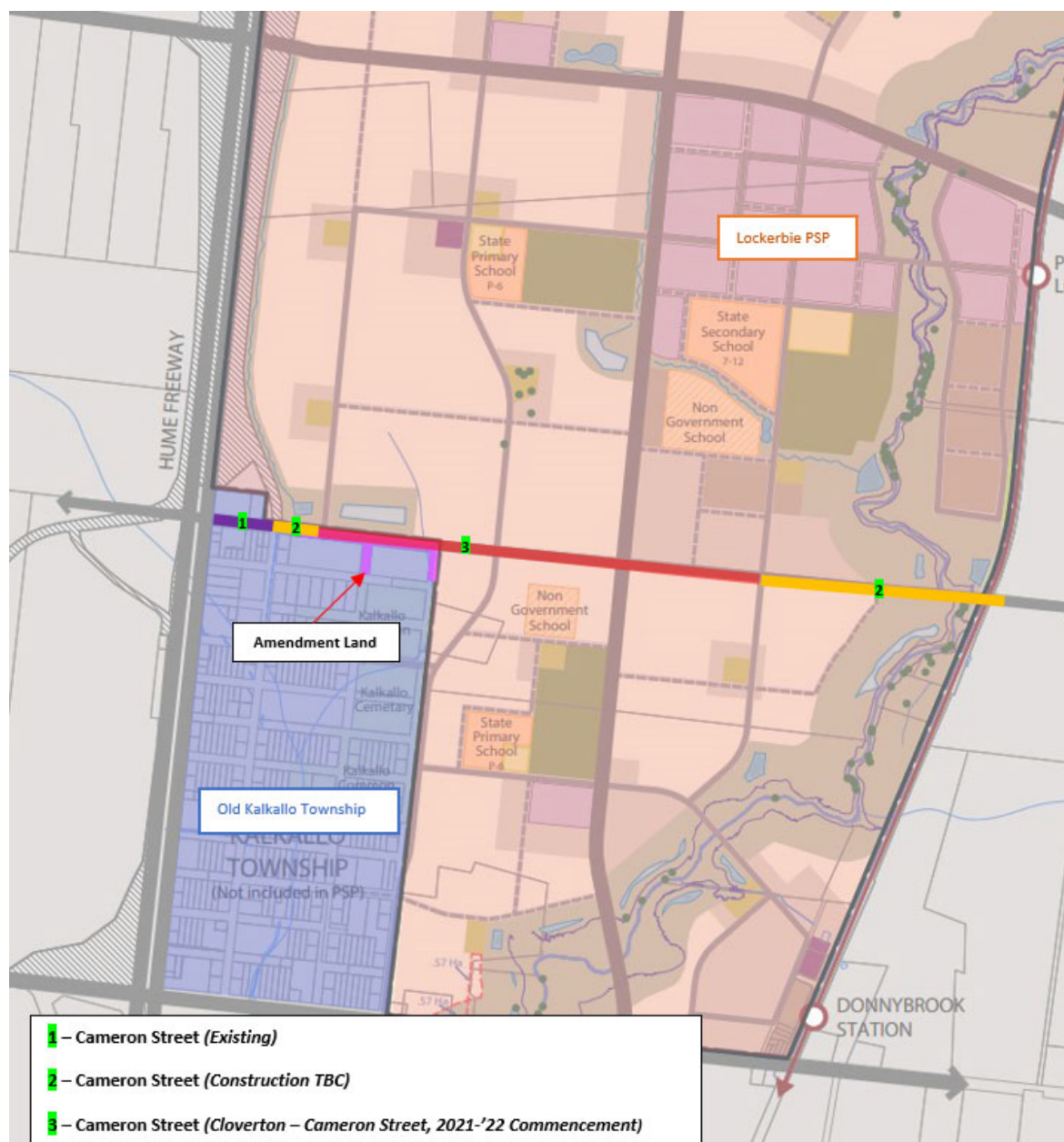
Planning Scheme Amendment C259 proposes to delete the Road Closure Overlay (RXO) that applies to the land at 45 Yaldwin Street, Kalkallo to facilitate the development of a section of Cameron Street that will connect urban areas within the Lockerbie Precinct Structure Plan area. It is recommended that Council requests the Minister for Planning to prepare and approve the Amendment under section 20A of the *Planning and Environment Act 1987*.

REPORT NO: SU597 (cont.)

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REPORT NO:	SU598
REPORT TITLE:	Affordable Housing Policy
SOURCE:	Andrew Johnson, Manager Strategic Planning
DIVISION:	Planning and Development
FILE NO:	HCC19/742
POLICY:	-
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	1. <i>Affordable Housing Policy</i> 2. <i>Affordable Housing Background Paper</i>

1. SUMMARY OF REPORT:

Research and community feedback have identified that housing affordability is a growing issue and concern for the Hume community. Increasing costs of private housing relative to the very low and low incomes of many in the Hume community combined with the limited supply and low quality existing public and community housing has created a need for more urgent action to be taken by Council on affordable housing. Council is recommended to adopt the proposed Affordable Housing Policy to inform its work in advocating, deciding and facilitating the provision and development of affordable housing in the municipality.

2. RECOMMENDATION:

That Council adopts the Affordable Housing Policy in Attachment 1.

3. LEGISLATIVE POWERS:

- 3.1 The *Housing Act 1983* provides for registering housing agencies and an oversight role for the Victorian Government's Director of Housing.
- 3.2 The *Planning and Environment Act 1987* (the Act) defines affordable housing and enables councils and land developers to negotiate voluntary agreements for affordable homes in residential developments. The Act also enables Council to act as the Planning Authority for proponent-led planning scheme amendments.
- 3.3 The *Local Government Act 2020* enables councils to manage their land holdings.

4. FINANCIAL IMPLICATIONS:

- 4.1 There are no direct financial implications to Council of adopting the proposed Affordable Housing Policy.
- 4.2 There will be financial implications if Council pursues the directions in section 5.3 of the proposed Affordable Housing Policy relating the future sale or lease of Council land to a developer or housing association. These implications will be identified and reported to Council at the time these arrangements are advanced.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

The proposed Affordable Housing Policy has guidelines for affordable housing to:

- Be accessible from public transport and local amenities.
- Meet best practice measures for sustainable design.
- Include works to reduce household running costs, such as solar power.

REPORT NO: SU598 (cont.)

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

The are no direct climate change adaptation considerations.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The proposed Affordable Housing Policy is aligned with Council's 2014 Social Justice Charter to support our community's right for access to adequate housing.

8. COMMUNITY CONSULTATION:

8.1 Discussions about the policy have been held with stakeholders with intimate knowledge of affordable housing issues and who are critical to providing increased affordable housing. This includes affordable housing agencies and other councils who provided very useful feedback on key elements of the proposed policy.

8.2 Input and views were also sought from the State Government and the Urban Development Institute of Australia, but no feedback was provided.

8.3 No community consultation on the proposed policy has occurred as its intent and directions are consistent with strong support expressed in previous community consultation for increased housing diversity, including affordable housing. This includes community input to the preparation of *Hume Horizons 2040* (Council's community strategy) and support for Council's commitment in the *Hume Housing Diversity Strategy* to prepare such an Affordable Housing Policy.

8.4 There will be more suitable opportunities for formal statutory community consultation on future affordable housing provision if, and when:

8.4.1 Council exhibits a planning scheme amendment where an affordable housing contribution is proposed as part of the future development of the land;

8.4.2 Council prepares a planning scheme amendment to translate relevant parts of the proposed policy into the Hume Planning Scheme;

8.4.3 Council notifies affected parties of a planning permit for development; and

8.4.4 Council advertises the disposal and development of Council land in accordance with legislation and Council policy.

9. DISCUSSION:

Background

9.1 Access to housing that is safe, secure and affordable is important for economic, social and environmental reasons for all households. Beyond fulfilling a need for shelter, housing that is affordable is likely to support improved education, employment, social and health outcomes for residents. Failure to ensure an adequate supply and mix of housing as Hume develops, including affordable housing, will erode its valued diversity and inclusion and will in turn reduce social cohesion and connectedness.

9.2 Historically, the Hume municipality has had good levels of housing affordability within the Melbourne metropolitan context. However, housing options that are affordable to the community are being eroded by: rising costs of housing relative to household incomes; rapidly rising property and rental prices; and the community's relative disadvantage to access secure, full-time and well-paid employment.

9.3 This is reducing housing options for many people in Hume and generating demand for public housing managed for the Victoria Government and community housing managed by registered housing agencies.

9.4 This affordable housing is critical to ensuring that lower income earners have access to housing that meets their needs and forms a critical part of the housing continuum – refer Figure 1.

REPORT NO: SU598 (cont.)

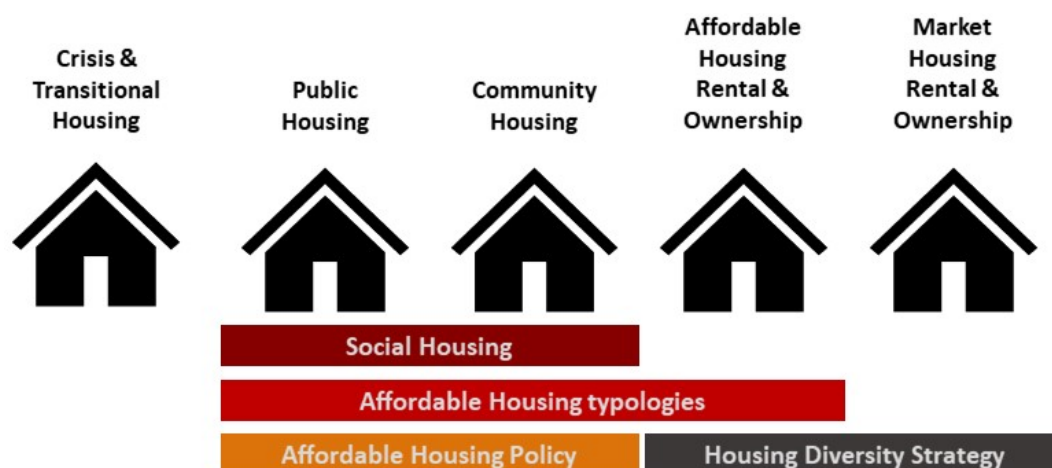


Figure 1: Housing Continuum and its components with Council's Policies.

- 9.5 In recognition of this growing need and informed by strong community support for affordable housing, the Council Plan and the *Housing Diversity Strategy* identified a commitment to prepare an Affordable Housing Policy.
- 9.6 An Affordable Housing Background Paper (refer Attachment 2) was developed initially to inform the preparation of this Affordable Housing Policy using the definition in the *Planning and Environment Act 1987*:
- "housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households."*
- 9.7 These incomes for the Greater Capital City Statistical Area of Melbourne (*at June 2021*) are outlined in the table below. They are updated annually by State Government and published in the government gazette.

	Very Low Income Range (Annual)	Low Income Range (Annual)	Moderate Income Range (Annual)
Single	Up to \$ 26,200	\$26,201 to \$41,920	\$41,921 to \$62,860
Couple (no dependent)	Up to \$ 39,290	\$39,291 to \$62,870	\$62,871 to \$94,300
Family (Single / Couple with dependent children)	Up to \$ 55,000	\$55,001 to \$88,020	\$88,021 to \$132,030

- 9.8 The Background Paper and supporting research identified significant affordable housing needs and issues in Hume. This includes:
- 9.8.1 Hume's residents are more likely to need affordable housing when compared to Greater Melbourne due to the higher proportion of very low and low income earners who are increasingly being priced out of the private housing market.
- 9.8.2 Moderate income households can generally still afford to rent and even purchase homes within the private market.
- 9.8.3 The amount of affordable rental housing stock in Hume has significantly declined, from over 75% (2005) of available properties being affordable for low and very low-income households in the last decade to recent levels of only 7.2% (2019).

REPORT NO: SU598 (cont.)

- 9.8.4 Hume has a high and fast growing number of people on the Victorian Housing Register seeking social housing. At March 2021, more than 4,000 applications were registered at the Broadmeadows office – this is an increase of 700 or 21 percent since June 2019.
- 9.8.5 Much of the existing public housing in Hume is reaching the end of its useful life and investment in upgrades, redevelopment and additional homes is needed.
- 9.8.6 More than half of the existing social housing stock in Hume is more than 30 years old and requires investment in upgrades or replacements.
- 9.8.7 The proportion of social housing in Hume is in decline representing only 2.8 per cent of the current housing stock compared to 4.6 percent in 1996.
- 9.8.8 Victoria currently trails the nation, with just 3.2 percent of all housing stock identified as affordable housing, including social housing (the national average is 4.5 percent). To reach the national average, it is recommended that the Victorian Government commit to creating 6,000 new social housing properties each year for ten years.
- 9.9 The Background Paper also looked at the potential solutions to this issue. It identified that the primary roles in the delivery of affordable housing lies with the Federal and State governments with Local Government having a more minor role.

State Government's Big Housing Build

- 9.10 On 15 November 2020, the Victorian Government launched the 'Big Housing Build' (BHB) to address the identified shortfall in affordable housing across the state. It also created Homes Victoria (HV) as a dedicated government agency to manage the State's housing assets.
- 9.11 In the 2021/22 Victorian Budget delivered on 20 May 2021, State Government allocated \$5.3 billion to build over 12,000 new homes across Victoria to be overseen by Homes Victoria. An allocation of \$2.14 billion is geared to community housing projects enabled by partnerships with developers. In all, combined with other programs and funds, the government plans to build more than 15,800 new homes by 2023/24.
- 9.12 To date none of this allocation has been offered to improve social housing or deliver any additional social or community housing in Hume, despite being identified by State Government as a priority Local Government area for affordable housing.
- 9.13 Recently, Homes Victoria started work to prepare a 10-year Social and Affordable Housing Strategy for Victoria.
- 9.14 The significant State Government interest and investment in affordable housing has confirmed the value of an adopted Affordable Housing Policy to guide and inform Council actions, particularly its advocacy work.

The Proposed Affordable Housing Policy

- 9.15 The proposed Affordable Housing Policy reflects Council's long-standing commitment to social justice and the Hume community's desire for Council to be active in enabling affordable housing in the municipality.
- 9.16 The proposed policy recognizes that the primary role for the provision of affordable housing lies with the Federal and State governments, but that Council has a critical role to play as an:
 - 9.16.1 Advocate.
 - 9.16.2 Decision maker.
 - 9.16.3 Facilitator.

REPORT NO: SU598 (cont.)

Advocate role:

- 9.17 The proposed policy provides the basis for Council's future advocacy position and submissions to State and Federal governments on key affordable housing matters. It outlines that Council will seek:
- 9.17.1 Upgrades and redevelopment to existing public and community housing, particularly in the Broadmeadows areas, with any redevelopment to achieve a net gain in the total number of affordable housing dwellings and bedrooms.
 - 9.17.2 A minimum 30% of affordable housing in all mixed use or housing developments on suitable surplus Federal or State-owned land in Hume.
 - 9.17.3 Increased funding for social and public housing reflective of the feedback provided to officers from housing associations that the significant additional funding in the State Government's Big Housing Build project is strongly welcomed but needs to be maintained to ensure a sustainable long-term affordable housing sector.
 - 9.17.4 Inclusionary zoning within the Victorian planning system to increase the supply and distribution of affordable housing that is provided as part of private developments
 - 9.17.5 Increased partnerships with other councils, particularly in the Northern Region, to ensure the affordable housing needs are being addressed by Federal and State governments.

Decision maker role:

- 9.18 The proposed policy will guide Council's decision making with a focus on using the *Planning and Environment Act 1987* to negotiate voluntary agreements with residential land developers.
- 9.19 The proposed policy supports Council negotiating an affordable housing contribution when Council is the planning authority for an amendment to the Hume Planning Scheme that is requested by a landowner/developer for a site(s) and the amendment is a rezoning to enable residential uses or the amendment enables an increase in the amount of housing allowed on a site(s).
- 9.20 This approach of negotiating affordable housing provision as part of significant private developments is a favoured approach of the State Government over inclusionary zoning and is being advanced by a number of councils across Melbourne.
- 9.21 The proposed policy states that Council will seek a contribution equal to 10 percent of the total proposed dwellings, or in greenfields context of proposed lots, to be provided at nil cost or a discounted rate of no more than 70% of market value to a Registered Housing Agency.
- 9.22 These figures were considered suitable and viable based in the current funding environment by housing providers and have been negotiated in two planning scheme amendments which are currently being advanced by Council – Amendment C250 (Western Avenue) and Amendment C253 (Vineyard Road).

Facilitator role:

- 9.23 Whilst the proposed policy does not propose that Council directly provide affordable housing, it identifies that an important way that Council can support affordable housing provision is through utilising its own landholdings to facilitate affordable housing.
- 9.24 Specifically, the proposed policy states that Council will consider opportunities to facilitate affordable housing when Council owned land is identified for redevelopment or disposal having regard to relevant legislation, Council's policies and other priorities for this land.

REPORT NO: SU598 (cont.)

- 9.25 Subject to these considerations and more detailed future viability assessments of each specific site, the policy states that Council will seek to facilitate affordable housing being provided to a registered housing association through the sale or lease of the land.
- 9.26 The proposed policy also identifies that Council will consider the opportunities to facilitate affordable housing through the (re)development of Council facilities.

Requirements and Expectations for Affordable Housing Provision:

- 9.27 Appendix 1 of the proposed policy identifies a number of important requirements, expectations and preferences for affordable housing provision. This includes:
- 9.27.1 A preference for affordable housing to be prioritised for very low and low-income households whilst still enabling moderate income households.
- 9.27.2 An expectation that affordable housing contributions gained in the municipality remain in the municipality in perpetuity with the proceeds from the sale of affordable housing reinvested in the municipality.
- 9.27.3 A preference for the registered community housing provider to retain the affordable housing on the site for a minimum of 15 years unless sold on to residents of the affordable housing.
- 9.27.4 A requirement for affordable housing to:
- (a) be designed to be tenure blind and indistinguishable from private market housing in the same development and surrounding neighbourhood; and
 - (b) meet best practice/industry standard measures for sustainable design.

Implementation and Review of the Policy

- 9.28 The affordable housing arena is highly dynamic and the State Government's Big Housing Build has brought very significant investment, new policy directions, and new approaches to the affordable housing sector.
- 9.29 Discussions with housing agencies stressed the need and importance of the policy being flexible to allow these new and innovative approaches to be advanced and to respond to new and changing financing arrangements.
- 9.30 Recognising this, the proposed policy has been drafted to provide some clear aspirations and preferences for the provision of affordable housing on Federal, State, Council and private land to guide discussions with flexibility for how these are realised.
- 9.31 It is recommended that the policy be reviewed every three years or sooner where required by major State or Federal policy change.
- 9.32 Priorities for realising increased affordable housing provision and the key directions in the policy in the short-term are:
- 9.32.1 Advocating for a share of the State Government Big Housing Build funding to be spent in addressing the shortfall in provision of affordable housing in Hume, the need to redevelop and upgrade existing public housing, particularly in Broadmeadows.
- 9.32.2 Advocating for continued advancement of affordable housing reform by the Victorian Government, including inclusionary zoning.
- 9.32.3 Negotiating affordable housing agreements for proponent-led residential rezoning proposals.
- 9.32.4 Considering opportunities to facilitate affordable housing provision on Council land.

REPORT NO: SU598 (cont.)

10. CONCLUSION:

- 10.1 Housing affordability has and continues to worsen in Hume, and the supply and quality of existing public and community housing is inadequate and poor. This is creating increased demand for affordable housing for very low, low and moderate income households.
- 10.2 Whilst the primary role and responsibility for the provision of affordable housing sits with the Federal and State governments, Council has a role to play enabling increased provision and quality of affordable housing.
- 10.3 An Affordable Housing Policy has been prepared to inform Council's work in advocating, deciding and facilitating the provision and development of affordable housing. Council is recommended to adopt the policy.

REPORT NO: SU598 (cont.)

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AFFORDABLE HOUSING POLICY

Policy Reference No.
File No.
Strategic Objective

POL ###
HCC19/821

4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.

Adopted by Council
Re-Adopted
Date for Review
Responsible Officer
Department

[DATE OF MEETING ADOPTED]

August 2024
Andrew Johnson, Manager Strategic Planning
Strategic Planning Department

AFFORDABLE HOUSING POLICY

1 POLICY STATEMENT

- 1.1 Council has developed the *Affordable Housing Policy* in response to the current and future affordable housing needs identified in the Hume community as outlined in the *Background Paper: Affordable Housing in Hume* report.
- 1.2 Council recognises that the Hume municipality historically had comparatively good levels of housing affordability within the Melbourne metropolitan context, but this is being eroded by rising costs of housing relative to household incomes. Rapidly rising property and rental prices and the community's relative disadvantage to access secure, full time and well-paid employment have reduced housing options for many individuals, couples and families in Hume. Currently, 6,000 new homes are required in Victoria every year for the next 10 years to satisfy the social housing need (based on the national average that 4.5% of all households require social housing).
- 1.3 Council acknowledges that the primary responsibility for the provision of social and affordable housing, matched with funding capability, lies with the Federal and State Governments.
- 1.4 However, access to safe, secure and affordable housing is a right that should be afforded to all of our citizens and it is a pressing issue that all three levels of government need to work together to address.
- 1.5 Council acknowledges that it has an important role to play and it is policy that:

Council will advocate for greater funding for social housing and for existing social housing to be replaced or upgraded.

Council will advocate policy reform including the introduction of Statewide inclusionary zoning controls.

Council will negotiate an affordable housing contribution when land is rezoned for residential use.

Council will explore opportunities for affordable housing on Council suitable landholdings considered for redevelopment or disposal.

2 PURPOSE

- 2.1 The purpose of this policy is to provide a Council position and framework to guide and facilitate the provision of affordable housing on public and private land through appropriate and effective advocacy, decision making and facilitation.
- 2.2 This policy will guide and inform all Council decisions and actions pertaining to affordable housing in Hume.

3 SCOPE

- 3.1 This policy applies to all Council decisions and actions pertaining to affordable housing in Hume, including but not limited to:
 - Advocacy in regards to State government policy and social housing initiatives.

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- Consideration of proponent led rezonings that provides for residential development.
- Development and disposal of Council owned land.

4 OBJECTIVE

4.1 The objectives of this policy are to:

- 4.1.1 Support a net increase in the diversity, provision and quality of affordable housing in Hume and across Victoria.
- 4.1.2 Encourage affordable housing outcomes that are appropriate and accessible for very low, low and moderate income households.
- 4.1.3 Support an increase in the number, quality and diversity of social housing dwellings where existing social housing is proposed to be redeveloped.
- 4.1.4 Support policy and statutory change to increase and improve the quality and supply of affordable housing in Hume and across Victoria.
- 4.1.5 Support the provision of affordable housing in Planning Scheme Amendment proposals that involve the rezoning of land that allow for residential development
- 4.1.6 Identify opportunities on Council owned land to create affordable housing with registered Housing Providers.

5 POLICY IMPLEMENTATION

Council's policy directions will focus on three key roles within Council's realms of influence:

1. Advocacy role regarding new and upgraded public housing; increased funding for social housing; introduction of Statewide inclusionary zoning controls.
2. Decision-making role would focus on using the *Planning and Environment Act 1987* to negotiate voluntary agreements with residential land developers to include a 10% contribution to affordable housing when land is rezoned.
3. Facilitator role would focus on exploring affordable housing opportunities on Council landholdings.

5.1 Council as advocate

Federal and State Government Consultation on Affordable Housing Policy Initiatives and funding

- 5.1.1 Council will advocate for mandatory, inclusionary zoning in the Victorian Planning Provisions to increase the supply of affordable housing provision being provided as part of new private developments. (There is a need for consistent application of mandatory affordable housing planning provisions across Victoria.)
- 5.1.2 Council will advocate for substantial increased investment by the Federal and State Governments to deliver 10% of all new dwelling builds in Victoria as affordable housing.

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- 5.1.3 Council will advocate for ongoing investment into affordable housing including dedicated funding streams for Registered Community Housing Providers, similar to that provided as part of the Victorian Government's 'Big Housing Build', to provide greater opportunity for affordable housing.
- 5.1.4 Council will advocate for investment into affordable housing in growth areas recognising the unique challenges in this context where access to shops, services and public transport may not be provided for many years.
- 5.1.5 Council will share and discuss its evidence-based information with the Victorian Government, developers and registered housing agencies to enhance the understanding of needs, appraise user and provider requirements and inform best affordable housing results for Hume's communities.
- 5.1.6 Council will advocate for the Local Government sector to be effectively engaged by Federal and State Government in the development of new initiatives for affordable housing.

Federal and State Government Social Housing Sites

- 5.1.7 Council will advocate for the importance and urgency of redeveloping existing public housing sites in Hume, with a priority for those sites in southern Hume, including a commitment to redevelop the Banksia Gardens housing estate.
- 5.1.8 Council will advocate for the redevelopment of existing public housing sites in Hume:
- To create a net gain in the number of affordable dwellings and total number of bedrooms
 - To enable tenants in the existing housing developments to be rehomed locally to reduce the impact of redevelopment on some of the most vulnerable residents in the Hume municipality. This may include staging redevelopment to ensure suitable accommodation can be found for existing tenants.
- 5.1.9 Council will advocate for a minimum 30% of affordable housing in all mixed use or housing developments on suitable surplus Federal or State-owned land in Hume.
- 5.1.10 Council will support redevelopment of existing public housing sites that include a mix of public and privately-owned housing on the site.

Local Government Partnerships

- 5.1.11 Council will collaborate with other local Governments in Melbourne's north (in particular the City of Whittlesea and Mitchell Shire), to better understand and communicate affordable housing needs in Melbourne's North, and to advocate and develop enabling environments for increased investment by government and non-government stakeholders in affordable dwellings in Melbourne's North.
- 5.1.12 Council will actively participate in inter-Council forums and work with peak bodies, such as the Municipal Association of Victoria (MAV) and Victorian Local Governance Association (VLGA), to collectively contribute towards addressing common

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affordable housing related matters across the region/metropolitan area or across the State as they arise.

5.2 Council as a decision maker – land rezoning proposals

Requirements for affordable housing contributions:

- 5.2.1 Council will negotiate an affordable housing contribution when Council is the planning authority for a proponent led amendment and the planning scheme amendment introduces a residential component or enables an increase in the amount of dwellings allowed on a site.
- 5.2.2 When negotiating such contributions, Council will seek an affordable housing contribution equal to ten per cent of total proposed dwellings, or in greenfields context ten percent of proposed lots, to be provided at nil cost or a discounted rate of no more than 70% of market value to a Registered Housing Agency.
- 5.2.3 Council will consider alternative affordable housing contributions where the financial value of the proposed contribution is comparable with the financial value of ten percent of total dwellings or lots. The financial value of the contribution should be calculated on the median dwelling or lot price in the locality that is of a similar density.

Section 173 agreements

- 5.2.4 A Section 173 agreement outlining the terms and conditions for the affordable housing contribution must be:
 - 5.2.5 prepared in draft form prior to Council submitting the amendment for authorisation.
 - 5.2.6 signed prior to adoption of the amendment by Council.
- 5.2.7 The agreement should capture the Requirements for affordable housing in Appendix 1 and the capture the site considerations of Appendix 2 as relevant.
- 5.2.8 Council will require the proponent to pay the reasonable legal costs incurred by Council associated with the preparation, execution and registration of the Section 173 agreement.

5.3 Council as a facilitator – Identification of Council-owned Land

- 5.3.1 Council will identify land in its ownership that is suitable and appropriate for the development of affordable housing considering:
 - the *Local Government Best Practice Guideline for the Sale, Exchange & Transfer of Land*, DPCD, June 2009.
 - Other Council priorities.
 - The Site Considerations for affordable housing in Appendix 2.
 - Input from registered housing providers on the feasibility of potential sites if deemed necessary.

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5.3.2 When making decisions on the sale or lease of land to facilitate affordable housing, Council will consider the realisation of the target return set out in Council's investment policies.

5.3.3 Where Council has identified suitable land for affordable housing, the following options will be explored:

- sale or lease of all or part of the land to a Registered Housing Agency.
- sale of all or part of the land to the private sector with an affordable housing contribution requirement of 30% of all future dwellings or lots.

5.3.4 Where Council land is sold or leased to a Registered Housing Agencies, they will be required to demonstrate:

- An ongoing commitment to provide affordable housing within the Hume municipality;
- An understanding of the specific needs and expectations of households in the Hume municipality;
- A proven record of providing and managing housing for very low-, low- and moderate- income households;
- Demonstrated ability to secure on going funding; and
- Demonstrated good governance.

5.3.5 Council will ensure affordable housing outcomes are binding on land under legal mechanisms including a Section 173 Agreement as well as in the Contract of Sale.

5.3.6 Council may consider the potential to facilitate affordable housing as part of new or redeveloped Council facilities. The following will be considered when assessing potential opportunities:

- The Site Considerations for affordable housing on Council land in Appendix 2;
- The likely impacts of accommodating the additional affordable housing component on the design and operation of a facility;
- The provision of the Hume Planning Scheme, including the impact on the amenity of the adjoining properties and the built form character of the area; and
- The interest of Registered Housing Agencies to fund, manage and maintain the affordable housing component of the community facility.

6 DEFINITIONS

Affordable Housing: In June 2018, the Victorian State Government made changes to the *Planning and Environment Act 1987* to include the following definition on affordable housing (Chapter 2 of Background Paper):

“Affordable housing is housing, including social housing, that is appropriate for the housing needs of any of the following: very low-income households; low income households; and moderate-income households.”

Annual Income ranges for very low, low- and moderate-income households

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Annual income ranges defining very low, low- and moderate-income households are updated every 12 months and reflect the income ranges for affordable housing (but not social housing) for the very low, low- and moderate-income ranges in Metropolitan Melbourne.

Each range is related to the median household income of Greater Melbourne:

- Very Low income is less than 50 percent of the median
- Low is 50–80 percent of the median
- Moderate is 80–120 percent of the median¹
- High is more than 120 percent of the median.

The income ranges are adjusted annually in February using the Housing Group of the Consumer Price Index for the December Quarter published by the Australian Bureau of Statistics and published in the Government Gazette.

Council – Hume City Council.

Equivalent Contribution – A contribution that may be less or more in number terms but equal terms of cost (value).

Inclusionary Zoning - Inclusionary zoning is a land use planning intervention by government that either mandates or creates incentives so that a proportion of a residential development includes several affordable housing dwellings.

Registered housing providers – are Identified on The Registrar of Housing Agencies under the *Housing Act 1983* and fall under Two categories – Housing associations and housing providers. The *Housing Act 1983* (the Act) provides for rental housing agencies to be registered as either housing providers or housing associations. Section 87 of the Act allows the Registrar to change the category of registration if the circumstances of the registered agency change.

- **Community Housing Associations (CHA)** - As at June 2020, there are ten registered housing associations in Victoria. The Public Register contains the details of all community housing agencies, including Housing Associations, currently registered under the *Housing Act 1983* (Vic).

Housing associations are larger, more complex businesses with the skills, expertise and resources to manage, maintain and grow a viable social housing portfolio. They expand new housing through construction, purchase or acquisition, using a mix of government funds and private sector investment. They also manage housing properties owned by them or leased from other parties, such as the Director of Housing.

- **Registered Community Housing Providers (CHP)** - As at June 2020, there are currently 29 housing providers in Victoria. Housing providers range in size and primarily manage rental housing portfolios for other parties, such as the Director of Housing (DoH). Some housing providers own properties, however their growth is small scale compared with housing associations. Housing providers often specialise in particular client groups which may include disability housing, aged tenants and youth housing.

Section 173 Agreement - A legally binding agreement between Council and a landowner. The agreement remains with the land, regardless of change of ownership.

Social Housing: In the *Housing Act 1983*, social housing means public housing; and housing owned, controlled or managed by a participating registered agency

¹ Insert note that Hume's private housing market supports moderate and therefore not focus of strategy

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7 RELATED DOCUMENTS

7.1 Legislative requirements

- 7.1.1 Housing Act 1983
- 7.1.2 Planning and Environment Act 1987
- 7.1.3 Local Government Act 2020

7.2 Supporting information

- 7.2.1 Hume Planning Scheme
- 7.2.2 Plan Melbourne, 2017
- 7.2.3 Homes for Victorians, 2017
- 7.2.4 Health and Wellbeing Plan
- 7.2.5 Hume Horizons 2040, 2014
- 7.2.6 Social Justice Charter, Hume City Council, 2014
- 7.2.7 Housing Diversity Strategy, 2020
- 7.2.8 Background Report

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• Review Date	• ####/####/####

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Appendix 1 – Requirements for Affordable Housing

On title agreements to manage affordable housing outcomes must incorporate the following requirements.

- Allocation and tenure - the affordable housing to be provided and managed by a registered community housing provider.
- Longevity – Affordable housing contributions gained in the municipality should remain in the municipality in perpetuity with the proceeds from the sale of affordable housing reinvested in the municipality.

Preference for the registered community housing provider to retain the affordable housing on the site for a minimum of 15 years unless sold on to residents of the Affordable Housing.

- The form and quality of housing - The affordable housing must be designed to be tenure blind and indistinguishable from private market housing in the same development and surrounding neighbourhood.

All dwellings should seek to meet best practice/industry standard measures for sustainable design and include solar power to reduce utility costs for tenants within affordable housing dwellings.

- The site considerations in Table 1 below.

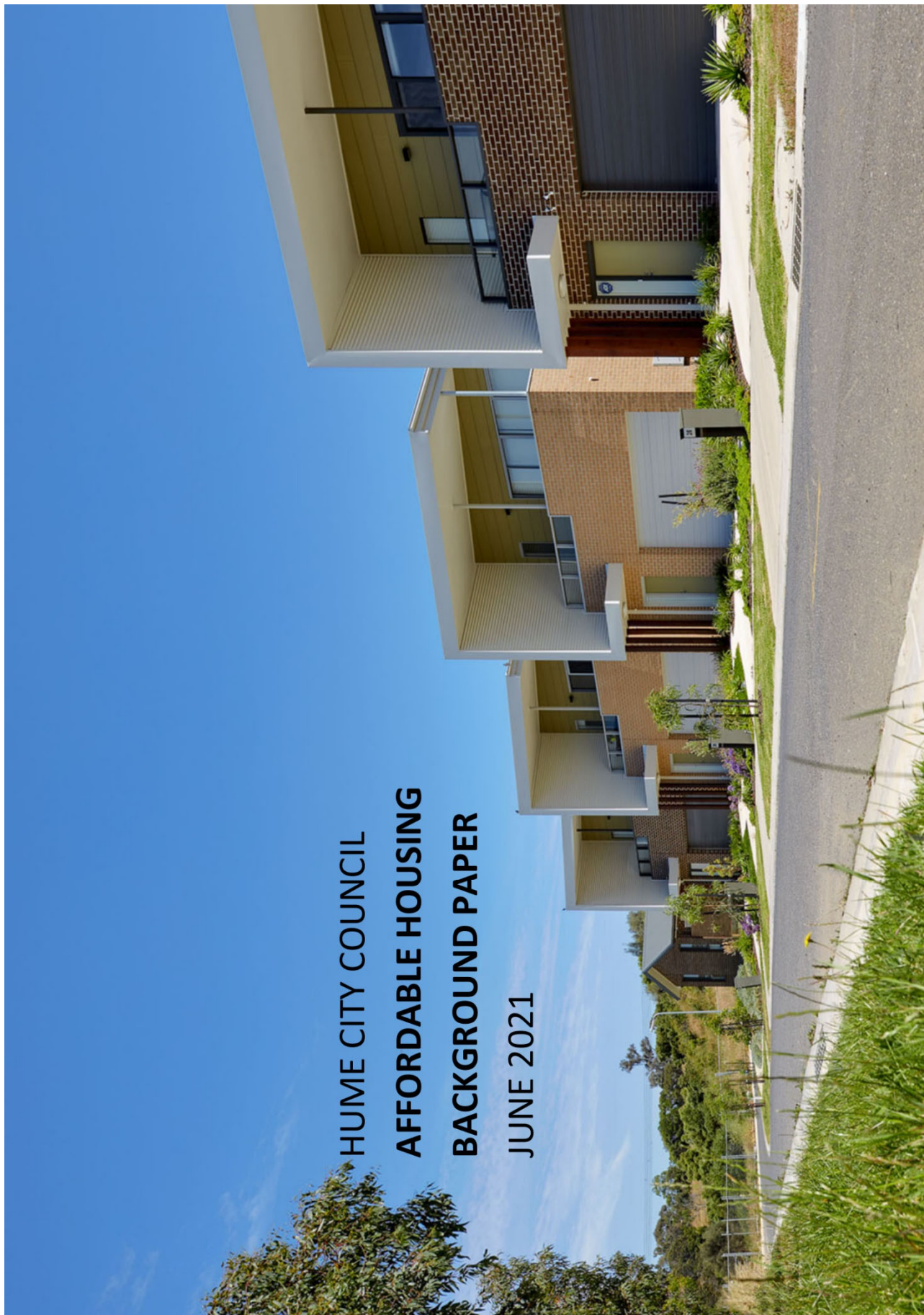
Appendix 2 - Site Considerations for Affordable Housing

The following considerations will inform decisions around where affordable housing should be located within private developments and form criteria for determining whether council land is suitable for development, sale or lease for affordable housing.

	Recommended Criteria
Location	Within 1.5 km of train station or 500 m to bus stop Access to local amenities (such as a corner store or supermarket) within 800m
Planning Considerations	Current or potential zoning allows for 5 + dwellings Does not have planning constraints, or if there are constraints these are able to be addressed
Site Constraints	Development of land should not be overly constrained, and constraints should not add significant design or cost to achieving development.

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Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi Wurrung, as the Traditional Custodians of this land. Council embraces Aboriginal and Torres Strait Islander peoples' living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to the Wurundjeri Woi Wurrung Elders past, present and future.

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Part 1 - Introduction

1.1 Why is Affordable Housing an Important Issue in Hume?

Access to housing that is safe, secure and affordable is important for economic, social and environmental reasons for all households. Beyond fulfilling a need for shelter, housing that is affordable is likely to support improved education, employment, social and health outcomes for residents. Failure to ensure an adequate supply and mix of housing as Hume develops, including affordable housing, will erode its valued diversity and inclusion and will in turn reduce social cohesion and connectedness.

Since the early 1950s, Hume's suburbs have historically been affordable for residents with attainable homes for rent and purchase as well as local social housing. However, with social housing stock in the region ageing, while mortgage stress and house prices continue to rise, Hume residents are finding it increasingly difficult to find housing they can afford that meets their needs.

In response, Hume City Council is developing an Affordable Housing Policy.

1.2 Key Affordable Housing Issues in Hume

Historically, the Hume municipality has had good levels of affordable housing within the Melbourne metropolitan context. However a complex mix of issues are increasing the need for affordable housing:

- **In the last five years, median house prices in Hume have risen by 31% from 421,000 in 2015 to 555,000 in 2020.** In comparison to Metro Melbourne, which has only risen 5% from 648,000 in 2015 to 680,000 in 2020. For example, median prices for a three-bedroom property in Craigieburn increased by 41% in between 2015-2020.
- The amount of **affordable rental housing stock** in Hume **has significantly declined, from over 75% (2005) of available properties being affordable for low and very low-income households to recent levels of only 7.2% (2019).**
- **Live applications for social housing (Priority Access)** at the Broadmeadows Housing Office **increased by 10% in the last year** from 1,644 in September 2019 to 1,841 in September 2020.
- The current **demand for affordable housing in Hume already outstrips the supply of social housing by three times.**
- Only 92 available **rental properties** were deemed affordable to Centrelink recipients in Hume in 2019 (DHHS Rental Reports).
- **The rate of homelessness** in Hume **increased by 6.4%** between the **2011 and 2016** censuses.
- **Social housing stock** has **proportionally decreased** from **4.2%** of Hume's rental stock to **2.8%** over the last 15 years.
- Compared to Greater Melbourne, Hume residents have **higher drivers of demand** for Affordable Housing and social housing with **greater proportions of households experiencing one or multiple demand drivers:** on Centrelink benefits; experienced or recently experienced family violence; live with disabilities; are unemployed/underemployed; have mental and health issues; are new arrivals; and/or are single parent households.

1.3 Purpose of Background Paper

The purpose of this background paper is to outline the current context, future trends, and policy options for affordable housing in Hume. The research it contains will inform Hume's Affordable Housing Policy which will define our role in addressing the affordable housing gap.

In Hume, we are expecting that **by 2036 the demand for Affordable Housing will be six times the available supply**. Although Hume will continue to expand as new homes are built on the urban fringe, many of these homes for purchase will not be affordable for our lowest income households. Increasing the supply of Affordable Housing, including social housing, will be vital to addressing this gap. Local governments in Victoria have recently been given a new role in Affordable Housing through changes to the *Planning and Environment Act 1987*. **Local governments, like Hume, are now able to negotiate voluntary Affordable Housing agreements with developers** through their powers as a planning authority. Yet there is still much more to be done, **Hume City Council stands with other councils calling for greater State and Federal investment in affordable housing, upgrades to ageing social housing and consistent mandatory requirements for developers to provide affordable housing across Victoria**, and for more policy action on the issue at the State and Federal level. At Hume, we are determined to play a more active role in ensuring access for our residents to Affordable Housing across the region.

Part 2 - What is affordable housing?

2.1 How is 'affordable housing' defined?

In 2018, affordable housing was defined in Victoria's *Planning and Environment Act 1987* (the Act) as:

'Housing, including social housing, that is appropriate for the housing needs of...very low-income households, low income households and moderate income households.'

The income ranges for each of these household types have been defined under the Act separately for the Melbourne metropolitan area and the rest of Victoria. Table 2 outlines the affordable housing income ranges for the Melbourne metropolitan area relevant to Hume.

Table 1: Income brackets, 2021

INCOME BRACKETS	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$ 26,090	\$26,091 to \$41,750	\$41,751 to \$62,610
Couple, no dependant	Up to \$ 39,130	\$39,131 to \$62,620	\$62,621 to \$93,920
Family (with one or two parents) and dependent children	Up to \$ 54,780	\$54,781 to \$87,670	\$87,671 to \$131,500

Affordable housing, in this paper, specifically **refers to housing that is appropriate for people on very low, low and moderate incomes** (as defined under the Act) and priced so these households are able to meet their other essential basic living costs. These income ranges are defined under legislation and indexed annually under the Australian Bureau of Statistics (ABS) Consumer Price Index and adjusted to factor in inflation and other seasonal factors.

Housing affordability, it should be noted, is not the same as **affordable housing**. Housing affordability expresses the general relationship between housing costs and household incomes and usually uses price-to-income ratios to measure affordability. It is commonly considered that paying up to 30% of household income towards housing is affordable. Housing affordability is increasingly an issue for households as house price growth is increasing beyond wage increases. For example, between 2007 and 2017 the median house price rose 57% whilst average full time adult weekly earnings increased 42%.

Affordability issues can also stem from a combination of food, transport, health, heating/cooling and education costs. It is important to note, these costs can be so great that while a household's housing costs might be considered affordable, their living costs may cause a household to face significant affordability issues. This is a common issue in our growth areas where private housing is relatively affordable, but the transport costs (for example owning multiple cars and long commutes) create affordable living issues.

2.2 Affordable Housing Spectrum

Affordable housing forms part of a continuum of housing within Hume City (refer Figure 1). **Affordable housing refers to a variety of subsidised housing responses** that provide different housing options in accordance with household need. Affordable Housing includes public housing, community housing and affordable rentals/ ownership. It does not include homelessness and crisis / transitional housing or private market housing (owned or rented) **that receives no subsidies** from State Government. The different types of affordable housing are broadly defined as social housing, which can include public and community housing.

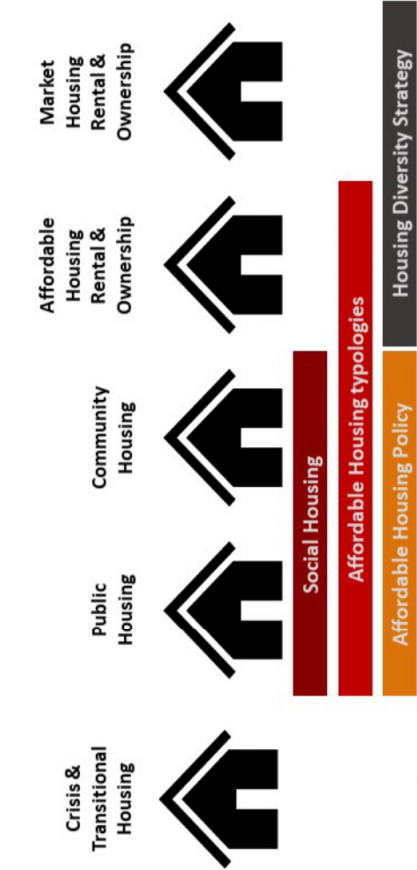


Figure 1 – Affordable housing spectrum

Social Housing

Social housing includes short and long-term rental housing that is subsidised by the government and rented at a fixed price. It provides housing for people on low and very low incomes who are most in need.

Social housing includes:

- Public housing owned and managed by the state government
- Community housing owned, managed or controlled by registered housing providers

Public Housing

Public housing is rental housing owned, controlled and managed by the Department of Families, Fairness and Housing (DFFH). Public housing tenants are on the Victorian Housing Register and must be on very low to low household incomes. Tenure is not time limited, but tenants are subject to meeting rental conditions as set by DHHS.

Community Housing

Community housing is rental housing owned, managed and controlled by registered housing providers (community housing associations and providers). Community housing is generally targeted towards very low to moderate incomes. Registered housing providers allocate 75% of their housing from the Victorian Housing Register's Priority Access list and are regulated by the Victorian Housing Registrar under the *Housing Act 1983*. Registered housing providers are heavily regulated and must meet specific performance standards including (but not limited to) transparency, governance, community engagement and financial viability.

2.3 Affordable Housing on the Private Market

Private market housing can also be affordable for very low, low or moderate-income households. Traditionally, housing is considered affordable on the private market where housing costs do not exceed 30% of the gross income of the household. Generally, this type of housing falls outside of the remit of Public and Community housing.

Housing on the private market that is affordable is an important component of the affordable housing spectrum (see Figure 2). Private market housing can be determined affordable in accordance with the Act and the associated income brackets defined by the *Planning and Environment Act 1987*. These income brackets can be found in Table 1 above and will be referenced throughout the following section 'Affordable Housing in Hume: Issues and Needs'

As discussed in the following pages, house values and rental costs are increasing in Hume which combined with limited income growth is reducing private housing options that are affordable to rent or buy for very low, low, and moderate-income households in Hume.

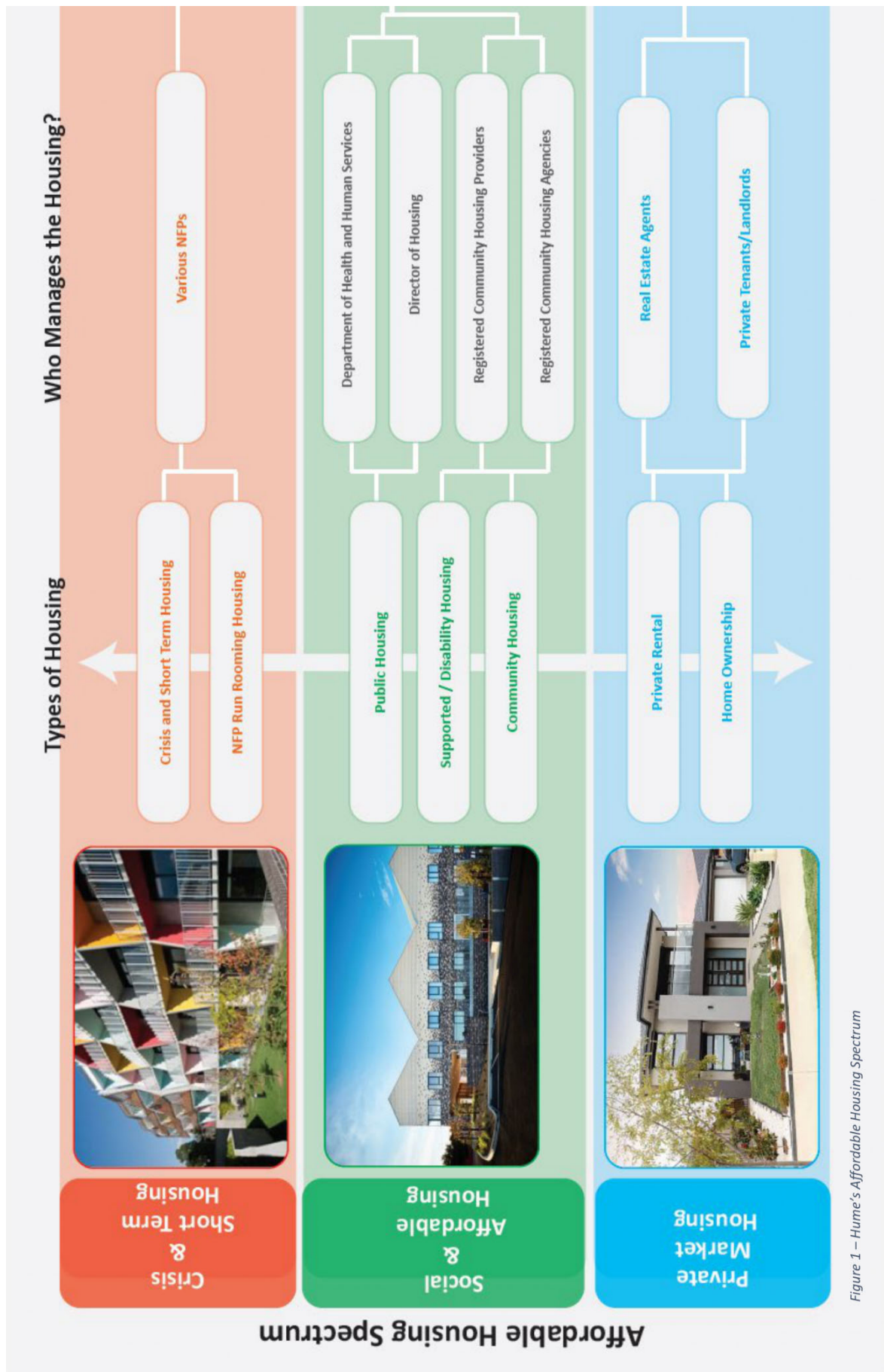
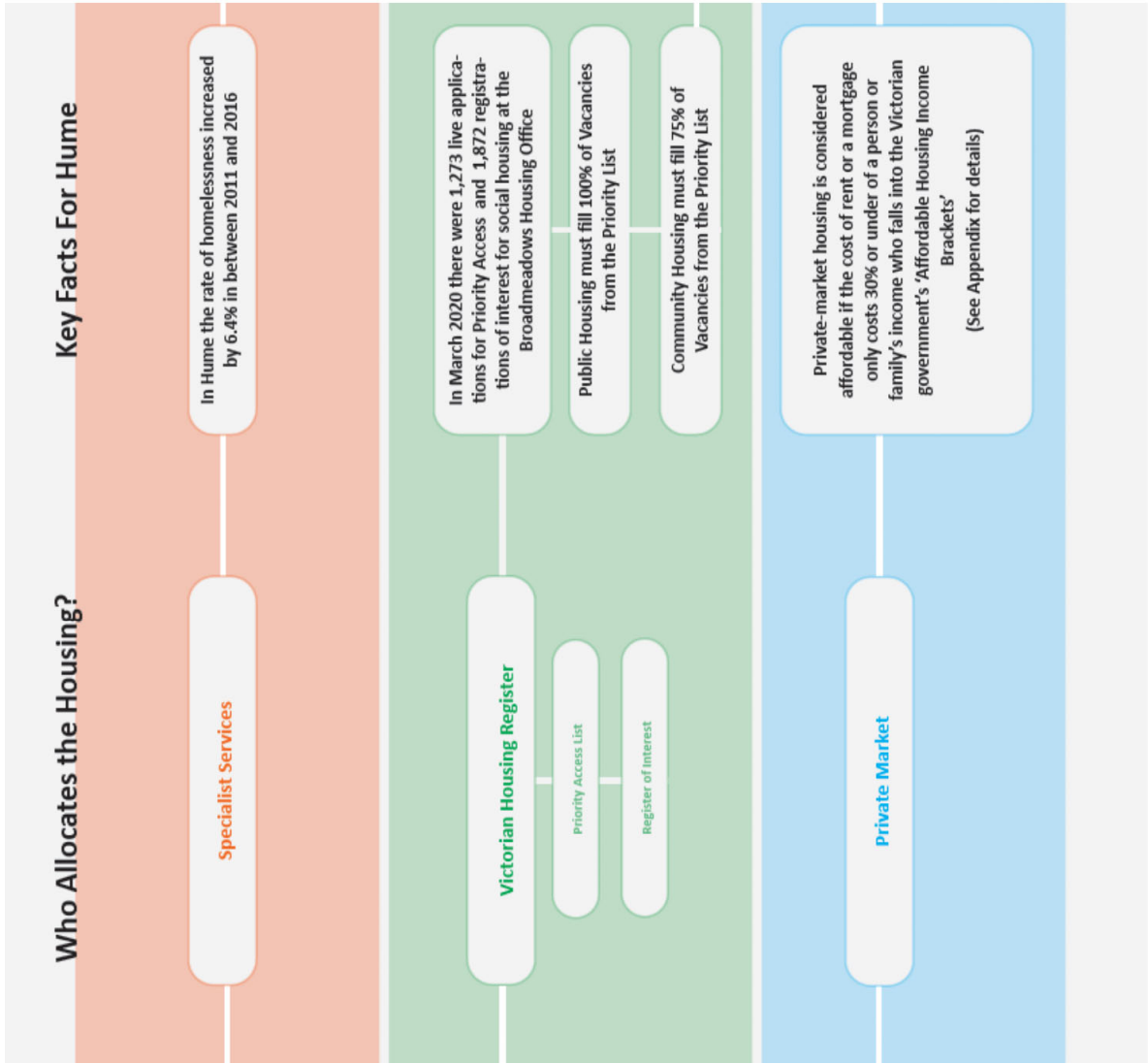


Figure 1 – Hume's Affordable Housing Spectrum



Part 3 - Affordable Housing in Hume: Issues and Needs

3.1 Why does Hume need an Affordable Housing Policy?

There are large proportions of Hume residents that are on Centrelink benefits; experience or recently experienced family violence; live with disabilities; are unemployed/underemployment; have mental and health issues; are new arrivals; and/or are single parent households. These are all drivers of affordable housing need.

Hume has a **higher proportion** of its **residents experiencing** one or more **affordable housing drivers** than the metropolitan Melbourne average (as illustrated in Figure 3). Hume has a disproportionately high incidence of some common drivers.

Among Hume residents (June 2018):

- 9% were unemployed
- 2% were in overcrowded private dwellings
- 18% were single-parent households
- 26% of 2-parent families had no parent in paid work
- 66% aged 70+ lived with a disability
- 72% aged 65+ were aged-pension recipients
- Police callouts in Hume are more likely to be in reference to family incidents than the metropolitan Melbourne average.
- There are also more Hume residents seeking help with mental health than the metropolitan Melbourne average.

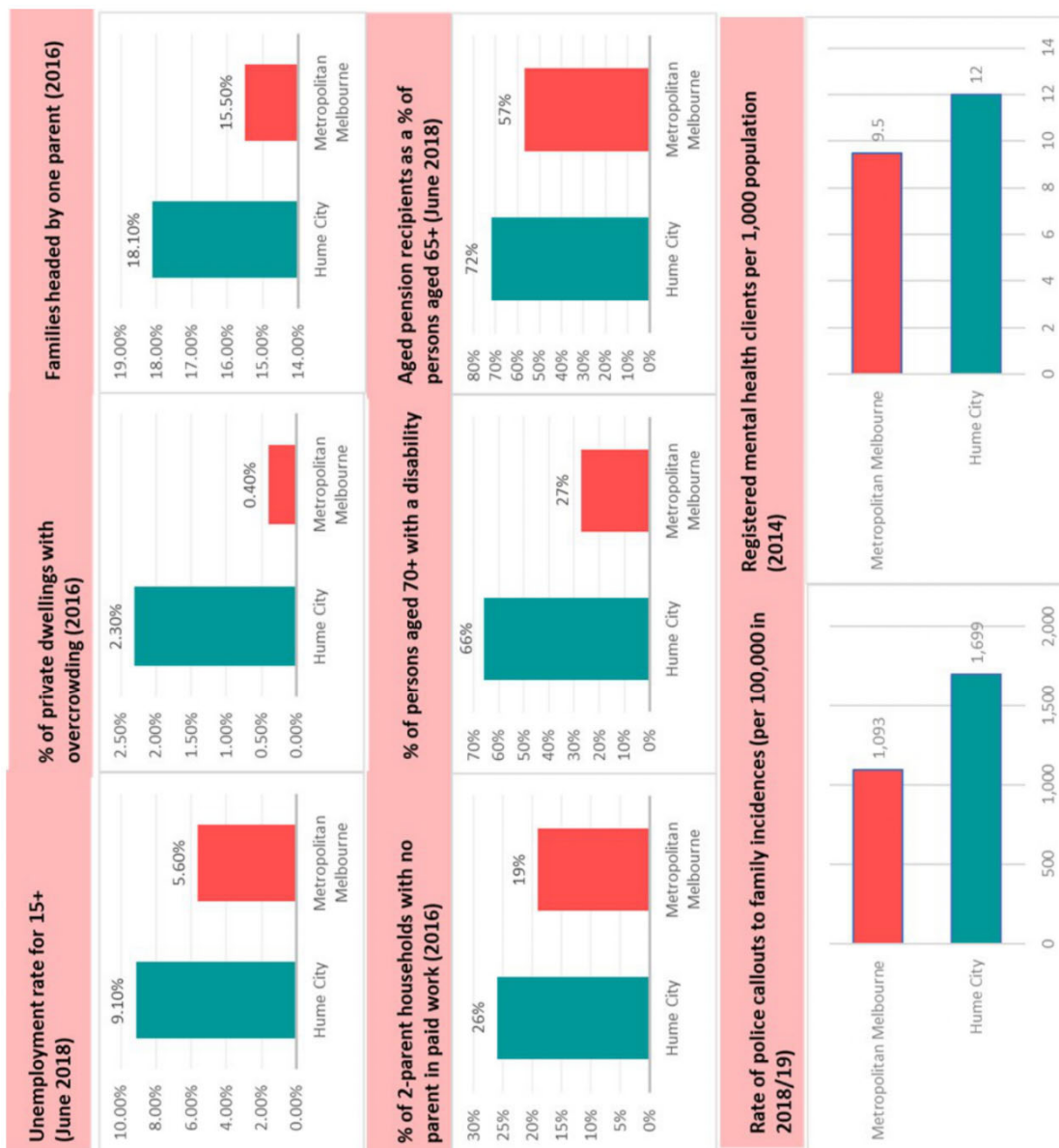


Figure 2 - Drivers of Affordable Housing Demand in Hume

3.2 Housing Stress in Hume's Private Housing Market

The private housing market in Hume has suffered long-term decreases in affordability which have led to very high rates of mortgage stress and rental stress across the municipality. Increasing rental costs have also resulted in a reduced number of rental properties that are accessible to low and very low-income households. These significant problems are linked to house price growth across the Metropolitan Melbourne region which continue to rise much faster than household incomes.

In 2016, 15.9% of Hume City's households were experiencing housing stress compared to 11.7% in Greater Melbourne (refer Figure 4).

Whilst Hume City has a higher proportion of households experiencing housing stress than Greater Melbourne, some Hume suburbs experience higher levels of housing stress than others. The five areas with the highest percentages are:

- Roxburgh Park (24.3%)
- Meadow Heights (23.4%)
- Broadmeadows (22.6%)
- Dallas (20.6%)
- Craigieburn (19.2%)

When households within the very low, low and moderate income ranges experience housing stress, basic needs of residents such as food, heating and cooling, medical and health needs are often sacrificed in order to keep living in their home. Housing stress and financial hardship can increase the risk of people and families becoming homeless. In Australia one in seven people have no savings, which means they are one bill away from not being able to pay for rent, bills and day-to-day needs.

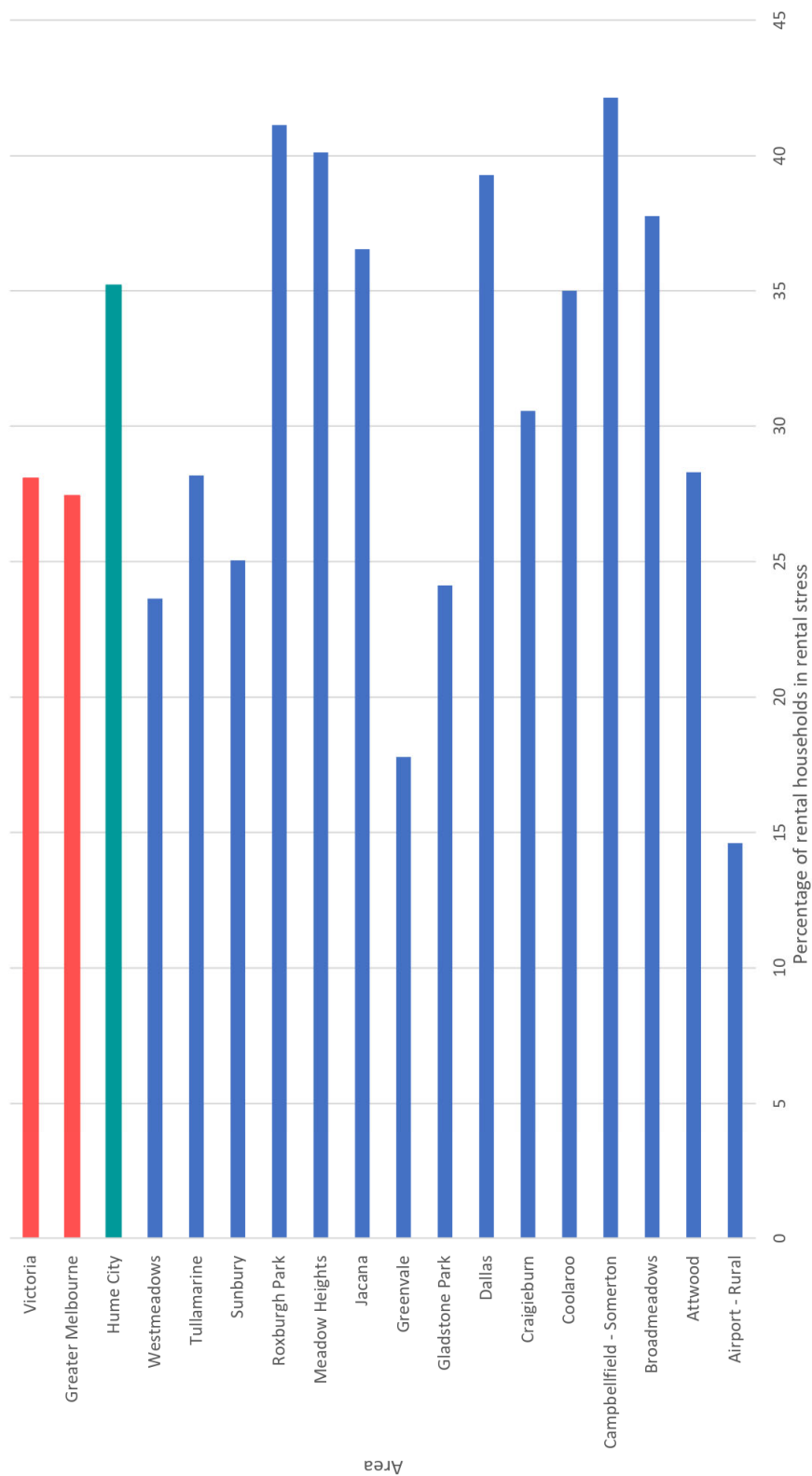


Figure 4 – Households in rental stress

3.3 Affordable Homes for Purchase

It is widely accepted that the possibility of home ownership is fast becoming out of reach for many Australians. Median house prices in Hume have rapidly increased in line with Melbourne’s property market. In late 2020, Hume’s median house price was \$555,000, representing a 60% increase in house prices over the preceding ten-year period.

Although there are fluctuations in house prices, including a recent decline at the end of 2019, recent data demonstrates Hume’s house prices recovered in 2020 and appear to be continually rising. Importantly, median house prices have increased far more rapidly than household incomes. In 1996 the average Australian house price was 2.8 times the average annual household income. As of the 2016 census, the average house prices are 5.2 times more than the average annual household income.

For many people in the community, particularly those reliant on government financial support who have had little to no increase in income over the past two decades, home ownership is not an achievable option.

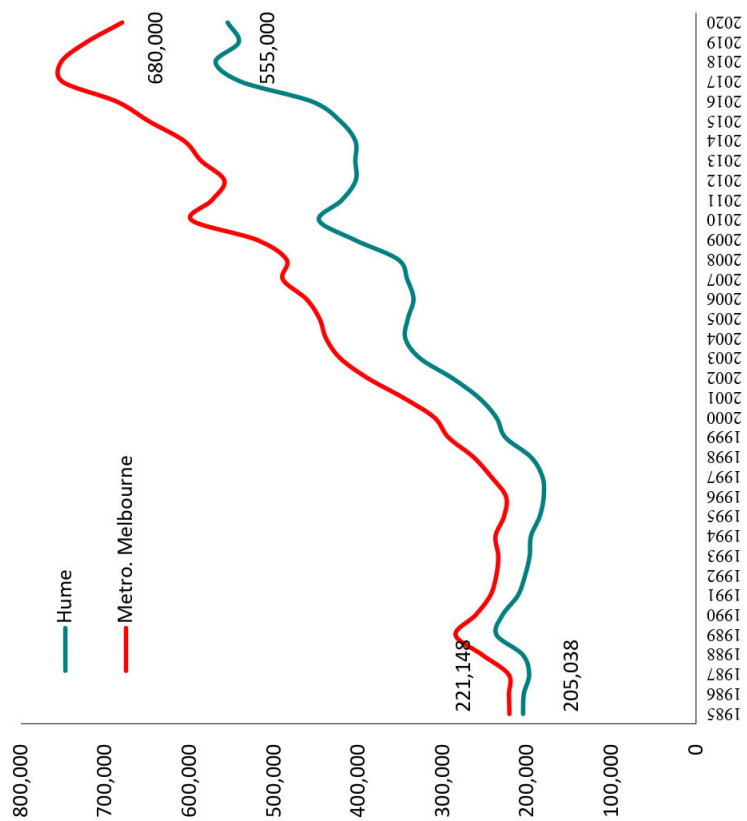


Figure 5 - House Prices in Hume (1985-2020)
Source: Greater Dandenong - Hayden Brown

3.4 Affordable housing for Rent

The availability of affordable rental properties has drastically decreased over the past decade. Rental reports provided by the DHHS for Hume indicate that affordable rental properties have decreased from making up 75% of all Hume rental stock in 2006 to the most recent levels of 14.9% in 2020.

This percentage of affordable rentals is a slight recovery from a very low 7.7% in 2019. However, it is likely this slight increase is a temporary deviation from the trends of the past 10-15 years. From September 2006 to September 2020 the median rental price increased from \$210 to \$390 – an 85.7% increase.¹⁰ Meanwhile household incomes have increased by just 34% over a similar period.¹¹

Many low, very low and moderate income households would experience difficulty securing appropriate accommodation in the current rental market. In June 2019 there were approximately 92 rentals in Hume that were deemed to be affordable to very low, low and moderate households. However, affordable opportunities are mainly only available for moderate income households.

Currently, according to the definition of very low to moderate income households, many households would experience difficulties in finding affordable rentals adequate for their needs in Hume.

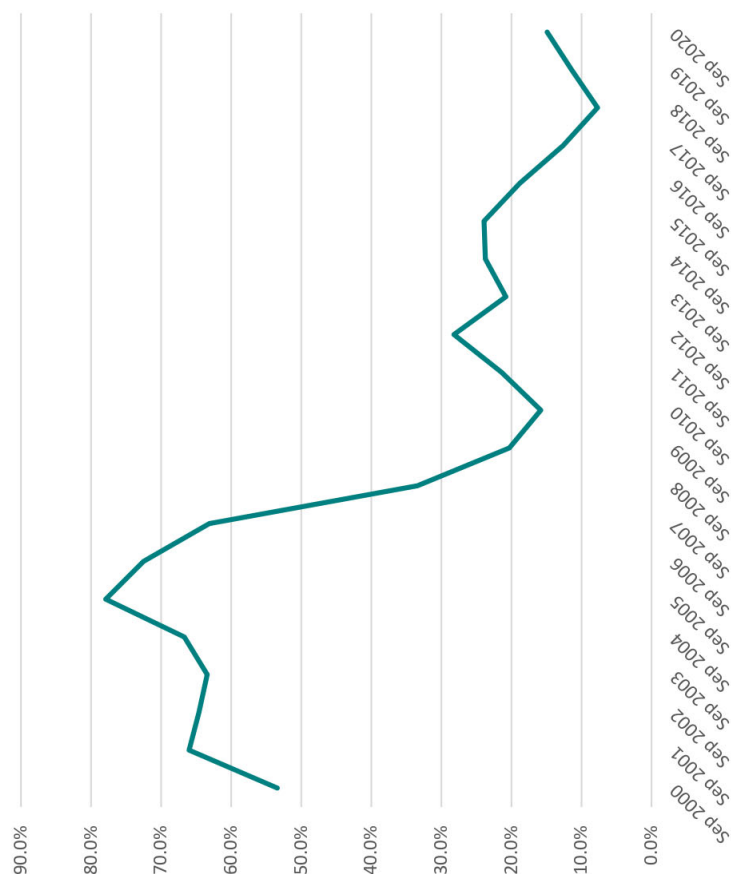


Figure 6 - Percentage of Affordable Rentals in Hume
Source: Rental Report 2020 - DHHS

According to Hume's market analysis of available rental properties in June 2019:

- No very low income household of any types would have found an affordable rental in Hume.
- No single person households in the low and very low income range would have found an affordable rental in Hume.
- A low income couple with no dependents would only find one bedroom rentals affordable.
- Affordable choices were available for low income family households in two and three bedroom houses and flats, but a four bedroom home would have put them in housing stress.
- Affordable opportunities were available for all moderate-income households.

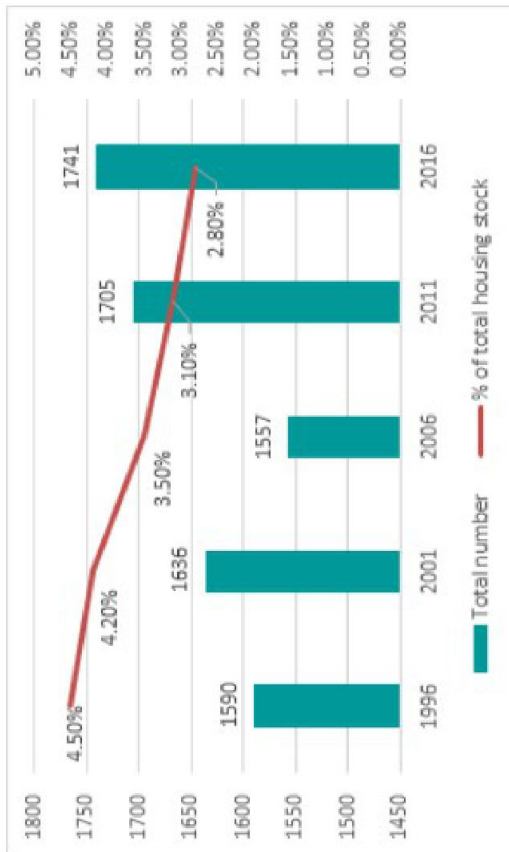


Figure 8 - Percentage of Affordable Rentals in Hume Total Housing Stock

3.5 Social Housing Supply

VERY LOW INCOME HOUSEHOLDS		Affordability by No. of Bedrooms			
Household Type	Available weekly rent \$	1-bdr	2-bdr	3-bdr	4-bdr
Single Person	\$149.70	x	x	x	x
Couple, no dependants	\$224.70	x	x	x	x
Family	\$314.40	n/a	x	x	x

LOW INCOME HOUSEHOLDS		Affordability by No. of Bedrooms			
Household Type	Available weekly rent	1-bdr	2-bdr	3-bdr	4-bdr
Single Person	\$194.70	x	x	x	x
Couple, no dependants	\$292.05	✓	x	x	x
Family	\$408.75	n/a	✓	✓	x

MODERATE INCOME HOUSEHOLDS		Affordability by No. of Bedrooms			
Household Type	Available weekly rent	1-bdr	2-bdr	3-bdr	4-bdr
Single Person	\$299.55	✓	x	x	x
Couple, no dependants	\$449.40	✓	✓	✓	✓
Family	\$629.10	n/a	✓	✓	✓

Figure 7 – Market Analysis - Hume's Availability of Affordable Rental Housing (June - 2019)

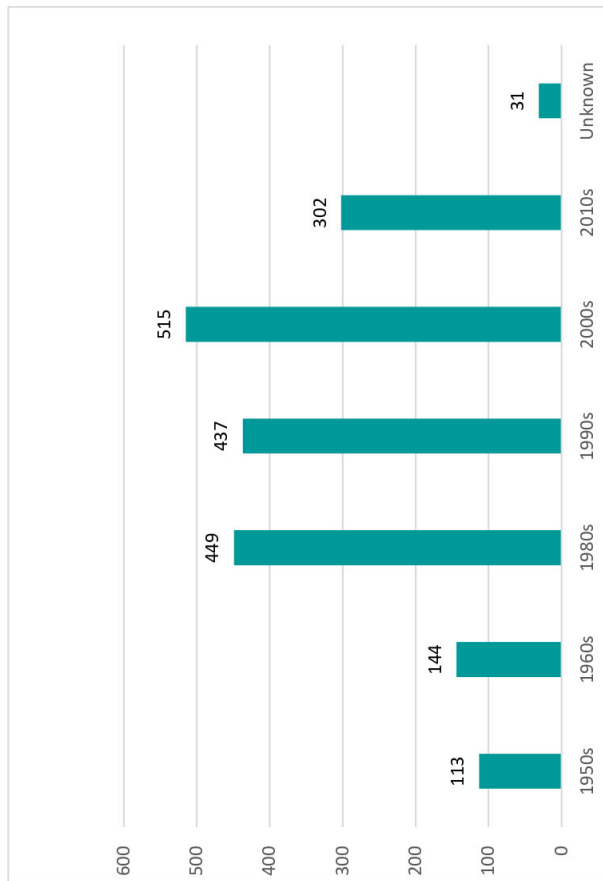


Figure 10 – Number of New Social Housing Dwellings in Hume over time

In recent years there has been a proportional decline in social housing in Hume.

In 2016 there were 1,741 social housing dwellings in Hume, an increase of 36 dwellings since 2011, which averages out to seven additional dwellings per year. Despite this marginal increase, over the last 30 years Hume has experienced a decrease in the proportion of social housing stock in the municipality (refer Figure 11). In 1996, social housing represented 4.6% of all housing in Hume. In June 2019, social housing only represented 2.8% of all housing stock in Hume.

Additionally, more than 11.2% of the current social housing stock in Hume is also older than 50 years (1950s and 1960s stock), and in high probability requires replacement or significant upgrades. Figure 10 outlines the approximate age of all social housing in Hume. More than half of the stock is more than 30 years old and in declining quality, highlighting the potential need for future investments in upgrades or replacements.



Figure 11 – Number of New Social Housing Dwellings in Hume over time

3.6 Growth Areas and Affordable Housing

Hume is a growth municipality that has experienced rapid residential developments on many fronts. Craigieburn, Greenvale, Kalkallo, Mickleham, and Sunbury have significant amounts of greenfield development planned for the next 20 years.

Recent research of Affordable Housing in growth areas has found:

- Land in growth areas tends to be less attractive investments for registered housing providers.
- Lower house and land prices in growth areas affect the number of affordable housing dwellings that can be achieved in growth area locations compared to inner and middle ring suburbs
- Growth area councils are less able to use other planning mechanisms to attain affordable housing such as floor area uplift and density bonus models due to lower land costs (Navire 2019).

Some new greenfield residential communities in Hume (notably Kalkallo and Mickleham) are located away from existing employment areas and town or neighbourhood centres (their planned employment areas and centres are develop long after residents move in and take decades to be fully established). Most of their residents need to travel long distances to access work and even education, health and wellbeing services and shops. These communities often have no public transport and limited services and are therefore car dependent, which compounds affordable living issues and greater total household costs. Consequently, timely delivery of services, retail opportunities and other amenities will be important in the establishment of strong, sustainable and resilient communities.

The lack of supportive services in growth areas can make these locations unsuitable for affordable housing tenants who may be unable to access public transport or afford the travel costs of private vehicles. For these reasons, registered housing providers may be reluctant to provide affordable housing in these locations. However, as these communities mature and services are delivered around them, such growth areas may become suitable for affordable housing. For example, Lockerie, in Hume's north, may be suitable for affordable housing once the future train station is delivered or a significant employer establishes (such as tertiary education centre or hospital).

Part 4 - Council Action

4.1 Options for Council Action on 'affordable housing'

Although most metropolitan councils view Affordable Housing as an important issue, levels of involvement vary significantly. Some councils, for example, primarily focus on advocating to state and federal governments for increased investment and changes to legislation to upgrade and increase the supply of affordable housing. Other councils, such as the City of Port Phillip and Glen Eira, have historically had a more active role developing and managing affordable housing.

In the past, Hume has been an advocate for more social housing homes and the upgrade of existing social housing homes within the municipality. Council has also taken a more direct role in the supply of social housing in developments like Valley Park. Council helped create more than 100 social housing homes by consolidating a Council land holding with public land and facilitating a mixed tenure development with both private market, aged-care and public housing.

Council actions in responding to affordable housing issues generally sit in one of four roles: Advocate, Decision Maker, Facilitator or Provider.

4.2 Council's Potential Roles in Affordable Housing

Council can take a range of roles in affordable housing including acting as Advocate, Decision Maker, Facilitator or a Provider.

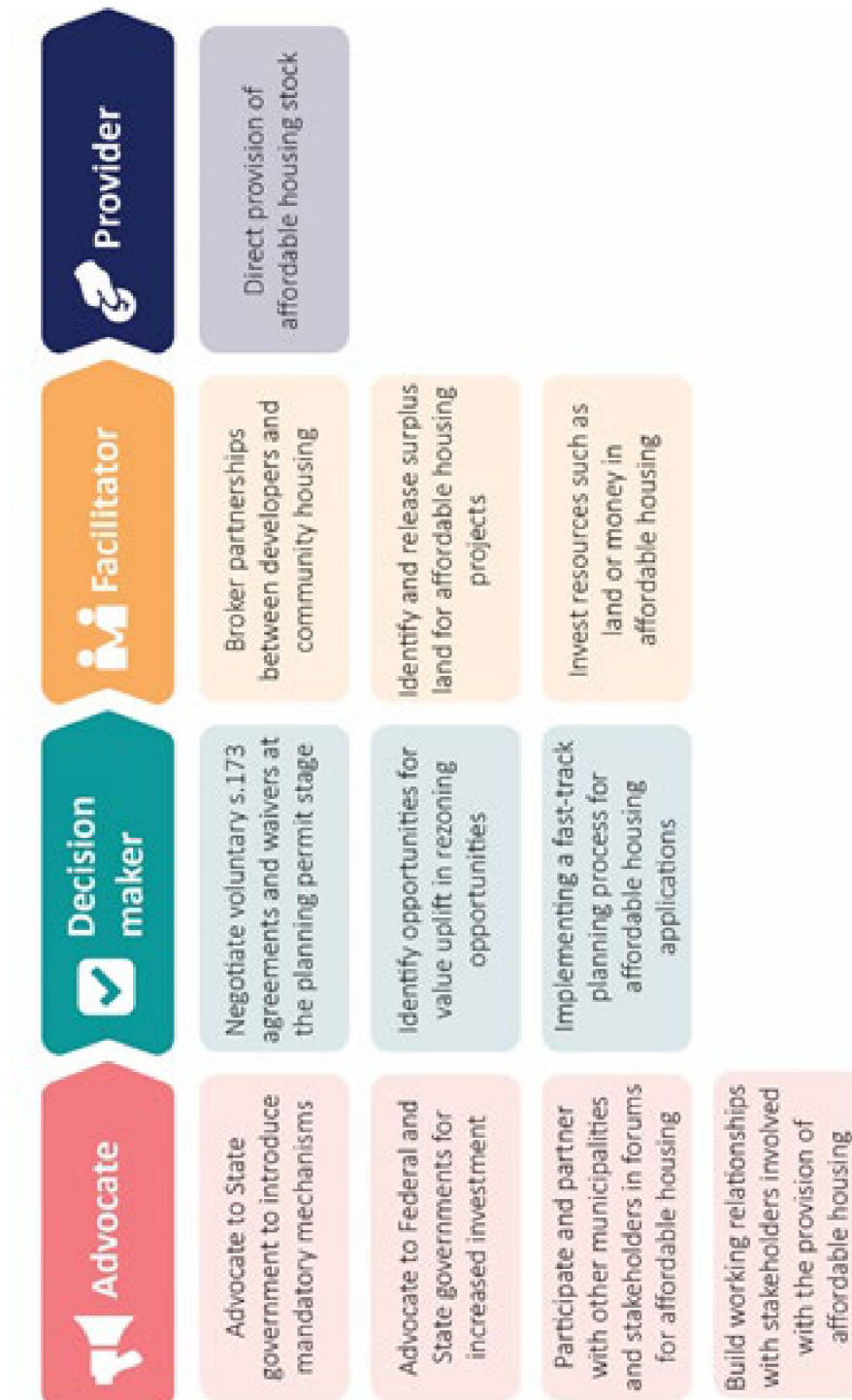
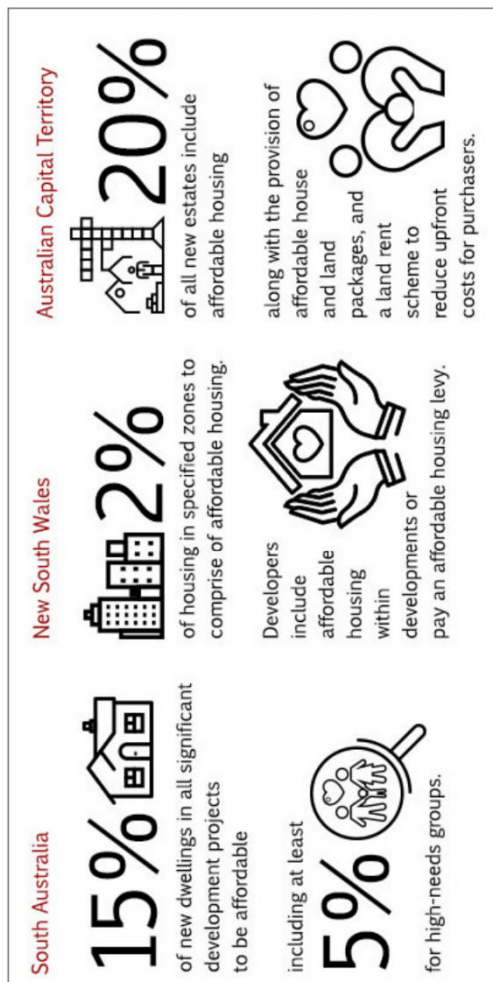


Figure 12 - Introduction to Council's Roles in Affordable Housing

1. Advocate

As an **Advocate**, Council can engage in affordable housing networks with stakeholders to collectively inform and influence state and federal policy change to improve housing outcomes for very low to moderate income households. A common position is to advocate to the state and federal governments for increased spending on social housing. Identified in Section 3.5, Hume's social housing supply of social housing stock has diminished in recent years. Council can take an active role in promoting increased investment for more social and affordable housing in the municipality. Council can also partner with other local governments to create advocacy partnerships and actively participate in inter-Council forums to collectively contribute to addressing affordable housing issues across the State.

Another strategy is to advocate to the state government for changes to planning legislation which will facilitate supply through mandatory requirements for affordable housing contributions in new developments. The most accepted way to achieve this is through inclusionary zoning. Inclusionary zoning has been implemented, in varying capacities, in South Australia, New South Wales and the Australian Capital Territory.



2. Decision Maker

As a **Decision Maker**, Council can use its existing regulatory powers as a planning authority to negotiate affordable housing outcomes.

Changes to the *Planning and Environment Act 1987* introduced in June 2018 to allow councils to negotiate voluntary Section 173 Agreements with developers to lever Affordable Housing outcomes. This is a very recent initiative introduced by the State government and implementation of agreements are still at their infancy.

Generally, planning scheme amendments to rezone land provide the greatest opportunity to achieve affordable housing contributions. A rezoning amendment also typically offers the landowner a significant uplift in the value of their land (e.g. residential land is worth a lot more than industrial land). Some councils like Whittlesea and Maribyrnong have committed to seeking to realise Affordable Housing Section 173 Agreements as part of future rezoning amendments.



Hayball Architects render for Bruce St Box Hill

3. Facilitator

As a **Facilitator**, Council could proactively seek opportunities for affordable housing through investment of land, money and partnerships.

Generally, the Facilitator role involves identifying Council-owned land that could be used for affordable housing and then helping 'facilitate' its development. In this role, Council might put a requirement on purchasers to provide a percentage of affordable housing or exchange land with registered housing providers to develop and manage affordable housing regulated by State government.

Land is a core element in the delivery of affordable housing and can be an input that addresses the gaps often restricting affordable housing development. Taking the facilitator role, Council may consider providing Council-owned land in a number of ways, whether through sale, sale at a discount, lease or peppercorn lease. more recently Whitehorse City Council, where in partnership with developers and community housing associations they successfully facilitated Affordable Housing. The requirements were included in the contracts of sale of the land.

In 2018, Whitehorse City Council sold its 84-space council owned car park in Bruce Street, Box Hill to facilitate a \$25 million development by HousingFirst and MAB Corporation. Of more than 200 apartments, the development will include 73 affordable dwellings (some specifically for older persons).

4. Provider

Council may also act as a Provider of affordable housing through the direct provision of affordable housing stock to social and affordable housing tenants. This is a role that has been undertaken by other Councils with more experience and resources.

Direct ownership and management of affordable housing by councils is very uncommon and registered housing providers are now the other primary provider of affordable housing along with State Government.

Appendices

Policy Context for Affordable Housing Background Paper

Federal Policy

Currently, the Australian Government does not have an overarching housing policy and funds affordable and social housing primarily through reducing costs and taxes for registered housing providers. It also provides avenues for direct investment in registered housing providers alongside, providing tax incentives that influence the housing market, such as negative gearing (encouraging property investment) and the first home buyer super saver scheme. Importantly, it is also responsible for household income supports such as the Commonwealth rent assistance payment. The Australian Government provides opportunities for investment and funding for affordable housing measures through a range of initiatives. Federal investment in affordable housing initiatives is currently set out in the *National Housing and Homeless Agreement* (NHHA) and is also the focus of the National Housing Finance and Investment Corporation (NHFIC).

State Policy

Homes for Victorians (2017) is the Victorian government's current housing policy that outlines a strategy for responding to the housing affordability issues in Victoria. It is complemented by *Plan Melbourne* (2014) which identifies state-wide strategic challenges created by current affordable housing shortages.

Homes for Victorians has a number of strategies that respond to the need for increased levels of social and affordable housing. These include:

- \$1 billion Social Housing Growth Fund
- provision of low-cost loans and loan guarantees to registered housing providers
- sale of under-utilised government land for new social housing
- changes to planning legislation facilitating affordable housing supply through the planning system; and
- an inclusionary housing pilot.



Figure 3 - Victoria's Big Housing Building (2020)

In June 2018, changes to Victoria's *Planning and Environment Act 1987* enabled local governments to negotiate voluntary affordable housing contributions. This has created new responsibilities for local governments who can now seek affordable housing outcomes through the development planning approval processes and Section 173 Agreements.

Victoria's Big Housing Build program (2020) was recently released to complement and extend measures in *Homes for Victorians* (2017). At the same time a new state body to administer social and affordable housing was established - Homes Victoria. The Big Housing Build aims to build 12,000 homes in four years, with 9,300 social housing homes and 2,900 affordable homes.

Homes will be built through multiple programs under Victoria's Big Housing Build including:

- Building social and affordable homes on public land
- spot-purchasing homes, projects in progress or ready-to-build developments from the private sector
- funding community housing projects
- funding "new opportunities" with the private sector and community housing providers

Homes Victoria will be largely responsible for the planning approvals under the program and will work with councils across Victoria to ensure local government input throughout the life of the Big Housing Build. Homes Victoria will work with councils across Victoria to ensure local government input throughout the life of the Big Housing Build.

Under the scheme, Homes Victoria will support local governments to offer council-owned land and partner with community housing providers and the private sector to deliver social and affordable housing.

Local Policy

Local government responsibility for social or affordable housing is not mandated by state or federal government legislation. The development of an affordable housing policy is valuable to clarify advocacy

position and if councils are seeking to negotiate voluntary affordable housing contributions under the *Planning and Environment Act 1987*.

The strategic importance of affordable housing is identified in Council's planning scheme. The Municipal Strategic Statement (MSS) recognises the importance of 'access to a range of appropriate and affordable housing options' to allow people to remain and age within the community.

Affordable housing is also an important issue in *Hume Horizons 2040*, a long-term Council vision for the future drafted in consultation with Hume's community. Further commitments to safe and accessible housing are contained within Council's *Health and Wellbeing Plan* and *Social Justice Charter*.

The *Housing Diversity Strategy*, adopted by Council in June 2020 seeks to increase the choice and diversity of housing, including affordable housing through:

- Targets for smaller housing typologies to better align new housing with community needs.
- an understanding of the level of diversity and choice that could be achieved if these targets are met.
- a commitment to the preparation of an Affordable Housing Policy.
- consideration of surplus public land for diverse and affordable housing.

Recent Council Action on Affordable Housing

Hume City Council has become more involved with affordable housing in recent years, including through the following initiatives:

- Between 2004 and 2008, Council hosted several affordable housing forums with stakeholders facilitating the development and a range of collaborated responses to State Government on housing related matters, including responses on housing for low income Victorians (2004); Northern Region Housing Framework (2006), residential accommodation issues (2007); and approaches to homelessness (2008).

- Council has made direct submissions to State Government, including the Inquiry into Public Housing (2010), the Royal Commission into Family Violence (2015), and Government Standing Advisory Committee Panel for Inclusionary Housing at Nicholas St, Broadmeadows and the Inquiry into Homelessness (2019).
- Council previously owned and managed six social housing properties. In 2013, it was decided that the properties would be best managed by a registered housing provider. Three properties were transferred to a housing provider to be managed as community housing stock. Two properties were sold, and one property was retained as a strategic land holding.
- Council has also worked in partnership with DHHS on the Broadmeadows Valley Park redevelopment to maximize positive outcomes from the development.
- In 2013, Council facilitated the development of a discussion paper on the experiences of Hume residents in rooming houses, which acted as an advocacy document for various emergency relief and housing support services in Hume.
- In response to DHHS's request in 2017 to collaborate on matters of people sleeping rough in Victoria, Council put in place a Hume Response to extreme weather alerts (cold and heat).
- Hume City Council, Mitchell Shire and the City of Whittlesea formed a partnership to undertake research work relating to Social Housing Investment Program (SHIP Project) with DHHS funding. This work was completed in December 2019.
- Council adopted the *Housing Diversity Strategy* in June 2020, which will provide a city-wide approach to addressing housing need, by identifying areas that could accommodate a greater mix and density of housing.

REPORT NO:	GE564
REPORT TITLE:	2021/22 Growing Suburbs Fund Projects
SOURCE:	Joel Kimber, Coordinator Grants and Projects
DIVISION:	Corporate Services
FILE NO:	HCC10/315
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENTS:	Nil

1. SUMMARY OF REPORT:

- 1.1 The 2021/22 Growing Suburbs Fund (GSF) will fund new, expanded or upgraded infrastructure projects within Melbourne's ten (10) interface councils and six (6) peri-urban councils.
- 1.2 As an Interface Council, Hume City Council can compete for funding towards the construction of prioritised community infrastructure.
- 1.3 As a result, Council is putting forward a range of projects for consideration of the Victorian Government.

2. RECOMMENDATION:

That Council

- 2.1.1 Approves the submission of applications to the Growing Suburbs Fund for the following projects:

- (a) *Craigieburn Community Centre*
- (b) *Valley Park Community Centre, Broadmeadows*
- (c) *Sunbury Park Master Plan Implementation*
- (d) *Forrest Street Playspace Upgrade, Sunbury*
- (e) *Village Green (Rolling Meadows) Playspace Upgrade, Sunbury*
- (f) *Westmeadows Shopping Precinct Upgrade*
- (g) *Progress Reserve Master Plan Implementation Stage 1*
- (h) *DS Aitken Reserve Rotunda, Craigieburn*

- 2.1.2 Notes the funding for each project is already budgeted for in Council's 2021/22 budget.

3. LEGISLATIVE POWERS:

The provision of community facilities is a function specified in accordance with the *Local Government Act 2020*.

4. FINANCIAL IMPLICATIONS:

- 4.1 Councils are expected to contribute funding to the delivery of each project with a notional 50:50 contribution across all applications.

REPORT NO: GE564 (cont.)

4.2 As a result, it is proposed that the projects be funded through the following sources:

TABLE 1 – RECOMMENDED PROJECTS				
PROJECT	COUNCIL AVAILABLE BUDGET	GRANT SOUGHT	COUNCIL CONTRIBUTION	OTHER CONTRIBUTION
Craigieburn Community Centre (R2)	\$6,500,000	\$2,000,000	\$4,500,000	
Valley Park Community Centre	\$3,200,000	\$1,000,000	\$2,200,000	
Sunbury Park Master Plan Implementation	\$1,100,000	\$600,000	\$500,000	
Forrest Street Reserve Playspace Upgrade	\$510,000	\$260,000	\$250,000	
Village Green (Rolling Meadows) Playspace Upgrade	\$456,000	\$256,000	\$200,000	
Westmeadows Shopping Precinct Upgrade	\$550,000	\$300,000	\$250,000	
Progress Reserve Master Plan Implementation Stage 1	\$1,500,000	\$650,000	\$550,000	\$300,000 (DELWP)
DS Aitken Reserve Rotunda	\$330,000	\$230,000	\$100,000	
TOTAL	\$14,146,000	\$5,296,000	\$8,550,000	\$300,000

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

5.1 These eight projects are being developed with environmental sustainability as a strong theme in the planning, design and implementation phases.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

6.1 The design and construction of these projects will be cognisant of the implications of climate change to minimise the impacts on the natural environment.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

Hume's diverse population is driving the need for a greater range of responsive, affordable, accessible and equitable community facilities. Through the development of these eight projects, a strong commitment is being made to achieve social justice outcomes.

REPORT NO: GE564 (cont.)**8. COMMUNITY CONSULTATION:**

- 8.1 Many of these projects have been developed in consultation with residents, local community groups and sporting clubs. This is recognised through these projects being prioritised in the Hume City Council Plan 2017 – 2021.

9. DISCUSSION:

9.1 Information on the Growing Suburbs Fund (GSF)

- 9.1.1 The Victorian Government has announced the Growing Suburbs Fund (GSF) to meet critical local community infrastructure needs for our fast-growing outer suburbs.
- 9.1.2 Funding from the Growing Suburbs Fund is open to Melbourne's ten interface and six peri-urban councils.
- 9.1.3 The objectives of the GSF are to support high priority community infrastructure projects that contribute to:
- the social and economic recovery of communities and groups impacted by coronavirus (COVID-19)
 - the needs of rapidly growing communities
 - local employment creation in both the construction phase and the ongoing operation
 - improved local economic conditions in interface and peri-urban communities
 - improved capacity for councils to respond to changing community needs and demands
 - the delivery of innovative models of integrated/shared community infrastructure
 - creating a safe and engaging environment for vulnerable and isolated community members.
- 9.1.4 Councils are expected to contribute funding to the delivery of each project. A notional program wide funding leverage of \$1 for \$1 is in place.
- 9.1.5 The program will support projects that have a direct benefit to communities and surrounding catchment areas across the following broad infrastructure categories:
- community health and well-being,
 - early education, libraries, learning and training
 - sport, recreation, and leisure facilities that have dedicated community space and support multiuse purposes
 - placemaking, civic amenity, and community connecting
 - environmental and climate change resilience
- 9.1.6 The Growing Suburbs Fund will not support:
- projects that have already commenced construction (including, but not limited to site clearing, earthworks, building works and any form of early works)
 - projects located on land that is in the process of or yet to be acquired.

REPORT NO: GE564 (cont.)

- projects that are sporting pavilions that cannot demonstrate a dedicated community use space(s) to host community activities for groups other than the resident sporting clubs.
 - projects that are delivering new or upgraded sports fields or sports courts.
 - infrastructure that is fully scoped and funded through a development contributions plan, unless it can be clearly demonstrated that GSF funds will bring forward delivery, or that the actual costs of delivering the infrastructure materially exceed the total of developer contributions.
 - temporary buildings or improvements undertaken prior the delivery of a future and permanent facility.
 - routine or ongoing maintenance activities, cosmetic works, repair of facilities damaged by vandalism, fire or other natural disasters where the damage should be covered by insurance.
 - recurrent operating costs, including utilities and staffing resources.
 - projects where major components are civil works such as roads and associated footpaths, drainage, waste, resurfacing, carparks, and public transport infrastructure.
 - construction of infrastructure that does not have a direct community benefit or address an identified community need.
 - service connections (while these elements will form part of construction, any council contributions should be used for these purposes).
 - bundling of small projects into a larger project for submission.
- 9.1.7 Projects are required to commence construction within 18 months of the grant being announced and be completed within 24 months of the commencement of construction.
- 9.1.8 There is no limit to the number of projects and dollar amount a council can submit for consideration. However, no more than 15 per cent of the total pool of funding will be allocated to a single council.
- 9.2 Following an assessment of the GSF guidelines and Council's 2021/22 capital works program, several potential projects were identified for consideration of the GSF.
- 9.3 As a result of this analysis, the following projects were prioritised according to their alignment to the objectives of the GSF:

TABLE 1 – PRIORITISED PROJECTS FOR RECOMMENDATION		
GSF priorities	Project	Scope of works
Community health and well-being	Forrest Street Reserve Playspace Upgrade	Upgrade of the existing playspace
	Sunbury Park Master Plan Implementation	Implementation of the master plan including open space improvements, pathways and landscaping.
	Village Green (Rolling Meadows) Playspace Upgrade	Upgrade of the existing playspace
	Progress Reserve Master Plan Implementation Stage 1	Construction of new playspace and public amenities.
Early education, libraries, learning and training	Valley Park Community Centre	Construction of a new multipurpose community centre.
	Craigieburn Community Centre (R2)	Construction of a new multipurpose community centre

REPORT NO: GE564 (cont.)

TABLE 1 – PRIORITISED PROJECTS FOR RECOMMENDATION		
GSF priorities	Project	Scope of works
Placemaking, civic amenity, and community connecting	Westmeadows Shopping Precinct Upgrade	Streetscape upgrades and new lighting.
	DS Aitken Reserve Rotunda	Construction of a new rotunda

10. CONCLUSION:

- 10.1 The Growing Suburbs Fund is providing opportunities for interface and peri-urban Councils to access Victorian Government funding towards new, expanded or upgraded infrastructure projects.
- 10.2 Any funding provided by the Victorian Government through the GSF will support Council to deliver these important community infrastructure projects for our growing community.

REPORT NO: GE564 (cont.)

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REPORT NO:	GE565
REPORT TITLE:	Hume City Council Procurement Policy
SOURCE:	Fadi Srour, Chief Financial Officer
DIVISION:	Corporate Services
FILE NO:	HCC15/190
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	1. <i>Draft Procurement Policy</i>

1. SUMMARY OF REPORT:

- 1.1. To provide Council with a draft copy of the Hume City Council Procurement Policy (the Policy) as required under *Section 108* of the new *Local Government Act 2020* (the Act) and to seek Council's endorsement for stakeholder and community feedback.
- 1.2. The Act requires:
 - 1.2.1. that councils prepare and adopt a procurement policy which specifies the principles, processes and procedures applying in respect of the purchase of goods and services by the council, including for the carrying out of works.
 - 1.2.2. that the procurement policy must still seek to promote open and fair competition and provide value for money.
- 1.3. To achieve this and to build on the theme of collaboration between councils, Hume has worked with the Procurement leads of the Northern Region Group of Councils (Whittlesea Council, Banyule Council, Darebin Council, Mitchell Shire Council, Moreland Council and Nillumbik Council), otherwise known as the Northern Councils Alliance (NCA), to prepare a standard procurement policy for adoption by each Council.
- 1.4. Once the Policy is in effect, measuring compliance will shift from s186 of the *Local Government Act 1989* and its compulsory tender thresholds to Council's Policy and its prescribed thresholds, processes and procedures.

2. RECOMMENDATION:

- 2.1 That Council endorses the draft Hume City Council Procurement Policy for stakeholder and community feedback during the period of Tuesday 28 September to Tuesday 19 October 2021.
- 2.2 That a further report be presented to Council for consideration to adopt the Hume City Council Procurement Policy, following the consultation period.

3. LEGISLATIVE POWERS:

Local Government Act 2020

Section 108- Procurement Policy

4. FINANCIAL IMPLICATIONS:

- 4.1 Council must comply with the Policy before entering into a contract for the purchase of goods or services or the carrying out of works, with value for money being one of the fundamental best practice procurement principles.

REPORT NO: GE565 (cont.)

- 4.2 Council's Annual Budget 2021/22 contains a total capital works budget of \$171.7m (including a carried forward component) and a materials and services expense budget of \$107.3m.
- 4.3 Collaborative procurements are aimed at obtaining economy of scale benefits, in addition to obtaining operational efficiencies.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

The Policy contains positive environmental sustainability considerations, including environmental sustainability principles and objectives, as well as sustainable procurement guidelines.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

There are no climate change adaptation implications in respect to this report.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The Charter of Human Rights and Responsibility has been considered and the recommendations of this report give no rise to any matters.

8. COMMUNITY CONSULTATION:

- 8.1 Community engagement is not required under the Act but in accordance with Hume City Council's Engagement Policy, community consultation will be aimed at 'inform' and 'consult'.
- 8.2 The Policy will be made available for public submissions via Council's community engagement platform and promoted through communication to stakeholders.
- 8.3 Hard copies of the document will also be available, by request, for people who are unable to access an online version.
- 8.4 Submissions will be invited and received between 28 September and 19 October 2021.

9. DISCUSSION:

- 9.1 The current procurement policy approved by Council under s186 of the *Local Government Act* 1989 has been reviewed annually and was last re-adopted on 26 April 2021 and remains in effect until this Policy is adopted.
- 9.2 Under the Act
 - 9.2.1 Council is required to prepare and adopt a procurement policy which specifies the principles, processes and procedures applying in respect of the purchase of goods and services by Council, including for the carrying out of works.
 - 9.2.2 Council must review its procurement policy at least once during each 4-year term of the Council.
- 9.3 The Policy's fundamental themes which are aligned with the Act, include:
 - 9.3.1 increased collaboration amongst councils to achieve collaborative procurement arrangements.
 - 9.3.2 allowing councils to set their own tender thresholds and the replacement of the rigid one-size-fits-all tender threshold.
 - 9.3.3 a focus on sustainable procurement (including social, economic and environmental sustainability objectives including local business); and
 - 9.3.4 detailing exemptions where public tendering is not a viable option.

REPORT NO: GE565 (cont.)**9.4 Collaboration**

- 9.4.1 Council's Procurement unit has been actively collaborating with the NCA to develop a procurement policy aligned to the Act, that includes fundamental themes, procurement best practices and NCA communalities and standards whilst still providing Hume the opportunity to include Hume-specific additions.
- 9.4.2 The benefits of a standardised policy across the NCA include minimising obstacles for collaboration and consistency which will lead to better compliance across the councils.
- 9.4.3 The Policy requires Council to consider collaboration with other NCA councils for contracts with a minimum value of \$1 million per annum.

9.5 Public tender threshold

- 9.5.1 Section 108 of the Act provides for each council to set the public tender threshold above which tenders must be publicly invited.
- 9.5.2 Council's previous threshold for tenders was \$150,000 for goods and services and \$200,000 for works.
- 9.5.3 It is proposed that a public tender process must be followed for all procurements valued at \$300,000 (incl. GST) and above for goods, services or works.
- 9.5.4 This is a consistent tender threshold embedded in the procurement policies of all NCA councils, as a consensus outcome during the collaboration process.
- 9.5.5 Increasing the tender threshold will not only expedite some procurements for Council, but it should also increase supplier participation accessibility by easing the administrative requirements involved in responding to tenders.

9.6 Sustainable procurement including local business

- 9.6.1 Local Business is defined in the Policy as a commercial business with an operational premise that is physically located within the municipal borders of the NCA. This a broader definition of local which will have reciprocal benefits between the councils.
- 9.6.2 This definition also supports the collaboration embedded in the Act and its size should ensure a larger sourcing area for quality suppliers to meet Council's requirements and value for money objectives.
- 9.6.3 To support sustainable procurement and local business, the Policy proposes the following:
 - (a) that suppliers, having their business address within Hume be paid on 15-day payment terms (as opposed to the current 30 days).
 - (b) that where possible a Local Business supplier should be invited to provide a quotation for procurement opportunities between \$30,000 and \$300,000 (incl. GST).
 - (c) an increase to the Local Business mandatory evaluation criterion weighting from 5% to 10% for invited procurement opportunities in excess of \$150,000 (incl. GST).
 - (d) depending on the specific requirements, consideration may be given to additional sustainability-related evaluation criteria up to a maximum weighting of 10% for all public tender opportunities. This will be based on the category of expenditure and nature of the requirement where possible, applicable and practicable.

REPORT NO: GE565 (cont.)**9.7 Exemptions from public tenders or expressions of interest**

9.7.1 The Policy lists the conditions under which Council may purchase without inviting a public tender or expression of interest. These are:

- (a) A contract made because of genuine emergency or hardship.
- (b) A contract made with, or a purchase from a contract made by, another government entity, government-owned entity or other approved third party.
- (c) Extension of contracts while Council is at market.
- (d) Professional services unsuitable for tendering (e.g. legal services and insurance).
- (e) Novated contracts.
- (f) Information technology resellers and software developers (e.g. renewal of software licences or upgrades to existing systems).
- (g) Statutory compulsory monopoly insurance schemes.
- (h) Operating leases.
- (i) Other specific Council exemptions (Council-specific exemptions will be defined and added in the Appendices section).

10. CONCLUSION:

10.1 Council has until 31 December 2021 to adopt the Policy in accordance with the Act.

10.2 Whilst it is required that Council review the Policy at least once during each 4-year term in accordance with the Act, Council will review the Policy annually to ensure that the stated objectives are progressing satisfactory.

10.3 Depending on the degree and nature of feedback received from the community, it is proposed that Council will be briefed on the feedback and that the Policy be updated where appropriate prior to it being adopted.



PROCUREMENT POLICY

Policy Reference No. POL189
Strategic Objective 5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs
Responsible Officer Chief Financial Officer
Department Finance and Property Development

Policy Reference No:	POL189		Responsible Officer:	Chief Financial Officer
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Procurement Policy

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Definitions and Abbreviations

Term	Definition
Act	<u>Local Government Act 2020.</u>
Collaborative Procurement Arrangement	A contract established by the Council, government or a nominated agent, such as Procurement Australasia, Municipal Association of Victoria (MAV), Northern Councils Alliance (NCA) or local government entity, for the benefit of numerous state, federal and/or local government entities that achieves best value by leveraging combined economies of scale.
Commercial in Confidence	Information that, if released, may prejudice the business dealings or commercial interests of Council or another party, e.g. prices, discounts, rebates, profits, methodologies and process information, etc.
Contract Management	The process that ensures all parties to a contract fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the contract objectives and provide Value for Money.
Councillors	Council's elected representatives (the Mayor and Councillors) or Administrator(s) appointed to act in this capacity.
Council Staff	Includes all Council officers, temporary employees, contractors, volunteers and consultants while engaged by Council.
IBAC	The Independent Broad-based Anti-corruption Commission.
Indigenous Business	An Indigenous Business is one that is at least 50% owned by an Aboriginal or Torres Strait Islands person(s) (consistent with Supply Nation's definition).
Local Business	A commercial business with an operational premise that is physically located within the municipal borders of the Northern Councils Alliance.
Northern Councils Alliance (NCA)	The 7 Councils comprising the NCA, being the Cities of Hume, Banyule, Darebin, Moreland and Whittlesea and Mitchell and Nillumbik Shire Councils.
Probity	Within government, the term "probity" is often used in a general sense to mean "good process". A procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with Council's policies and legislation, are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.

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Term	Definition
Procurement	Procurement is the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service contract.
Schedule of Rates Contract	A standing offer arrangement based on a Schedule of Rates contract that sets out rates for goods and services which are available for the term of the agreement but without a commitment to purchase a specified value or quantity of goods or services.
Sustainability	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
Tender Process	The process of inviting parties from either a select list or via public invitation to submit an offer by tender followed by evaluation of submissions and selection of a successful bidder or tenderer in accordance with pre-determined evaluation criteria.
Total Contract Sum	The potential total value of the contract including: <ul style="list-style-type: none"> • costs for the full term of the contract, including any options for either party to extend the contract; • applicable goods and services tax (GST); • anticipated contingency allowances or variations; • all other known, anticipated and reasonably foreseeable costs.
Value for Money	Value for Money in procurement is about selecting the supply of goods, services and works taking into account both cost and non-cost factors including: <ul style="list-style-type: none"> • Non-cost factors such as contribution to the advancement of Council's priorities, fitness for purpose, quality, service and support; and • Cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.

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I. Procurement Policy

A. Overview

This Procurement Policy is made under Section 108 of the [Local Government Act 2020 \(the Act\)](#). *The Act* requires each council to:

- Prepare and adopt a procurement policy which specifies the principles, processes and procedures applying in respect of the purchase of goods and services and carrying out of works by the Council; and
- Review its Procurement Policy at least once during each 4-year term of the Council.

This Policy has been developed collaboratively by the Northern Councils Alliance with a view to facilitating smooth collaborative procurement processes, consistent with *the Act*. This Policy also incorporates content that is specific and intended to only apply to Hume City Council.

B. Applicability

This Policy applies to all contracting and procurement activities at Hume City Council and is applicable to Councillors and Council Staff.

It is recognised this will enhance achievement of Council's objectives such as sustainable and socially responsible procurement, supporting local economies and obtaining Value for Money, leading to a better result in the provision of goods, services and works for the benefit of the community.

This Policy provides direction on the conduct of procurement activities throughout the sourcing, management and disposal phases. It also covers the general procurement framework but does not extend to the related accounts payable processes.

Council must comply with this Procurement Policy before entering into a contract for the purchase of goods or services or the carrying out of works.

C. Objectives

This Policy is consistent with the requirements of S108(2) of *the Act* and will:

- Seek to promote open and fair competition and provide Value for Money;
- Provide clear guidelines to Council to allow consistency and control over procurement activities;
- Demonstrate accountability to ratepayers and residents;
- Provide guidance on ethical behaviour in public sector procurement;
- Demonstrate the application of best practice in procurement activities;
- Demonstrate the consideration of sustainability in procurement with respect to social, economic and environmental factors;
- Increase the probability of obtaining the best outcome for the municipal community when procuring goods and services and delivering works; and
- Seek to undertake collaborative procurement in accordance with section 2.3.4 of this Policy.

These objectives will be achieved by requiring that Council's contracting, purchasing and contract management activities:

- Support Council's corporate strategies, aims and objectives;
- Span the whole life cycle of an acquisition and take sustainability considerations into account;
- Achieve demonstrable Value for Money;
- Are conducted in, and demonstrate, an impartial, fair and ethical manner;

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- Seek continual improvement through innovative and technological initiatives; and
- Generate and support Local Business through inclusion wherever practicable.

1 Procedures

1.1 Treatment of GST

All monetary values stated in this policy include GST unless specifically stated otherwise.

2 Effective Legislative and Policy Compliance and Control

2.1 Ethics and Probity

2.1.1 Requirement

Council's procurement activities shall be performed in an open, transparent and ethical manner with demonstrated integrity, fairness and accountability that meets relevant legal requirements.

All tender processes shall be conducted in accordance with the requirements of this Policy and any associated procedures, relevant legislation, relevant Australian Standards, Commercial Law and *the Act*.

2.1.2 Conduct of Councillors and Council Staff

Councillors and Council Staff shall at all times conduct themselves in ways that are in accordance with the Councillor Code of Conduct or the Employee Code of Conduct respectively, and will perform their duties ethically with integrity, and must:

- Treat potential and existing suppliers with equality and fairness;
- Not use their position to seek or receive personal gain in procurement matters;
- Maintain confidentiality of Commercial in Confidence information;
- Present the highest standards of professionalism and probity;
- Afford suppliers and tenderers with the same information and an equal opportunity to tender or quote for goods, services and works contracts;
- Be able to account for all decisions and demonstrate and provide evidence of the processes followed;
- Not perform any work under any Council contracts they are supervising i.e. Council Staff cannot also work for the relevant supplier;
- Query incidents, decisions or directions that appear to contradict or deviate from Council's standards of ethics or probity or established policies and procedures; and
- Ensure that this Policy and Council's Procurement guidelines are adhered to in relation to any expenditure of Council funds.

2.1.3 Conflict of Interest

Councillors and Council Staff shall at all times avoid situations which may give rise to an actual or perceived conflict of interest. A conflict of interest may be a 'general' or a 'material' conflict of interest.

A member of Council Staff has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

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A member of Council Staff has a material conflict of interest in a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit or loss may be direct or indirect and pecuniary or non-pecuniary. Affected persons include, among others, the member of Council Staff and their family members.

Council Staff involved in the procurement process, in particular preparing tender documentation, writing tender specifications, opening tenders, participating in tender evaluation panels, preparing a recommendation report; and Councillors and Council Staff awarding tenders must:

- **Avoid** conflicts of interest, whether material or general or actual, potential or perceived;
- **Declare** that they do not have a conflict of interest in respect of the procurement. All Council Staff participating in tender evaluation panels must complete a Conflict of Interest declaration. Council Staff must declare any actual or perceived conflicts in line with Council's internal processes for reporting conflicts of interest; and
- **Observe** prevailing Council and Government guidelines on how to prevent or deal with conflict of interest situations; and not take advantage of any tender related information whether or not for personal gain.

2.1.4 Fair and Honest Dealing

All prospective contractors and suppliers should be treated impartially and afforded an equal opportunity to tender or submit a quotation.

Any suspected improper conduct, including suspected fraud, corruption, substantial mismanagement of public resources, risk to public health and safety, risk to the environment, or detrimental action should be managed in accordance with Council's internal policies and processes.

2.1.5 Probity, Accountability and Transparency

Accountability in procurement means being able to justify and provide evidence of the process followed. An independent third party must be able to see clearly that a process has been followed and that the process was fair and reasonable.

Council Staff must be able to account for all procurement decisions and ensure all procurement activities leave an audit trail for monitoring and reporting purposes.

2.1.6 Gifts and Benefits

No Councillor or member of Council Staff shall seek or accept any immediate or future reward or benefit in return for the performance of any duty or work for Council or where it could be reasonably perceived as influencing them or their position or undermining their integrity or the integrity of the process in some way.

Any gift or benefit offered to a Councillor or Council Staff will be managed in accordance with Council's internal policies and processes.

Councillors and Council Staff, particularly contract supervisors:

- must not knowingly visit a current supplier's premises without invitation when acting in their official capacity; and
- must not knowingly engage a Council supplier for private benefit, unless that engagement is on proper legal terms.

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2.1.7 Disclosure of Information

Commercial in Confidence information received by Council must not be disclosed and is to be stored in a secure location.

Councillors and Council Staff must take all reasonable measures to maintain confidentiality of:

- Information disclosed by organisations in tenders, quotations or during tender negotiations; and
- Commercial in Confidence information.

Councillors and Council Staff are to avoid references to current or proposed contracts in discussion with acquaintances or outside interests.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier.

At no stage should any discussion be entered into which could improperly influence the procurement process or negotiation of a contract prior to the contract approval process being finalised, other than authorised pre-contract negotiations.

2.1.8 Complaints & Reporting suspicious activities

2.1.8.1 Complaints Handling

Members of the public and suppliers are encouraged to direct complaints to Council. Council will receive, report and manage complaints in accordance with Council's complaints policy and processes.

2.1.8.2 Reporting Suspicious Activities

All Councillors, Council Staff and suppliers are required at all times to act honestly and with integrity and to safeguard the public resources for which they are responsible. Council is committed to protecting all revenue, expenditure and assets from any attempt to gain illegal benefits (financial or otherwise).

Council will take all reasonable steps to protect those who assist Council by providing information about suspected fraud. This will include confidentiality of identity and protection from harassment, to the extent possible.

Suspicious activity needs to be reported to Council in accordance with Council's Fraud Control Policy and Public Interest Disclosure Procedures. Suspected improper conduct, offers of bribes, commissions and any other irregular approaches from suppliers, prospective suppliers or other individuals will be investigated and reported in accordance with Council's internal policies and processes.

The CEO must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred in accordance with mandatory reporting requirements under the *Independent Broad-based Anti-Corruption Commission Act 2011*.

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2.2 Governance

2.2.1 Structure

Council has delegated a range of powers, duties and functions to the CEO in relation to procurement. The delegation aims to ensure that Council's procurement structure operates according to processes that:

- Are flexible enough to procure in a timely manner the diverse range of goods, works and services required by Council;
- Ensure that prospective contractors and suppliers are afforded an equal opportunity to tender or submit a quotation; and
- Encourage competition and collaboration.

2.2.2 Methods

Council's standard methods for procuring goods, services and works shall be by any of the following:

- Purchase order following a quotation process from suppliers that represent best Value for Money under the quotation thresholds adopted by Council. An approved purchase order must be created prior to committing expenditure on behalf of Council for the provision of services, goods or works in accordance with Council's procurement thresholds and guidelines;
- Under contract following a quotation or tender process;
- Using Collaborative Procurement Arrangements;
- Multi-stage tenders commencing with an EOI followed by a tender process;
- Under a sole-sourcing arrangement in line with the conditions contained in section 2.3.2.3;
- Corporate Credit Cards; and
- Petty Cash,

unless other arrangements are authorised by Council or under appropriate delegated authority on an 'as needs' basis as required by abnormal circumstances such as emergencies.

2.2.3 Responsible Financial Management

The principle of responsible financial management shall be applied to all procurement activities. Accordingly, to give effect to this principle, the availability of existing funds within an approved budget or source of funds shall be established prior to the commencement of any procurement action for the supply of goods, services or works.

Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

2.3 Procurement Thresholds and Competition

Wherever it would likely achieve best value, procurements will be arranged under a relevant contractual arrangement established in accordance with section 108 of [the Act](#) and this Procurement Policy.

In every procurement activity all practicable efforts will be made to consider the sustainable procurement considerations as listed in Section 3.2.

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Council will invite offers from the supply market for goods, services and works in accordance with the thresholds listed in [Appendix 1](#).

2.3.1 Procurement Principles

Council will apply the following fundamental best practice principles to procurement, irrespective of the value and complexity of that procurement:

- Value for Money;
- Sustainability (social, economic, and/or environmental);
- Open and fair competition;
- Accountability;
- Risk management; and
- Probity and transparency.

2.3.2 Procurement Methodology

Section 108 of *the Act* details that each Council will set the public tender threshold above which tenders or expressions of interest for contracts must be publicly invited.

A public tender process must be used for all procurements valued at \$300,000 and above for goods, services or works.

For procurements under \$300,000, the procurement methodology and thresholds detailed in [Appendix 1](#) will apply.

2.3.2.1 Exemptions from tendering

The following circumstances are exempt from the general publicly published tender, quotation and expression of interest requirements.

Exemption Name	Explanation, limitations, responsibilities and approvals
1. A contract made because of genuine emergency or hardship	Where Council has resolved or the CEO has determined (within their delegation) that the contract must be entered into because of an emergency (e.g. to provide immediate response to a natural disaster, a declared emergency, the unforeseen cessation of trading of a core service provider, a need to appoint a replacement service provider on the grounds of public safety any other situation which is liable to constitute a risk to life or property.)
2. A contract made with, or a purchase from a contract made by, another government entity, government-owned entity or other approved third party	This general exemption allows engagements: <ul style="list-style-type: none"> • with another government entity or government owned entity. For example, Federal, State or Local Government or an entity owned by the Federal, State or Local Government; and/or • in reliance on contracts and arrangements established by another government entity, local authority or local government group purchasing scheme, Municipal Association of Victoria (MAV) or National Procurement network members (e.g. Local Buy), Procurement Australasia (PA).

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Exemption Name	Explanation, limitations, responsibilities and approvals
3. Extension of contracts while Council is at market	<ul style="list-style-type: none"> Allows Council to extend an existing contract where the procurement process to replace the contract has commenced, and where the tender process or negotiations will take or are taking longer than expected. This exemption may be used when the establishment of an interim short-term arrangement with an alternative supplier is considered not to be in the public interest, as it may be cost prohibitive and/or present a risk in the delivery of critical public services to the municipality.
4. Professional services unsuitable for tendering	<ul style="list-style-type: none"> Legal Services Insurance
5. Novated Contracts	<ul style="list-style-type: none"> Where the initial contract was entered into in compliance with <i>the Act</i> and due diligence has been undertaken in respect to the new party.
6. Information technology resellers and software developers	<ul style="list-style-type: none"> Allows Council to renew software licenses and maintenance and support, or upgrade existing systems, where there is only one supplier of the software, who holds the intellectual property rights to the software.
7. Statutory Compulsory Monopoly Insurance Schemes	<ul style="list-style-type: none"> Motor vehicle compulsory third party WorkCover
8. Operating Leases	<ul style="list-style-type: none"> Where a lessor leases an asset (generally a vehicle or plant and equipment) to Council and assumes the residual value risk of the vehicle.
9. Other specific Council exemptions	<ul style="list-style-type: none"> Defined in Appendix 5. Specific Council exemptions will be reviewed and updated in Appendix 5 from time to time, as per the Policy Review Process (section 5.1.2).

2.3.2.2 Contract Variations

All contract variations must be assessed to determine whether they are properly characterised as variations, or whether they are in effect a new contract. This will depend on factors like:

- The monetary value of the proposed variation, i.e. the value of the variation in the context of the thresholds fixed by the Procurement Policy; and
- The subject matter of the proposed variation, and whether it is consistent with the scope of the original contract.

2.3.2.3 Sole or select sourcing

Supply of goods, services or works can be sought from one supplier (sole sourcing) or a restricted group of suppliers (select sourcing) where it is consistent with this Procurement Policy, including obtaining Value for Money, and either:

- It is in the public interest;

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- There is one or a limited number of available tenderers in the market or suppliers able to submit quotations;
- The marketplace is restricted by statement of license or third-party ownership of an asset (excluding public utility plant); or
- Council is party to a joint arrangement where Council jointly owns the Intellectual Property with a third-party provider.

If there is a current procurement or disposal process in place, that process must be terminated prior to sole sourcing being implemented.

2.3.3 Public Tender Requirements

All public tenders invited by Council, will be published via Council's eTendering Portal and may be advertised in the media.

2.3.3.1 Tender Evaluation

A tender evaluation panel will be established to evaluate each tender submission against the tender's selection criteria. Tender evaluation panels can include external personnel in order to ensure the best outcome for a procurement activity and must comprise of a chairperson and at least 2 panel members.

A detailed Tender Evaluation Plan shall be developed, approved and strictly adhered to by that panel. Amongst other things, this involves the establishment of more detailed evaluation criteria (i.e. than those published with the tender) and the application of a pre-approved and robust weighted scoring system.

The Tender Evaluation Plan should be completed and signed off prior to the tender or quotation being issued.

2.3.3.2 Evaluation Criteria

Council may include the following evaluation criteria categories to determine whether a proposed contract provides Value for Money:

- Mandatory Compliance criteria (e.g. ABN registration, OH&S, Fair Work Act).
- Tendered price.
- Capacity of the Tenderer to provide the goods and/or services and/or works.
- Capability of the Tenderer to provide the goods and/or services and/or works.
- Demonstration of sustainability, which includes Local Business.

2.3.3.3 Probity Advisor

A probity plan should be developed and an internal or external probity advisor assigned in the following circumstances:

- Where the proposed Total Contract Sum exceeds \$5 million over the life of the contract or for another value set by Council from time to time; or
- Where a proposed contract is considered by Council or the CEO to be particularly complex, of a high risk or controversial nature, and requiring a high level of public confidence.

An internal or external probity advisor may be assigned to any tender evaluation panel and may be assigned to oversee the evaluation process, if deemed necessary.

2.3.3.4 Shortlisting and Negotiations

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Council may conduct a shortlisting process during EOI, tender and quotation processes. Shortlisting can be based on any criterion or criteria but only in pursuit of the most advantageous outcome for Council.

Shortlisted tenderers may be invited by Council to submit a best and final offer in relation to all or certain aspects of their respective tenders.

Once a preferred tenderer/s is/are selected, negotiations can be conducted in order to obtain the optimal solution and commercial arrangements, within the original scope and intent of the tender. Probity requirements apply to all negotiations.

2.3.4 Collaborative Procurement

In accordance with section 108(3c) of *the Act*, Council will give consideration to collaboration with other councils and public bodies or utilise Collaborative Procurement Arrangements, when procuring goods, services and works in order to take advantage of economies of scale.

Council Staff must consider any opportunities for collaborative procurement in relation to a procurement process undertaken by Council. Any Council report that recommends entering into a procurement agreement must set out information relating to opportunities for collaborative procurement, if available, including:

- The nature of those opportunities, if any, and the councils or public bodies with which they are available; and
- Why Council did, or did not, pursue the identified opportunities for collaboration in relation to that procurement process.

2.3.4.1 NCA collaboration

When collaborating with the NCA, Council will do so in accordance with the following:

- The NCA will develop a consolidated contract register to identify joint procurement projects on an annual basis.
- Council contracts with a minimum value of \$1 million per annum (per council), for the ongoing supply of goods or provisioning of services or works, other than projects that are unique to an individual council (e.g. unique construction or works projects), will be included in the consolidated contract register for collaboration consideration;
- Other contracts which, due to the subject matter, nature or scope, are likely to deliver operational efficiencies if procured in collaboration with the NCA, must be included in the consolidated contract register for consideration as a possible joint procurement opportunity.

Where NCA Collaborative Procurement is to be pursued:

- A pre-market approval submission will be submitted to each participating council in the NCA prior to commitment to collaboration, seeking delegation of contract approval to CEOs;
- The NCA will establish a Heads of Agreement that gives authority for a lead council to act as each council's agent in the Collaborative Procurement;
- Each of the councils who participate will be able to enter into a contract with the preferred supplier(s) identified through the Collaborative Procurement process; or may choose to enter into a contract using "jump in/opt-in" contract provisions during the contract term, or with the council which conducted the public tender; and
- Each participating council must be involved in:
 - The initial decision to undertake the Collaborative Procurement;

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- Preparation of, and agreement to, the specifications;
- Ensuring probity for the Collaborative Procurement; and
- The acceptance of tender(s) and awarding of contract(s).

2.3.4.2 Collaborative Procurement Arrangements

Council may collaborate with other councils or other bodies such as MAV Procurement or Procurement Australasia to procure goods, services or works, or utilise existing Collaborative Procurement Arrangements for the procurement of goods, services or works established through a public tender process where it provides an advantageous, Value for Money outcome for the Council.

Any Federal or State Government grant funded projects may be excluded from collaborative procurement.

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2.4 Delegation of Authority

2.4.1 Requirement

Delegations define the limitations within which Council Staff are permitted to commit Council to the procurement of goods, services or works and the associated costs. The Instrument of Delegation allows specified Council Staff to undertake certain purchases, quotation, tender and contractual processes without prior referral to Council. This enables Council to conduct procurement activities in an efficient and timely manner whilst maintaining transparency and integrity.

Council has delegated responsibilities relating to the expenditure of funds for the purchase of goods, services and works, the acceptance of quotations and tenders and for contract management activities to the CEO. The CEO has further delegated some of those responsibilities to other members of Council Staff, subject to specified conditions and limitations.

2.5 Internal Controls

The CEO will install and maintain a framework of internal controls over procurement processes that will ensure:

- More than one person is involved in and responsible for the authorisation and management of a transaction from end to end;
- Transparency in the procurement process;
- A clearly documented audit trail exists for procurement activities;
- Appropriate authorisations are obtained and documented;
- Systems are in place for appropriate monitoring and performance measurement; and
- A process is in place for escalation, where appropriate, of procurement matters (including procedural non-compliance) to the Executive Leadership Team, the Audit and Risk Committee and Council.

2.6 Risk Management

2.6.1 General

Risk assessments are a vital part of the procurement planning process, particularly for significant contracts. Risks will be identified for each part of the sourcing, transition, delivery and finalisation stages of procurement. Appropriate risk avoidance and mitigation strategies will be employed whenever practicable and appropriate.

2.7 Endorsement

Council Staff must not publicly endorse any products or services without the permission of the relevant Director or the CEO.

2.8 Dispute Resolution

Where relevant, all Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the chance of disputes escalating to legal action.

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2.9 Contract Management

In order to continually improve its procurement and contract management processes and outcomes, Council will evaluate and seek to improve on all aspects of procurement and contract management, in accordance with its documented procurement processes and Contract Management guidelines.

Good contract management ensures goods, services and works are delivered to the required standards of quality and quantity as intended by the contract through:

- Establishing a system monitoring and achieving the responsibilities and obligations of all parties under the contract;
- Providing a means for the early recognition of issues and performance problems and the identification of solutions;
- Adhering to Council's risk management framework and relevant Occupational Health and Safety and sustainability requirements.

Council contracts are to include contract management requirements commensurate with the complexity of the procurement. Furthermore, contracts are to be proactively managed by the member of Council Staff responsible for the delivery of the contracted goods, services or works to ensure Council, and therefore the community, receives Value for Money.

Council awards some contracts that are strategically critical and of relatively high value (Total Contract Value of \$5m and higher) and in doing so, Council will provide additional senior management oversight to the management of such significant contracts.

3 Demonstrate Sustained Value

3.1 Achieving Value for Money

3.1.1 Requirement

Council's procurement activities will be carried out on the basis of obtaining Value for Money. This means minimising the total cost of ownership over the lifetime of the requirement consistent with acceptable quality, reliability and delivery considerations. Lowest price is not the sole determinant of Value for Money.

3.1.2 Approach

This will be facilitated by:

- Achieving continuous improvement in procurement activities in accordance with the direction set out in Council's Strategic Procurement Plan;
- Developing, implementing and managing processes that support the co-ordination and streamlining of activities throughout the procurement lifecycle;
- Effective use of competition;
- Using existing Council contractual arrangement or Collaborative Procurement Arrangements where appropriate;
- Identifying and rectifying inefficiencies in procurement processes;
- Developing cost efficient tender processes;
- Council Staff responsible for providing procurement services or assistance providing competent advice in terms of available products and agreements; and
- Working with suppliers to create relationships that are professional, productive, and are appropriate to the value and importance of the goods, services and works being acquired.

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Date of Re/Adoption:	tbc		Department:	Finance and Property Development
Review Date:	tbc			

3.2 Sustainable Procurement

3.2.1 Sustainable procurement definition

Sustainable procurement involves decision making that has the most positive environmental, social and economic impacts possible across the entire lifecycle of goods, services and works. The United Nations Environment Programme defines sustainable procurement as a “process whereby organisations meet their needs for goods, services, works and utilities in a way that achieves Value for Money on a whole of life basis in terms of generating benefits not only the organisation, but also to society and the economy whilst minimising damage to the environment.”

3.2.2 Applying sustainable procurement in Council

Sustainability will be embedded in Council's work. All Council Staff will have a clear and shared understanding about what it means and how they can apply it to their daily tasks. Council commits to applying the principles of sustainability to all of its decision-making and activities.

Council demonstrates sustainable procurement by:

- Being accountable for its impacts on society, the economy and the environment including the impacts of the organisation's supply chain;
- Examining anticipated organisational, project and/or community needs;
- Continually improving sustainability specifications, practices and outcomes; and
- Planning and undertaking sustainability evaluations as part of contracting activities.

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3.2.3 Principles and objectives

In its [Sustainable Procurement guidelines as detailed in Appendix 2](#), Council undertakes to:

- Applying specific principles of sustainability to its decision-making and activities; and
- Focusing on specific Economic, Environmental and Social objectives.

The following Economic, Environmental and Social objectives have been determined in line with these principles.

Area	Principles	Objectives
Economic	<p>Council is committed to procurement that supports Local Business and economic diversity.</p> <p>Where practicable and applicable Council will give preference to goods manufactured or produced in Australia and will actively seek quotations and tenders from Local Businesses.</p> <p>Council's Sustainable Procurement guidelines (as detailed in Appendix 2) will be underpinned by the following principles:</p> <ul style="list-style-type: none"> • Ensuring accountability and transparency; • Ensuring Value for Money outcomes; • Ensuring open and effective competition, and development of competitive Local Business and industry; • Fostering innovation and emerging sectors; and • Considering life cycle costs. 	<p>Council's economic sustainability approach aims to:</p> <ul style="list-style-type: none"> • Increase local employment; • Achieve Value for Money on a whole-of-life (including disposal) basis, rather than just initial cost; • Consider broader life cycle impacts of products procured; • Ensure probity and accountability in the procurement process; • Commit to sourcing locally as detailed in Appendix 2; and • Build relationships with Local Businesses and encourage procurement from them to help build their capacity. <p>Appendix 2 details the specific objectives Council will focus on.</p>

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Area	Principles	Objectives
Environmental	<p>Where practical and applicable Council will purchase goods, services and works that reduce air, water and soil pollution, greenhouse gas emissions, waste production, natural resource depletion and biodiversity depletion whenever they present an acceptable Value for Money outcome and in some cases where they might not.</p> <p>Council's sustainable procurement guidelines (as detailed in Appendix 2) will be underpinned by the following principles:</p> <ul style="list-style-type: none"> • Considering a product or asset's lifecycle; • Promoting circular economy participation; • Managing demand to reduce procurement requirements; • Encouraging innovation through specifications; and • Engaging suppliers who are also committed to reducing their environmental impact. 	<p>Council's environmental sustainability and approach aims to:</p> <ul style="list-style-type: none"> • Improve energy efficiency; • Reduce greenhouse gas emissions and contribution towards Council's carbon footprint; • Minimise waste production; • Improve water efficiency; • Reduce air, water and soil pollution; • Reduce biodiversity impacts; and • Increase the use of recycled materials to: <ul style="list-style-type: none"> ○ Reduce demand for raw materials and non-renewable resources; and ○ Close the loop on kerbside recycling. <p>Appendix 2 details the specific objectives Council will focus on.</p>
Social	<p>Council is committed to building stronger communities and meeting social objectives which benefit the municipality and commits to integration of measures in its procurement processes and documentation which promote improved social outcomes.</p> <p>Council's sustainable procurement guidelines (as detailed in Appendix 2) will be underpinned by the following principles:</p> <ul style="list-style-type: none"> • A thorough understanding of the socio-economic issues affecting the community; • Creation of training and employment opportunities for unemployed, or disadvantaged residents and ratepayers in Council's municipality, and marginalised job seekers in Council's municipality to address local socio-economic issues; • Promotion of equity, diversity and equal opportunity; and • Respect for human rights, the rule of law and international norms of behaviour. 	<p>Council's social sustainability approach aims to:</p> <ul style="list-style-type: none"> • Ensure suppliers do not exploit workers and provide fair wages, including inclusive business practices; • Maintain a social procurement program to increase social procurement spend across Local Business; • Ensure sourced products are accessible by all segments of the community; • Increase employment opportunities for indigenous people, people with a disability, disadvantaged people and long term unemployed; • Improve gender equity; and • Prevent, detect and remove modern slavery from Council's supply chain. <p>Appendix 2 details the specific objectives Council will focus on.</p>

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4 Build and Maintain Supply Relationships

4.1 Managing Suppliers

Council recognises the importance of effective and open working relationships with its suppliers and is committed to managing existing suppliers via performance measurements to ensure the benefits negotiated through contracts are delivered.

4.2 Supply Market Development

A wide range of suppliers are encouraged to compete for Council work. The focus for new work need not always be with the larger more familiar businesses. Other types of organisations offering business diversity include:

- Green suppliers;
- Local, small to medium sized enterprises (SMEs) and Social enterprises;
- Ethnic and minority businesses (e.g. Indigenous Business); and
- Volunteer and community organisations.

5 Policy Key Linkages and Governance

5.1.1 Standards and Linkages

Council's procurement activities shall be carried out to the professional standards in accordance with best practice and in compliance with *the Act* and applicable policies and procedures including Codes of Conduct for Councillors, Council Staff and suppliers.

Compliance will be monitored by Council's Procurement Team and minor issues identified will be addressed by Council Staff in leadership positions. Where required, serious compliance issues will be reported by the CEO to the Audit and Risk Committee and Council.

All Council policies comply with the Victorian Charter of Human Rights and Responsibilities.

This Policy has clear linkages to a range of codes, charters, legislation and Council documents, including:

- [Local Government Act 2020](#)
- Procurement procedures and guidelines
- Purchasing and accounts payable manuals
- Codes of Conduct and associated policies
- Contract management guidelines

This Policy will help guide Council's work delivered through Council's key plans, strategies and policies listed in Appendix 4.

Other relevant legislative requirements include compliance with *the [Competition and Consumer Act 2010](#), Goods Act 1958, Fair Work Act 2009, Working with Children Act 2005, Working with Children Regulations 2016 and the Environment Protection Act 1970 and Environment Protection Act 2017* and other relevant Australian Standards.

5.1.2 Policy Review Process

In accordance with *the Act*, Council will review its Procurement Policy at least once during each 4-year term of the Council.

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Members of the NCA will endeavour to work together to keep this Policy under review and to prepare any amendments to Sections 1-5.

Any amendment to the Sections within Appendices 1, 2, 3 4 and 5, which is specific to Council can be made at any time during the 4-year term of the Council and is only required to be reviewed and adopted by Council.

5.1.3 Policy Enquiries and Contact Details

For further information on this policy, please contact Council's Procurement team on:

Email: tenders@hume.vic.gov.au

Phone: (03) 9205 2200

DRAFT

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APPENDICES

All policy requirements contained within these Appendices are applicable to Hume City Council.

Appendix 1: Hume City Council Procurement Methodology Thresholds

Requirement for tenders, proposals and quotations

Council will invite tenders and quotations from the supply market for goods, services, and works in accordance with the thresholds listed in the below table. Procurement engagements should not be split to circumvent these thresholds. If a procurement engagement is likely to reach the upper limit of a threshold then it is recommended to pre-emptively obtain the requirements of the next incremental threshold.

Procurement value threshold (Incl of GST)	Procurement Methodology (Goods, Service & Works)
<\$1,000	<ul style="list-style-type: none"> Obtain one ¹informal or ²written quotation
<\$10,000	<ul style="list-style-type: none"> Obtain at least one ²written quotation
\$10,001 - \$30,000	<ul style="list-style-type: none"> Obtain at least two (2) ²written quotations
\$30,001 - \$150,000	<ul style="list-style-type: none"> Obtain at least three (3) ²written quotations Where possible a Local Business supplier should be invited to participate. Evaluation of offers
\$150,001 - \$300,000	<ul style="list-style-type: none"> Undertake a formal Request for Quotation (RFQ) process via Council's eTendering Portal ensuring at least three (3) ²written quotations / submissions are received. Where possible a Local Business supplier should be invited to participate. Evaluation of offers by the RFQ evaluation panel.
>\$300,000	<ul style="list-style-type: none"> Undertake a tender process <ul style="list-style-type: none"> published via Council's eTendering Portal may be advertised in the media. Required for goods, services or works where the once-off value or the Total Contract Sum is estimated to exceed \$300,000 Evaluation of tender submissions by the Tender evaluation panel

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¹**Informal quotation** is a:

- statement or email by a supplier setting out the offered price for the goods, services or works.
- verbal quotations accompanied by above.

²**Written quotation** is a formal statement or email by supplier setting out the offered price for the goods, services or works. A quotation should contain the supplier's business details, total and breakdown of price, and if applicable, the terms and conditions and quotation expiry date.

³**Exemption approval***:

Where there is a deviation to the Procurement Methodology (Table above), an exemption approval will be required and can be requested from the relevant divisional Director (within delegation) or the CEO, via an exemption approval request which must first be reviewed by the Procurement unit. The exemption request should provide all relevant details, including details of the circumstances and justification. All supporting documentation should be attached to the purchase requisition in Council's financial system. Examples of Procurement Methodology deviation include:

- Insufficient quotations: obtaining the required number of quotations can sometimes be difficult, for instance, if there is one or a limited number of available suppliers able to submit quotations, or where the work is highly specialised. Value for Money still needs to be demonstrated by the responsible officer to consider waiving the requirement to request the required number of quotations; and where applicable the requirements in section 2.3.2.3 to be addressed.

*An exemption approval is not required for listed acceptable exemptions in this Policy (e.g., section 2.3.2.1 and Appendix 5) and where a Local Business supplier is not invited to participate.

Where a contract is established, it is not required to apply an evaluation weighting or to invite a Local Business supplier, in obtaining pricing confirmation.

Where an open public invitation process is followed below the \$300,000 tender procurement value threshold, it is not required to obtain the stated number of quotations.

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Appendix 2: Hume City Council – Sustainable Procurement

A. Alignment to Council strategy and application of sustainability principles

This Sustainable Procurement guidelines will be reviewed from time to time to align with the prevailing Hume Council strategies and plans, including those listed in *Appendix 4*, in relation to sustainable procurement matters.

Sustainability is a principle of Hume City Council's Corporate Planning Framework, and is embedded into the Hume City Council Plan, and Councils' Vision and Mission:

- The Hume City Council Vision:
"Hume City Council will be recognised as a leader in achieving social, environmental and economic outcomes with a common goal of connecting our proud community and celebrating the diversity of Hume."
- The Hume City Council Mission:
"To enhance the social, economic and environmental prosperity of our community through vision, leadership, excellence and inclusion."
- The Hume City Council Plan 2017-2021 outlines the following guiding principle in relation to the development of Council's Corporate Planning Framework:
"While sustainability means different things to different people, at its core is a common understanding that our social, financial and environmental resources will be utilised in a fair, responsible, transparent and efficient way."

Our commitment to sustainability will ensure that we are living within the limits of the systems on which we depend and that future generations can also enjoy a good quality of life and fulfil their potential."

This guiding principle is applied to development and delivery of all Council Plan actions under the following five themes:

- A well-educated and employed community.
- A healthy and safe community.
- A culturally vibrant and connected community.
- A sustainably built and well-maintained City with an environmentally aware community.

Council aims to continually focus on applying the principles of sustainability to its procurement activities as defined in Section 3.2.3 of this Policy. These principles support the objectives listed in this Appendix, where applicable and practical, underpinned by key elements, including accountability and transparency, Value for Money outcomes, and open and effective competition.

B. Sustainability objectives

Economic sustainability objectives

Council considers the economic benefits of expenditure on goods and services that are retained within the local economy. Council commits to procurement activities that where applicable to their requirements, encourage:

- **Local Business** participation; and as a result, local supplier relations, increased

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- local employment creation, local economic growth and diversity, benefits to the community, and the development of a competitive local business environment;
- an industry fostering innovation and emerging sectors, and the exploration of opportunities pertaining to a circular economy.

Where applicable and practicable Council will:

- Actively promote tender opportunities in the Local Business catchment area;
- Assist in building local capacity through encouraging responses to quotations and tenders from **Local Businesses**, underpinned by key principles, including accountability and transparency, Value for Money outcomes, and open and effective competition.
- Utilising applicable sustainability criteria to promote an increased economic sustainability awareness, development and delivery in **Local Business**.
- Consider achievement of Value for Money on a whole-of-life basis (including disposal), rather than just initial cost and will be considerate of the broader life cycle impacts of products procured; and
- Give preference to contracts for the purchase of goods, machinery or materials manufactured or produced in Australia.
- Gain input and insights from local suppliers on their experience with Council and identify opportunities for improving engagement.

Council's procurement function will continue to support focused Council departments and teams, e.g. Business Efficiency Network, Economic Development, etc.

Environmental sustainability objectives

Council is committed to achieving environmental sustainability outcomes. The *Hume Horizons 2040* community vision, is underpinned by a commitment to sustainability, referencing for instance “living within the limits of the systems on which we depend and that future generations can also enjoy a good quality of life and fulfil their potential.”

Purchasing requirements and decisions can contribute positively to the environment and also contribute to the shift to a circular and climate resilient environmental economy. Council is committed to reducing resources, consumption and minimising waste throughout the procurement life cycle.

Where applicable and practicable, Council will give consideration to any of the following when specifying procurement engagement requirements:

- sustainable waste management that observes the waste hierarchy;
- goods with recycled content or that can be recycled at the end of life;
- second hand, refurbished or repurposed materials;
- supporting of environmental manufacturing processes;
- eco-friendly products which are more power efficient and improved energy management;
- contribution to climate protection and climate resilience, pollution reduction and management, water conservation, and/or improved biodiversity conservation; and
- promote green building design and best practice environmentally sustainable design and development (ESD) specifications and principles.

Where applicable and practicable, Council aims to embed environmentally sustainable procurement outcomes through:

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- Promoting an increased environmental sustainability awareness, development and delivery through applicable sustainability criteria;
- Managing and considering demand to reduce procurement requirements;
- Training Council staff to apply environmental principles in decision making activities, including procurement engagement requirements, such as how to embed the 5Rs - refuse, reduce, reuse, repurpose and recycle;
- Supporting suppliers who demonstrate a commitment to reducing their environmental impact; and
- Reducing paper and printer toner consumption by transitioning contract execution to an electronic solution.

Council's procurement function will continue to support focused Council departments and teams, e.g. Sustainable Environment.

Social sustainability objectives

Council is committed to achieving social sustainability outcomes. Council pursues its vision with a common goal of connecting our proud community and celebrating diversity (*Social Justice Charter, 2014*). The *Social Justice Charter* provides a guide to providing accessible and equitable access to opportunities for individuals and groups who may experience barriers to social and economic participation and competitive processes because of gender, age, race, ethnicity, religion, culture or disability. Council's *Reconciliation Action Plan 2020–2022* further strengthens this commitment, focusing on opportunities for Indigenous Business.

To create additional opportunities to participate in the economy, where applicable and practical, Council will promote participation from Indigenous Business in goods and services opportunities. This aims to support Indigenous entrepreneurship, and business and economic development. Council is also committed to increase employment opportunities for indigenous people, people with a disability, disadvantaged people and long term unemployed.

Purchasing requirements and decisions can contribute positively to the social sustainability environment. Where applicable and practicable, Council will give consideration to any of the following when specifying procurement engagement requirements:

- improved market access and increasing community awareness and engagement and as such building a stronger social enterprise,
- increased access, inclusion and opportunities for Indigenous Business, social enterprises, and disability enterprises.
- encouragement of suppliers to incorporate social enterprises, disability enterprises or Indigenous Business within their supply chain or via sub-contracting.

Where applicable and practicable, Council aims to embed socially sustainable procurement outcomes through:

- Ensuring higher accessibility to opportunities due to an increase in tender Procurement Thresholds (refer Appendix 1);
- Retaining the use of a contractor handbook for suppliers that contain inclusions such as Labour Hire legislation, Child safe behaviour, equal employment opportunity policy;
- Promoting fair and ethical trade;
- Introducing access to an Indigenous Business supplier base; and
- Reviewing market opportunity documentation in order to improve accessibility and

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utilisation

Council's procurement function will continue to support focused Council departments and teams, e.g., Arts and Cultural Development, Community Strengthening; and participate in training such as Aboriginal and Torres Strait Islander Cultural Competency Training.

C. Sustainable Procurement KPIs

Council has developed the following KPI to measure the success of its initiatives to integrate sustainability in the procurement process.

Sustainability objectives (Local Business)

- Invite minimum number of **Local Business** suppliers as stipulated in **Appendix 1**
- Mandatory evaluation criteria with a weighting of 10% for procurement opportunities with a value in excess of \$150,000.

Additional Sustainability objectives

- Depending on the specific requirements, consideration may be given to additional sustainability-related evaluation criteria up to a maximum weighting of 10% for all public tender opportunities. This will be based on the category of expenditure and nature of the requirement where possible, applicable and practicable.

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Appendix 3: Performance KPIs

A. Procurement Performance Targets

To help maximise the achievement of best value and to **stimulate the local economy and job creation**, Hume City Council has set performance KPIs targets:

- Sustainable Procurement spend and commitment (Please refer *Appendix 2- Sustainable Procurement KPIs*).
- Suppliers having their head offices' postal or street address within the Hume City Council municipality will be created with 15 days payment terms (as opposed to 30 days payment terms).

B. Performance indicators

Hume City Council will seek to improve its procurement performance by capturing and analysing data on key performance indicators including:

- Performance against Sustainability KPI
- The number of Local Business suppliers engaged and proportion of local spend
- Number of new Collaborative Procurement Arrangement contracts
- Value of savings achieved
- Reported new local job numbers created

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Appendix 4: Council Plans, Strategies and Policies

The following published Hume City Council plans, strategies and policies relate to this Procurement Policy:

<u>Referenced:</u>	<u>Council plan, strategy and policy:</u>
Section 2.1.8.1	Customer Feedback and Complaints Handling Policy
Section 2.1.8.2	Fraud Control Policy and Public Interest Disclosure Procedures
Section 2.9	Hume City Council's Work Health and Safety Policy
Appendix 2	Hume Horizons 2040
Appendix 2	Hume City Council Plan 2017-2021
Appendix 2	Reconciliation Action Plan 2020 –2022
Appendix 2	Social Justice Charter 2014
Appendix 2	The Hume City Council Plan 2017-2021

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Appendix 5: Council Specific Exemptions

This section includes any additional exemptions from tendering, not included in section 2.3.2.1, applicable to Hume City Council.

Exemption Name	Explanation, limitations, responsibilities and approvals
Incorrect Procurement Threshold and reasonable value estimations	Where the sub-tender Procurement Threshold (refer Appendix 1) was utilised, based on reasonable value estimations (with substantiated evidence), but the market price responses and/or preferred supplier price response, came in higher than the threshold, and this was validated by the responsible Director (within delegation) or CEO and the Coordinator Procurement.

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REPORT NO:	GE566
REPORT TITLE:	Correspondence received from or sent to Government Ministers or Members of Parliament - August 2021
SOURCE:	Chris Moissos, Acting Manager Information and Technology Paul White, Coordinator Knowledge Management
DIVISION:	Corporate Services
FILE NO:	HCC04/13
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Upfield line pedestrian crossing</i>2. <i>Closure of Commonwealth Bank Dallas</i>3. <i>Support for an additional train station as part of the Melbourne Airport Rail (MAR) project</i>4. <i>Planning Controls at Toxic Waste Sites</i>5. <i>Funding support for small business and sole traders - COVID-19 Lockdowns</i>6. <i>Craigieburn West PSP</i>7. <i>Support for Mainstreet Australia</i>8. <i>Melbourne Airport Strateg</i>9. <i>Municipal Emergency Resourcing Program</i>10. <i>Funding for Upgrades to the Calder Freeway</i>11. <i>Bus Shelter Seating Mitchell's Lane</i>12. <i>Emergency Reponse Funding</i>13. <i>Naming of Broadman Reserve pavilion and social rooms</i>14. <i>West Gate Tunnel Spoil Project</i>15. <i>Centre for National Resilience in Mickleham (Mickleham Quarantine Facility)</i>16. <i>Roadside Weeds and Pests Program 2021-2022</i>17. <i>Western Irrigation Network Scheme</i>18. <i>Grant / Funding Opportunities</i>

1. SUMMARY OF REPORT:

This report presents a summary of correspondence relating to Council resolutions or correspondence that is considered to be of interest to Councillors received from or sent to State and Federal Government Ministers and Members of Parliament.

2. RECOMMENDATION:

That Council notes this report on correspondence received from or sent to Government Ministers or Members of Parliament.

3. DISCUSSION:

There is a range of correspondence sent to or received from State and Federal Government Ministers and Members of Parliament during the normal course of Council's operations. Correspondence of this nature registered in Council's record keeping system during August 2021 is summarised below:

Table 1 Correspondence in relation to general business items from Council meetings

Table 2 Correspondence that may be of interest to Councillors

REPORT NO: GE566 (cont.)

Table 3 Correspondence in relation to grant / funding opportunities from State and Commonwealth government.

Copies of the documents are provided as attachments to this report.

Table 1 - Correspondence in relation to Council General Business Items

Direction	Subject	Minister or Member of Parliament	Date received / sent	Responsible officer	Council Minute ref	Attachment
Outwards	GENERAL BUSINESS - CORRESPONDENCE TO MINISTERS FOR PUBLIC TRANSPORT AND TRANSPORT INFRASTRUCTURE AND TO THE DEPARTMENT OF TRANSPORT - INSTALLATION OF ELECTRONIC SAFETY BARRIERS ON THE UPFIELD RAILWAY LINE - CR NAIM KURT	Minister for Public Transport	3/08/2021	Manager Assets	KUR107	1
Outwards	GENERAL BUSINESS - CORRESPONDENCE TO THE COMMONWEALTH BANK – REQUEST TO REVIEW BRANCH CLOSURE AND REMOVAL OF ATM MACHINES IN DALLAS - CR NAIM KURT	CC: Federal Member for Calwell	4/08/2021	Manager Economic Development	KUR198	2
Inwards	GENERAL BUSINESS - SUPPORT WITH MOONEE VALLEY COUNCIL FOR THE AIRPORT WEST/TULLAMARINE TRAIN STATION ALONG AIRPORT RAIL LINE - CR NAIM KURT	Minister for Transport Infrastructure	13/08/2021	Director Planning and Development	KUR100	3
Outwards	GENERAL BUSINESS – PLANNING CONTROLS AT TOXIC WASTE SITES	Minister for Energy, Environment and Climate Change CC: Member for Broadmeadows	31/08/2021	Manager Statutory Planning	KUR111	4

REPORT NO: GE566 (cont.)

Outwards	GENERAL BUSINESS - GOVERNMENT DEPARTMENTS AND MINISTERS COVID-19 SUPPORT PACKAGES	Minister for Small Business cc: Member for Yuroke Member for Broadmeadows Member for Sunbury Minister for Employment, Workforce, Skills, Small and Family Business of Australia cc: Member for McEwen Member for Calwell	25/08/2021	Manager Economic Development	MIS010	5
Outwards	GENERAL BUSINESS - CRAIGIEBURN WEST PSP - DUPLICATION OF MICKLEHAM ROAD	Letter 1: Minister for Planning Letter 2 - Member for Yuroke	16/08/2021	Manager Strategic Planning	OVE007	6

Table 2 – General correspondence that may be of interest to Councillors

	Subject	Minister or Member of Parliament	Date received / sent	Responsible officer	Council Minute ref	Attachment
Outwards	Letter of support for Mainstreet Australia - capitalizing on the proposal of Main Streets and their business associations	Minister for Small Business, Innovation and Trade	4/08/2021	Manager Economic Development		7
Outwards	Impact of potential changes to Melbourne Airport Strategy on Hume (Attachments not Included)	Member for Broadmeadows	9/08/2021	Manager Strategic Planning		8
Inwards	Municipal Emergency Resourcing Program MERP - Hume will receive a 22% funding boost across the 2021- 22 financial year	Member for Yuroke	9/08/2021	Darren Martin (MERP)		9

REPORT NO: GE566 (cont.)
Table 2 – General correspondence that may be of interest to Councillors

	Subject	Minister or Member of Parliament	Date received / sent	Responsible officer	Council Minute ref	Attachment
Inwards	Funding for Upgrades to the Calder Freeway	Minister for Communications, Urban Infrastructure, Cities and the Arts	13/08/2021	Grants Coordinator		10
Inwards	Bus Shelter Seating Mitchell's Lane - Sunbury Downs College - Letter of Support to Minister for Public Transport	Member for Sunbury	12/08/2021	Manager Assets		11
Inwards	Hume City Council will receive more funding to help prepare for and respond to emergencies thanks to a funding boost from the Andrews Labor Government - \$73,200.00	Member for Sunbury	12/08/2021	Darren Martin (MERP)		12
Inwards	Request for newly upgraded pavilion and social rooms at Boardman Reserve Sunbury be named in honour of the late Mr. Allan Walters - President of Sunbury Kangaroos Football Netball Club	Member for Sunbury	12/08/2021	Manager Governance		13
Inwards	West Gate Tunnel Spoil Project - Hi-Quality Spoil Processing Facility - Incorporated Document Secondary Consents - Approved Amended Development Plans	Minister for Planning	12/08/2021	Manager Strategic Planning		14
Outwards	Letter to the Prime Minister of Australia requesting a meeting to discuss the development of the Centre for National Resilience in Mickleham (Mickleham Quarantine Facility)	Prime Minister	18/08/2021	CEO		15
Inwards	Roadside Weeds and Pests Program 2021-2022	Minister for Local Government	19/08/2021	Manager Parks Manager Sustainable Environment		16

REPORT NO: GE566 (cont.)

Table 2 – General correspondence that may be of interest to Councillors

	Subject	Minister or Member of Parliament	Date received / sent	Responsible officer	Council Minute ref	Attachment
Inwards	Western Irrigation Network Scheme Referral - notification that under section 88(3) of the Act, that an Environment Effects Statement (EES) is not required	Minister for Planning	26/08/2021	Manager Sustainable Environment		17

Table 3 – Correspondence in relation to grant / funding opportunities

	Subject	Minister or Member of Parliament	Date received / sent	Responsible officer	Council Minute ref	Attachment
Inwards	Changing Places Public Restroom Grants	Member for Yuroke	2/8/2021	Grants Coordinator		18
	Growing Suburbs Fund	Member for Sunbury	12/08/2021			

REPORT NO: GE566 (cont.)

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– OFFICE OF THE MAYOR –

Our File: HCC18/447 (HCC-CM 21/525)
Enquiries: David Fricke
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Thursday, 29 July 2021

The Hon Ben Carroll MP
Minister for Public Transport
Level 20, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister

RE: REQUEST FOR UPGRADE OF PEDESTRIAN CROSSING ON THE UPFIELD RAILWAY LINE

Hume City Council at its meeting on 12 July 2021 resolved:

"That in light of recent fatalities along the Upfield railway line, that Council urgently writes to the Ministers for Public Transport and Transport Infrastructure and to the Department of Transport, expressing the pressing need for pedestrian electronic safety barriers to be installed on the Upfield railway line at the Garner Parade and Dunstan Parade crossing in Dallas."

Council is concerned for the safety of pedestrians on the Upfield railway line crossing in Dallas, which is adjacent to the intersection of Dunstan Parade and Augusta Avenue, Campbellfield. The crossing is uncontrolled, without pedestrian gates or even warning signals. The railings are very dated and it appears that this crossing may have been overlooked when others were upgraded to include pedestrian gates.

There were reports in the media of a fatality at the crossing on 3 July 2021 however residents report that there have also been several previous fatalities.

This is a vital crossing for the Campbellfield and Dallas communities. It is the only rail crossing in this area to the south of Barry Road and without it, the residential pocket of Campbellfield to the east of the railway would be cut off from convenient access to Dallas where there are schools and other community facilities.

It is unacceptable in the metropolitan area that a well-used and much needed crossing such as this does not provide greater protection for pedestrians. Council is not aware of any other uncontrolled pedestrian rail crossings within the municipality.

I urge you to ensure that this crossing is upgraded as a matter of priority to ensure the safety of the people who use this crossing.

Should you require any further information in relation to this matter, please contact Mr David Fricke, Manager Assets on .

Yours sincerely

**CR JOSEPH HAWEIL
MAYOR**

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– OFFICE OF THE MAYOR –



Our File: HCC18/447 (HCC-CM21/526)
Enquiries: George Osborne
Telephone:

1079 PASCOE VALE ROAD
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Thursday, 29 July 2021

Mr Matt Comyn
Chief Executive Officer
Commonwealth Bank of Australia
Head Office
546 George Street
SYDNEY NSW 2000

Dear Mr Comyn

**RE: REQUEST TO URGENTLY REVIEW CLOSURE OF COMMONWEALTH BANK
BRANCH AND REMOVAL OF ATM AT DALLAS SHOPPING CENTRE –
HUME CITY**

Hume City Council at its meeting held on Monday 12 July 2021 resolved:

“That Council writes to CEO and Chair of Commonwealth Bank, requesting an immediate review of the closure of the Commonwealth Branch in Dallas and requests that they reconsider the removal of ATMs from the Dargie Crt shops noting the vital service it plays for the Dallas community, many of whom don’t have access to internet banking because of the socio economic and aging profile of the community.”

Hume City Council has made a significant investment in the public realm at Dargie Place, Dallas (known locally as the Dallas Shops) over the last 24 months. Major capital improvements include the installation of shading, seating and new public toilet amenities. These upgrades were within the centre itself at each entrance and were undertaken after extensive consultation with the local community. In the last twelve months, the north side car park has also been upgraded.

Hume City Council continues to invest in this important shopping and community precinct and is involved with a mixed-use development at the corner of Blair and King William Streets, Broadmeadows known as Kingslea. Council has approved a development plan that upon full construction will comprise 419 new dwellings and a small retail/commercial component facing Blair Street. Growing infill development in Broadmeadows is substantially increasing the number of households and subsequent resident population in the areas east of Pascoe Vale Road that will use Dallas Shopping Centre as their local activity centre.

.../2

- 2 -

The Dallas Shops in Hume is a key local community convenience shopping centre. In the currently challenging economic circumstances, the closure of the Commonwealth Bank Branch is a loss of amenity that will have a substantial economic impact on small businesses at the centre and the local residents.

Council urges you to commit to maintaining the ATMs in the Dargie Court shops and the Dallas branch of the Commonwealth Bank in Hume City.

Yours sincerely



CR JOSEPH HAWEIL
MAYOR

cc: Ms Catherine Livingstone, Chairperson - Commonwealth Bank of Australia
Mr Euan Robertson, Manager of Government, Industry and International Affairs
– Commonwealth Bank of Australia
Ms Elizabeth Macali, Area Manager – Commonwealth Bank of Australia
Ms Maria Vamvakinou MP, Federal Member for Calwell



Hon Jacinta Allan MP

Minister for Transport Infrastructure
Minister for the Suburban Rail Loop

1 Spring Street
Melbourne Victoria 3000
Telephone: 03 8392 6100
DX210292

Ref: CMIN-1-21-8294

Cr Joseph Haweil
Mayor
Hume City Council
1079 Pascoe Vale Road
BROADMEADOWS VIC 3047

10 / 08 / 2021

Dear Mayor

Thank you for your letter of 30 April 2021 regarding Hume City Council's support for an additional train station as part of the Melbourne Airport Rail (MAR) project. I apologise for the delay in responding.

The Victorian Government appreciates your support for MAR.

MAR will be a game-changer for the way people travel to Melbourne Airport from wherever they are in Victoria, with trains to run via Sunshine and through the Metro Tunnel to connect to the broader rail network.

We know there is significant interest in building an additional station between Sunshine and Melbourne Airport, and it is something Government is continuing to carefully consider.

We will continue to work with the Commonwealth Government and all local communities along the route to understand their aspirations and identify opportunities to deliver on these as part of the project.

If you require further information, please contact Megan Cusack, Deputy Director Communications and Stakeholder Engagement, Rail Projects Victoria on 0418 715 316.

Thank you again for raising this matter with me.

Yours sincerely

Hon Jacinta Allan MP
Member for Bendigo East
Minister for Transport Infrastructure
Minister for the Suburban Rail Loop



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– OFFICE OF THE MAYOR –



Our File: HCC18/447; HCC-CM21/590
Enquiries: James McNulty
Telephone:

1079 PASCOE VALE ROAD
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VICTORIA 3047

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Friday, 27 August 2021

The Hon Lily D'Ambrosio MP
Minister for Energy, Environment and Climate Change
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister

RE: PLANNING CONTROLS AT TOXIC WASTE SITES

Hume City Council at its meeting of 9 August 2021 resolved:

"That Council writes to the Department of Environment Land Water Planning and the relevant Minister seeking an ongoing commitment and additional resources to the Capacity Building Program for Local Government that seeks to build and maintain the capacity of Councils to monitor investigate Sites that store High Risk and Hazardous Waste."

Background

In response to a recent spate of serious incidents, including numerous chemical and waste fires across Victoria in the last five years, the Coordinated Prevention and Response Framework (the Framework) was created to provide a coordinated whole-of-government operational oversight and intervention on High-Risk Hazardous Waste (HRHW) sites, including the activation of joint agency operations spanning Local Government, EPA, FRV, CFA, WorkSafe and Victoria Police.

Local Government has a statutory responsibility to respond to referrals of non-compliance (Building & Planning) in a timely and appropriate manner and has a responsibility to properly resource these functions in terms of appropriately qualified people and resources to meet these responsibilities and mitigate any risk to the life, safety and health of the public.

Through the work undertaken in building the Framework, it was identified that Local Government lacked the necessary resources to satisfy this requirement and thus the Capacity Building Program (the Program) was initiated.

In developing the Program, the Local Government Areas of Hume, Brimbank and Whittlesea were identified alongside six other councils as being an extreme risk and required immediate local and state government intervention.

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The project provided \$861,488 in funding from December 2020 to June 2024. The funding was to provide for the recruitment of a Planning Investigations Officer and Senior Building Inspector/Surveyor as additional resources, to be shared between the three councils. Whilst the funding was available to pay the salaries, it was acknowledged that it was more pragmatic to recruit a Senior Building Surveyor/Inspector due to current shortages of these professionals across the state.

What we have done

We have since engaged a dedicated Planning Investigations Officer and secured a contract Senior Building Surveyor, albeit with significant additional cost to Council, to begin the important work of further developing the project and gathering intel on suspect HRHW sites.

A project scope, including site list for a rolling audit program has since been developed for all known HRHW sites within the Northern Metro Region with the aim to reduce and eliminate the significant risks and impacts on the community and the local environment within the Northern Metro area.

Since its inception, the list has increased from initial estimates and currently sits at 87 sites and growing across the Northern Metro Region. The number of sites on the list is only expected to grow as the need for recycling grows exponentially, given the industry's growing need to process and recycle hazardous materials and waste eg. Lithium Prime batteries, Industrial waste and various other chemical agents. This is further exacerbated with the growth in the waste and recycling industry and further government funding for the production of Lithium products well into the future.

Several sites have already been prioritised as high risk and are currently being investigated with inspections booked within a regular inspection schedule. This even includes an unpermitted tyre recycling company recently discovered in Thomastown. Due to improper storage, fuel loads and lack of relevant approvals and risk controls, the site poses a significant risk to nearby residential areas no farther than 400 metres away if an incident were to occur. The impacts of such an incident have already been seen with the TyreCrumb and SKM Coolaroo blazes in 2016. If an incident was to occur at the site, it would result in unacceptable impacts to the nearby residents and an evacuation area with a radius of 10km.

The program has also allowed both Local and State Government to form vital networks, not just with other councils in the Northern, Western and Eastern Metro Regions, but across the state of Victoria and various other essential enforcement agencies. This continues to build as time goes on with the aim of improved information flow, optics and joint operations.

As an important part of this work, we form a large part of the Tasking and Coordination Committee for the Framework and Program, the Waste Intelligence Network, and have continued to build and develop both the Framework and the Program feeding information directly to all agencies. The improved interagency cooperation and communication has also allowed for improved information sharing resulting in better planning and execution of operations resulting in better outcomes for the community. This results in quicker response times, allowing officers to get out on site and inspect HRHW sites much sooner and with better intelligence on the operators and their constituents.

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– 3 –

The work with the Program has allowed all agencies to get on the front foot facilitating a more expedient and streamlined action plan, with sites being identified and assessed proactively and consistently, rather than reacting after an incident occurs, giving the ability to 'touch on' more sites and conduct inspections more efficiently and regularly.

What we ask

Due to recent events, there is an increased focus on the growing issues with the changing landscape of waste management and the increase of stockpiling and processing of HRHW.

In view of this and having regard to the principles of risk management, if not properly resourced, there is the potential of non-compliance not being identified and dealt with in an appropriately timely manner. The risk for Local and State government is that if something goes wrong (for example premises fire) the Council and State Government is exposed as not having responded to referrals from other authorities in an appropriately timely manner.

As the problems and risks are endemic to the Waste and Recycling sector, it is our statutory obligation and thus imperative that we continue this very important work well beyond the 2024 deadline. It would be of considerable benefit to both State and Local Government for the Capacity Program to continue.

If the current support and resources are withdrawn, Local Government would find it impossible to continue the expected level of oversight the industry requires to keep the community and environment safe. An ongoing auditing program between all regulatory bodies will greatly reduce the impact and the likely occurrence of high-risk incidents and ensure consistency of standards and performance across the high-risk waste industry.

Moving forward, we ask that you continue to support the program beyond July 2024 and continue to support Local and State government cooperation and resourcing especially given the reduction in risk to the community and to the environment.

Yours sincerely



CR JOSEPH HAWEIL
MAYOR

cc: Mr Frank McGuire MP, State Member for Broadmeadows
Mr John Bradley, Secretary – DELWP

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– OFFICE OF THE MAYOR –

Our File: HCC18/447 (HCC-CM21/594)
Enquiries: George Osborne
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
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Telephone: 03 9205 2200
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www.hume.vic.gov.au

Tuesday, 24 August 2021

The Hon Jaala Pulford MP
Minister for Small Business
Level 16, 121 Exhibition Street
MELBOURNE VIC 3000

Dear Minister

RE: FUNDING SUPPORT FOR SMALL BUSINESS AND SOLE TRADERS

At its meeting of 9 August 2021, Hume City Council resolved to write to you seeking a review of funding to include small businesses and sole traders that have missed out on financial support during COVID-19 lockdowns.

Council believes that the latest jointly funded State and Federal government financial support package for Victorian businesses still falls short for many hardworking Victorians. There are Victorian businesses and sole traders ineligible for government support because they earn too little, and they feel overlooked and left behind despite many struggling to make ends meet.

Council understands that many small businesses are ineligible as they fall under the minimum earning threshold. Some new businesses having a go for the economy, have not been open long enough in the last financial year to reach the minimum earning bracket.

It should not be left to community fundraisers to help those individuals in need. The same discrimination occurred last year during months of extended lockdowns. These businesspeople are good hardworking Victorians and the State and Federal government should recognise this and amend support criteria to support small businesses during these most difficult times.

Hume City Council urges you to undertake a review of financial assistance to include small businesses and sole traders that have missed out during COVID-19 lockdowns.

Yours sincerely

**CR JOSEPH HAWEIL
MAYOR**

cc: Ms Ros Spence MP, State Member for Yuroke
Mr Frank McGuire MP, State Member for Broadmeadows
Mr Josh Bull MP, State Member for Sunbury

– OFFICE OF THE MAYOR –

Our File: HCC18/447 (HCC-CM21/594)
Enquiries: George Osborne
Telephone:



1079 PASCOE VALE ROAD
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www.hume.vic.gov.au

Tuesday, 24 August 2021

The Hon Stuart Robert MP
Minister for Employment, Workforce, Skills, Small and
Family Business of Australia
PO Box 6022
Parliament House
CANBERRA ACT 2600

Dear Minister

RE: FUNDING SUPPORT FOR SMALL BUSINESS AND SOLE TRADERS

At its meeting of 9 August 2021, Hume City Council resolved to write to you seeking a review of funding to include small businesses and sole traders that have missed out on financial support during COVID-19 lockdowns.

Council believes that the latest jointly funded State and Federal government financial support package for Victorian businesses still falls short for many hardworking Victorians. There are Victorian businesses and sole traders ineligible for government support because they earn too little, and they feel overlooked and left behind despite many struggling to make ends meet.

Council understands that many small businesses are ineligible as they fall under the minimum earning threshold. Some new businesses having a go for the economy, have not been open long enough in the last financial year to reach the minimum earning bracket.

It should not be left to community fundraisers to help those individuals in need. The same discrimination occurred last year during months of extended lockdowns. These businesspeople are good hardworking Victorians and the State and Federal government should recognise this and amend support criteria to support small businesses during these most difficult times.

Hume City Council urges you to undertake a review of financial assistance to include small businesses and sole traders that have missed out during COVID-19 lockdowns.

Yours sincerely

A handwritten signature in black ink that reads 'Joseph Haweil'. The signature is written in a cursive style with a large initial 'J'.

**CR JOSEPH HAWEIL
MAYOR**

cc: Ms Maria Vamvakinou MP, Member for Calwell
Mr Rob Mitchell MP, Federal Member for McEwen

LETTER 1

– OFFICE OF THE MAYOR –

Our File: HCC18/447 (HCC-CM21/598)
Enquiries: Andrew Johnson
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

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www.hume.vic.gov.au

Friday, 13 August 2021

The Hon Richard Wynne MLA
Minister for Planning
Level 15, 8 Nicholson Street
EAST MEMBOURNE VIC 3002

Dear Minister

RE: CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN (PSP)

Hume City Council at its meeting held 9 August 2021 resolved:

'That Council writes to the Minister for Planning and the State Member for Yuroke urging that Craigieburn West PSP amendment to the Hume Planning Scheme not be approved until there is funding committed to duplicate Mickleham Road from Somerton Road to Mt Ridley Road.'

In line with the resolution on 9 August 2021, I advise that Hume City Council urges you not to approve and gazette the amendment until there is funding committed to duplicate Mickleham Road from Somerton Road to Mount Ridley Road.

This position is consistent with the resolution of Council on 7 September 2020 and a letter to you from the previous Mayor of Hume City, Cr Carly Moore dated 11 September 2020 in response to your decision to fast track the progression of the amendment.

In that letter, the inadequacy of the current infrastructure to safely or appropriately meet the travel needs of the Hume community was highlighted as well as the complete absence of any State Government investment in transport infrastructure to support the 19,000 dwellings already approved in Precinct Structure Plans within Hume.

Whilst Council welcomes the funding announced in the last State budget for early works for the upgrade of Mickleham Road between Somerton Road and Dellamore Boulevard, I understand that this funding will not deliver the road duplication and is just for preliminary enabling works.

This is clearly insufficient to address the current demands and issues. It will certainly be insufficient to meet demands arising from the 8,000 plus dwellings proposed in the Craigieburn West PSP area.

The latest traffic counts commissioned by Council this year show that the number of vehicles using Mickleham Road is now over 31,700 vehicles per day (vpd). This is some 11,700 vpd over the trigger for duplication (20,000vpd) and 50 percent higher than 2015. At the same time, travel speeds have fallen considerably at peak times.

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This rate of increase in traffic volumes and decrease in travel speed will only accelerate with the approval of development in the Craigieburn West PSP area.

Council's position also reflects the observation of the Standing Advisory Committee you appointed to consider the Craigieburn West PSP. In their report, the Committee found that the traffic issues on Mickleham Road were 'troubling'. This observation was informed by the numerous community members who gave first-hand experiences of the impact that the current congestion has on their quality of life and the concern that yet more development will have.

You will be aware that community concerns about traffic impacts from proposed development are common for planning proposals across Melbourne. However, they rarely attract such a damning observation from a planning panel or VCAT member. Such is the scale of the problem here.

The Committee also found that adding more traffic to an already congested and over capacity road does not seem consistent with Clause 18.02-2S in the Victorian Planning Provisions which include the following strategy (strategy 6):

"Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms."

I note that the Committee ultimately concluded that it would not be appropriate to delay the approval of the PSP until the Mickleham Road duplication is funded. However, it appears that this conclusion was based on the Committee not seeing its role to inform State budget decisions. It is, however, your role, particularly when the need for State funding arises from planning decisions that you are responsible for making.

I look forward to your response and confirmation that you will not approve the Craigieburn West PSP until there is funding committed to duplicate Mickleham Road from Somerton Road to Mount Ridley Road.

Yours sincerely



CR JOSEPH HAWEIL
MAYOR

cc: Ms Ros Spence MP, State Member for Yuroke

LETTER 2

– OFFICE OF THE MAYOR –

Our File: HCC18/447 (HCC-CM21/598)
Enquiries: Andrew Johnson
Telephone:



1079 PASCOE VALE ROAD
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www.hume.vic.gov.au

Friday, 13 August 2021

Ms Ros Spence MP
State Member for Yuroke
PO Box 132
CRAIGIEBURN VIC 3064

Dear Minister

RE: CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN (PSP)

Hume City Council at its meeting held 9 August 2021 resolved:

'That Council writes to the Minister for Planning and the State Member for Yuroke urging that Craigieburn West PSP amendment to the Hume Planning Scheme not be approved until there is funding committed to duplicate Mickleham Road from Somerton Road to Mt Ridley Road.'

I know you are well aware of the delays and safety issues the Hume community face every day along Mickleham Road, particularly those in the fast-growing suburbs of Craigieburn and Mickleham.

The latest traffic counts commissioned by Council this year show that the number of vehicles using Mickleham Road is now over 31,700 vehicles per day (vpd). This is some 11,700 vpd over the trigger for duplication (20,000vpd) and 50 percent higher than 2015. In the same time, travel speeds have fallen considerably at peak times.

Council welcomes the funding announced in the last State budget for early works for the upgrade of Mickleham Road between Somerton Road and Dellamore Boulevard and I thank you for your efforts to secure such funding for the Hume community.

I understand however that this funding will not deliver the road duplication and is just for preliminary enabling works.

This is clearly insufficient to address the current traffic demands on Mickleham Road. It will certainly be insufficient to meet demands arising from the 8,000 plus dwellings proposed in the Craigieburn West PSP area.

Council asks that you advocate to the Minister for Planning to not approve the Craigieburn West PSP until there is funding committed to duplicate Mickleham Road from Somerton Road to Mount Ridley Road.

I look forward to your response.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joseph Haweil', written in a cursive style.

**CR JOSEPH HAWEIL
MAYOR**

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– OFFICE OF THE MAYOR –

Our File: HCC04/822-02
Enquiries: George Osborne
Telephone:



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www.hume.vic.gov.au

Thursday, 29 July 2021

The Hon. Jaala Pulford MP
Minister for Small Business
Level 16, 121 Exhibition Street
MELBOURNE VIC 3000

Dear Minister

**RE: LETTER OF SUPPORT FOR MAINSTREET AUSTRALIA – CAPITALISING ON
THE POTENTIAL OF MAIN STREETS AND THEIR BUSINESS
ASSOCIATIONS**

Hume City Council is pleased to support Mainstreet Australia in their request for funding from the State Government for the development of coordinated management and marketing programs to assist main street business and their business associations.

Hume City Council's Economic Development and Urban Design Teams have had strong ties with Mainstreet Australia since its inception in the late 1990's. Several Council officers have served as voluntary committee members and have attended the international Mainstreet Australia conferences and events.

Over the years, Hume City Council has been actively involved with Mainstreet Australia. In particular, the "StreetLife" retail marketing campaign and more recently, the Marketing Support Grants, which the Sunbury Business Association were fortunate to receive.

Mainstreet Australia continues to grow from strength to strength and the funding being sought will enable them to provide its members with materials and support to establish effective and collaborative marketing and management programs. This will provide a much-needed boost of confidence for retail and professional businesses to continue investing in main street shops during these challenging times.

Hume City Council encourages you to consider the request for funding from Mainstreet Australia. It will enable Mainstreet Australia to continue the great work they do in supporting the main street retail and professional services sector.

Yours sincerely

**CR JOSEPH HAWEIL
MAYOR**

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– OFFICE OF THE MAYOR –

Our File: HCC13/225
Enquiries: Andrew Johnson
Telephone:



1079 PASCOE VALE ROAD
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Tuesday, 3 August 2021

Mr Frank McGuire MP
State Member for Broadmeadows
PO Box 3213
BROADMEADOWS VIC 3047

Dear Mr McGuire

A handwritten signature in black ink that reads 'Frank', written over the printed name 'Mr McGuire'.

**RE: IMPACT OF POTENTIAL CHANGES TO MELBOURNE AIRPORT ENVIRONS
STRATEGY ON HUME**

I write to you regarding my concerns with the potential impact of the proposed update to the Melbourne Airport Environs Overlay (MAEO) and emerging directions of the Melbourne Airport Environs Strategy Standing Advisory Committee (MAESSAC) on Hume, particularly the revitalisation of Broadmeadows.

As you would be aware, Melbourne Airport are planning on constructing a new north south runway and have plans for a potential longer term new east west runway. If this longer term east west runway is constructed, aircraft using the runway would be flying over Broadmeadows and other areas of southern Hume.

The Minister for Planning has indicated that he will update the extent of the Melbourne Airport Environs Overlays (MAEO) in the Hume Planning Scheme to cover the areas that will be affected by aircraft noise associated with these two runways – see enclosed letter.

The planning controls of the MAEO act to safeguard the curfew free operation of Melbourne Airport by restricting and/or conditioning noise sensitive uses such as housing and schools from being developed. It also significantly limits density to prevent the number of people living in noise affected areas.

Plans provided by the Department of Environment Land Water Planning show that the new boundary of the MAEO would apply across much of the area covered by the Greater Broadmeadows Framework Plan as well as public housing areas in southern Hume.

If applied in its current form, the MAEO would significantly constrain the realisation of new higher density residential development and investment critical to the revitalisation aspirations for these areas. It would also act to limit small scale renewal of private housing that has done much in recent years to improve the quality, diversity and appearance of housing in southern Hume.

This will create a very negative impact on future investment in Broadmeadows, in particular, and further embed the social disadvantage that the State Government and Council are seeking to address.

The Minister for Planning has also established the Melbourne Airport Environs Strategy Standing Advisory Committee (MAESSAC) to consider improvements to the planning provisions for the safeguarding of airports in the State, including the controls of the MAEO. This provides an opportunity to address this conflict.

.../2

Last year Council provided a submission to the MAESSAC highlighting this impact on Hume. It stressed the importance of balancing the needs for airport safeguarding with the needs for housing development and renewal in southern Hume, particularly in the Broadmeadows area. The submission highlighted the clear and direct conflict between the aspirations in Plan Melbourne for Broadmeadows to be a Metropolitan Activity Centre and the MAEO controls that would apply.

Despite this clear conflict with State policy and State Government revitalisation promises for Broadmeadows, the MAESSAC has released an Issues and Options Paper with recommendations which promote the needs of Melbourne Airport over the revitalisation of Broadmeadows and renewal of southern Hume.

It recommends that the density controls in the MAEO remain and goes further to significantly constrain rezonings in areas that are less directly affected by aircraft noise. This includes, the identified renewal areas of Eastmeadows and Northmeadows, as well as Seabrook Reserve where plans for new housing would be impacted.

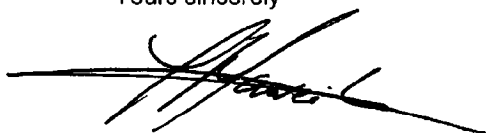
Council has again lodged a submission – see enclosed. This time it has been prepared in partnership with Brimbank City Council as their municipality and revitalisation ambitions for Sunshine are similarly affected by these recommendations.

This submission reiterates the need for a more balanced perspective to be applied that ensures the consideration of both the safeguarding needs of Melbourne Airport and the development needs of Hume and Brimbank communities. It specifically recommends new controls do not prevent the high-density housing and the renewal of public housing that is so desperately needed to revitalise Broadmeadows.

It is anticipated that the MAESSAC will be providing its recommendations to the Minister for Planning by the end of this year.

I ask you to advocate within Government to ensure that the Minister for Planning does not introduce new planning controls that undo years of work and investment in Broadmeadows and undermine future revitalisation of southern Hume.

Yours sincerely



CR JOSEPH HAWEIL
MAYOR

Encl

Ros Spence MP

YOUR STATE LABOR MEMBER



Cr Joseph Haweil
Mayor
Hume City Council
PO BOX 119
DALLAS VIC 3047

Dear  Mayor

Municipal Emergency Resourcing Program

I am writing to let you know that the Andrews Labor Government has boosted funding under the *Municipal Emergency Resourcing Program* (MERP) for 64 Local Government Areas across Victoria, including Hume City Council.

Under this program, Hume will receive a 22% funding boost across the 2021-22 financial year, taking the total funding allocation to \$73,200.

MERP began in 2010 in response to the 2009 Victorian Bushfires Royal Commission, which as we know had a significant impact on our community.

That's why I welcome this funding boost to help Hume plan, communicate and coordinate activities that keep our community prepared and resilient.

I hope this funding increase makes a difference for Hume in its important work.

Kind regards



The Hon. Ros Spence MP
State Member for Yuroke
Minister for Multicultural Affairs
Minister for Community Sport
Minister for Youth

5 / 8 / 2021

CC: Aitken and Meadow Valley Ward Councillors, Mr Joel Kimber

OFFICE: Shop D00-02B Craigieburn Central Shopping Centre
340 Craigieburn Road Craigieburn VIC 3064

POSTAL: PO Box 132, Craigieburn, VIC 3064

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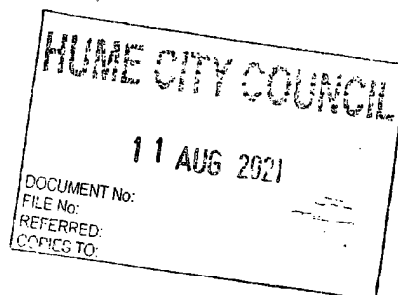


Office of the Hon Paul Fletcher MP

Minister for Communications, Urban Infrastructure, Cities and the Arts
Federal Member for Bradfield

MC21-002222

Cr Joseph Haweil
Mayor
Hume City Council
PO Box 119
Dallas VIC 3047



Dear Mayor

Thank you for your letter of 7 April 2021 to the then Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP, regarding funding for the upgrade to the Calder Freeway. Your letter was referred to the Hon Paul Fletcher MP, Minister for Communications, Urban Infrastructure, Cities and the Arts, as this matter falls within his portfolio responsibilities. The Minister has asked me to reply to you on his behalf.

The Australian Government understands the value of effective transport infrastructure for the continued livability of Australia's growing cities and regions, and has committed \$32.1 billion since coming to office in 2013 to improve safety on transport networks, better connect regional areas and unlock new social and economic opportunities in Victoria.

The Government acknowledges the importance of the Calder Freeway in Victoria's arterial road network. In recognition of this, \$50 million was committed to upgrade the Calder Freeway from Gap Road in Sunbury to the M80 Ring Road in the 2019-20 Federal Budget. This project builds upon more than \$115 million the Government has already invested since 2013-14 to improve the safety and efficiency of the Calder Highway corridor, including \$60 million for the Melbourne to Mildura (Calder Highway) project funded under the Roads of Strategic Importance initiative.

Scoping activities are currently underway for the upgrade to the Calder Freeway from Gap Road, Sunbury to M80 Ring Road project to determine a prioritised program of works. The Government understands there is strong community support to upgrade the Calder Freeway and Calder Park Drive intersection and is working with Victoria to ensure that options relating to this intersection are investigated as part of the scoping phase.

Level 2, 280 Pacific Highway, Lindfield NSW 2070 • T 02 9465 3950
P O Box 6022 Parliament House, Canberra ACT 2600 • T 02 6277 7480
paul.fletcher.mp@aph.gov.au • www.paulfletcher.com.au

Although the Government provides significant funding to upgrade transport networks, the responsibility for infrastructure planning and implementation falls primarily with state governments and local councils. As such, Minister Fletcher encourages you to share your priorities with the Hon Jacinta Allan MP, Victorian Minister for Transport Infrastructure at jacinta.allan@parliament.vic.gov.au or on 03 8392 6100.

Thank you for bringing your concerns to the Minister's attention. I hope the information in this letter is of some help.

Yours sincerely



Ryan Bloxsom
Chief of Staff

1 / 7 / 2021

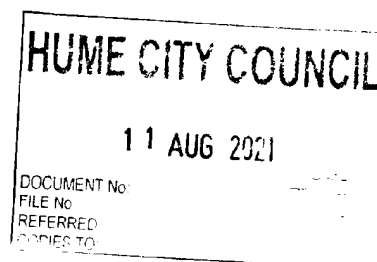
Josh Bull MP

STATE MEMBER FOR SUNBURY



4th August 2021

Cr Joseph Hawell
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3429



Dear Mayor,

Bus Shelter Seating Mitchell's Lane – Sunbury Downs College

Thank you for getting in touch with me regarding seating at the bus stop along Mitchell's Lane.

I have written a letter of support to Minister for Public Transport, the Hon. Ben Carroll MP.

Please find a copy of this correspondence attached.

If Hume City Council needs any assistance in the future regarding a State Government matter, then please do not hesitate to contact my office.

Kind regards,

A handwritten signature in black ink, appearing to be "JB".

Josh Bull MP
State Member for Sunbury
Parliamentary Secretary for Multicultural Affairs
Parliamentary Secretary for Youth

OFFICE: Shop 4, 33-35 Macedon Street Sunbury 3429

POSTAL: PO Box 635, Sunbury 3429

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Josh Bull MP

STATE MEMBER FOR SUNBURY



4th August 2021

The Hon. Ben Carroll MP
Minister for Public Transport
Level 20, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister,

Bus Shelter Seating Mitchell's Lane – Sunbury Downs College

I am writing to you regarding the installation of appropriate seating at the bus shelter located at Sunbury Downs College along Mitchell's Lane.

Hume City Council has contacted me in relation to the installation of seating at the bus shelter along Mitchell's Lane at Sunbury Downs College.

With the bus stop frequently used by Sunbury Downs College in addition to being used by the 485-bus route, I support the initiative proposed by Hume City Council. This would provide students and the general public with appropriate seating options – a welcomed investment from the general public and the local school community.

Please see a letter from Hume City Council attached.

It would be greatly appreciated if you could please consider this proposal by Hume City Council.

I look forward to hearing back from you at your earliest convenience.

Kind regards,

A handwritten signature in black ink, appearing to be 'JB' followed by a flourish.

Josh Bull MP
State Member for Sunbury
Parliamentary Secretary for Multicultural Affairs
Parliamentary Secretary for Youth

OFFICE: Shop 4, 33-35 Macedon Street Sunbury 3429

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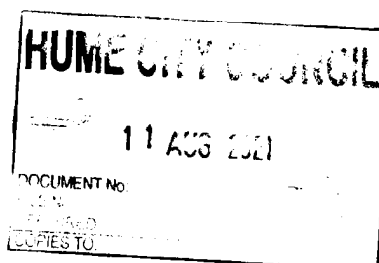
Josh Bull MP

STATE MEMBER FOR SUNBURY



3 August 2021

Cr Joseph Haweil
Mayor
Hume City Council
PO BOX 119
Dallas VIC 3047



Dear Mayor,

I am pleased to share Hume City Council will receive more funding to help you prepare for and respond to emergencies thanks to a funding boost from the Andrews Labor Government.

The \$73,200 in funding can be used to support a variety of emergency planning work, including education for culturally and linguistically diverse communities in at-risk areas. Funding can also be used to ensure that emergency work can be done in a COVIDSafe environment.

Before, during and after emergencies, council responsibilities include supporting vulnerable people, running relief centres and enabling economic and social recovery, all while ensuring that important regular services continue to be provided.

Councils' extensive local knowledge and close connection to communities makes them a vital part of Victoria's response to emergency events.

The *Municipal Emergency Resourcing Program* began in 2010 in response to the 2009 Victorian Bushfires Royal Commission and provided funding for staff and programs to address the issues identified. An extra \$1 million will be invested in the *Municipal Emergency Resourcing Program*, taking the total funding for Victoria's 64 rural, regional and outer-metropolitan councils this financial year to \$5.9 million.

This is about providing more support to make sure that councils have the staff, resources and tools they need to support their community.

To find out more, visit localgovernment.vic.gov.au/funding-programs.

If I can be of further assistance, please do not hesitate to get in contact.

Yours sincerely,

Josh Bull MP
Member for Sunbury
Parliamentary Secretary for Multicultural Affairs
Parliamentary Secretary for Youth

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Josh Bull MP

STATE MEMBER FOR SUNBURY



3 August 2021

Cr Joseph Haweil
Mayor
Hume City Council
PO BOX 119
Dallas VIC 3047

Dear Mayor,

I am writing to you following the recent passing of Mr Allan Walters, beloved community member and President of the Sunbury Kangaroos Football Netball Club.

As you are well aware, our community thrives because wonderful people dedicate their time and energy to helping and supporting others.

Allan was one of these wonderful people.

He was the heart and soul of the Sunbury Kangaroos Football Netball Club, a club president for more than 10 years, a premiership coach and committee member and a person larger than life.

Allan played a vital role in the upgrade of the pavilion and social rooms at Boardman Reserve, Sunbury. Allan pushed hard for the upgrades and I was thrilled that the State Government and Hume City Council came on board to help make his dream a reality.

Without Allan's advocacy, these upgrades would not be happening.

It is clear that he has had a profound impact on the club and the wonderful people in it.

That is why it is my firm belief that the soon to be newly upgraded pavilion and social rooms be named in his honour.

I would be grateful if you would please consider my request.

I trust my suggestion will be looked upon favourably and look forward to hearing from you at your earliest convenience.

Yours sincerely,

A handwritten signature in black ink, appearing to be "JB".

Josh Bull MP
Member for Sunbury
Parliamentary Secretary for Multicultural Affairs
Parliamentary Secretary for Youth

OFFICE: Shop 4, 33-35 Macedon Street Sunbury 3429

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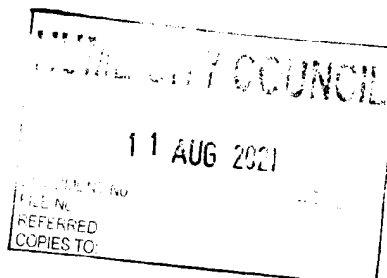


Hon Richard Wynne MP

Minister for Planning
Minister for Housing
Acting Minister for Water

8 Nicholson Street
East Melbourne, Victoria 3002

Ms Roslyn Wai
Acting Chief Executive Officer
Hume City Council
PO Box 119
DALLAS VIC 3047



Ref: MBR045519



Dear Ms Wai

WEST GATE TUNNEL SPOIL PROJECT - HI-QUALITY SPOIL PROCESSING FACILITY INCORPORATED DOCUMENT SECONDARY CONSENTS

Hi-Quality Quarry Products Pty Ltd has sought my approval of revised development plans and an environmental management plan in accordance with Condition 5.1.1 and Condition 5.1.3 of the 'Bulla Spoil Processing Facility, March 2021 Incorporated Document' (**Incorporated Document**), for the land at the Hi-Quality Eco-Hub, 570-650 Sunbury Road Bulla, including part of the Sunbury Road road reserve, for the purposes of a spoil processing and disposal facility associated with the West Gate Tunnel Project.

I have assessed the revised development plans and the environmental management plan against all relevant criteria including the requirements of the Incorporated Document itself and I have determined to approve them in accordance with my power to do so contained in Conditions 5.1.1 and 5.1.3 of the Incorporated Document.

I have approved the following amended development plans submitted in accordance with Conditions 5.1.1.1–5.1.1.14 of the Incorporated Document:

• 12522193-C001	Locality Plan and Drawing List	GHD	28/08/20	Rev D
• 12522193-C002	Existing Site Layout	GHD	28/08/20	Rev D
• 12522193-C003	General Arrangement – Stage 1	GHD	04/03/21	Rev G
• 12522193-C004	General Arrangement – Stage 2	GHD	11/09/20	Rev E
• 12522193-C005	General Arrangement – Stage (Final)	GHD	11/09/20	Rev E
• 12522193-C006	Long Sections	GHD	28/08/20	Rev D
• 12522193-C007	Cross Sections – Sheet 1 of 2	GHD	28/08/20	Rev D
• 12522193-C008	Cross Sections – Sheet 2 of 2	GHD	28/08/20	Rev D
• 12522193-C009	Leachate Collection and Conveyance System	GHD	15/09/20	Rev F
• 12522193-C010	Internal Bund Typical Details – Stage 1	GHD	28/08/20	Rev D



• 12522193-C011	Typical Sections and Details – Sheet 1 of 3	GHD	26/02/21	Rev H
• 12522193-C012	Typical Sections and Details – Sheet 2 of 3	GHD	28/08/20	Rev D
• 12522193-C013	Typical Sections and Details – Sheet 3 of 3	GHD	28/08/20	Rev D
• 12522193-C014	Bench Details	GHD	28/08/20	Rev D
• 12522193-C015	Leachate Piping Typical Details	GHD	28/08/20	Rev D
• 12522193-C016	Indicative Top of Waste Levels – Stage 3	GHD	26/02/21	Rev E
• 30042805E-DEV-100-001	Development Plan - Overall Site Plan	GHD	03/03/21	Rev F
• 30042805E-DEV-100-002	Development Plan - Indicative Future Contour Plan	GHD	08/06/21	Rev D
• 30042805E-DEV-100-003	Development Plan - Containment Bays Area Overview	GHD	08/06/21	Rev C
• 30042805E-DEV-100-004	Development Plan - Proposed Processing Area Civil Works	GHD	08/06/21	Rev C
• 30042805E-DEV-100-005	Development Plan - Proposed Processing Area Utility Plan	GHD	08/06/21	Rev C
• 30042805E-DEV-100-006	Rehabilitation Plan	GHD	08/06/21	Rev B
• 30042805E-DEV-200-001	Development Plan - Site Entry and Exit Plan	GHD	03/03/21	Rev B
• 30042805E-DEV-200-002	Development Plan - Administration, Weighbridge and Truck Wash Area Plan	GHD	08/06/21	Rev C
• 30042805E-DEV-200-003	Development Plan - Contingency Access and Truck Wash Plan	GHD	07/06/21	Rev C
• 30042805E-DEV-200-004	Development Plan - Typical Elevations	GHD	07/06/21	Rev C
• 30042805E-DEV-200-005	Development Plan – Typical Sections and Details	GHD	03/03/21	Rev B

- MJ1023-D-02 Preliminary Process Flow Diagram (PFD) ENVIROPA 19/05/20 Rev F
CIFIC
- MJ1023-L01-005 Bulla WWTP – General Arrangement Drawing (Sheet 1 of 2) ENVIROPA 28/01/21 Rev 0.2
CIFIC
- MJ1023-L01-005 Bulla WWTP – General Arrangement Drawing (Sheet 2 of 2) ENVIROPA 28/01/21 Rev 0.2
CIFIC

I have also approved the "Bulla Spoil Processing Facility Environmental Management Plan, 570-650 Sunbury Road, Bulla June 2021" submitted in accordance with Conditions 5.1.3.1 – 5.1.3.16 of the Incorporated Document.

Endorsed copies of the development plans and the environmental management plan will be provided by the Department of Environment, Land, Water and Planning (DELWP) by separate letter.

If you would like further information, please contact Jane Homewood, Executive Director, Statutory Planning Services, DELWP, on jane.homewood@delwp.vic.gov.au.

Yours sincerely


HON RICHARD WYNNE MP
Minister for Planning

21/8/21

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– OFFICE OF THE MAYOR –



Our File: HCC21/728
Enquiries: Sheena Frost
Telephone:

1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Tuesday, 17 August 2021

The Hon. Scott Morrison MP
Prime Minister of Australia
Parliament House
CANBERRA ACT 2600

Dear Prime Minister

**RE: MEETING REQUEST TO DISCUSS DEVELOPMENT OF THE CENTRE FOR
NATIONAL RESILIENCE IN MICKLEHAM**

I hope this letter finds you well during this trying time across our nation.

With construction works having already commenced on the Centre for National Resilience, I write to share my community's many concerns about what impact a quarantine facility will have on Hume City.

While we did not ask for the Centre to be built in our community, we understand its national importance and we are ready to work in partnership with both the Victorian and Australian Governments to ensure the best outcomes.

As you are aware, the successful delivery of this Centre critically depends on adequate infrastructure in its vicinity.

Mickleham, where the Centre is being constructed, is located in Hume's Northern Growth Corridor, one of Australia's fastest growing regions.

As a result of the growth, Mickleham's key arterial roads are under immense strain. The very road on which the facility is being built, Donnybrook Road, has seen a 154 per cent increase in vehicles over the last six years. This will only worsen, with Mickleham and the neighbouring suburb of Kalkallo set to grow by 230 per cent over the next 20 years to reach 65,000 residents.

The addition of the Centre will exacerbate existing stress on Donnybrook Road, along with its main connector road from Melbourne Airport, Mickleham Road. The Victorian Planning Authority recently described as 'troubling' the growth and usage pressures on Mickleham Road in its own right.

The construction of the Centre presents a unique opportunity for the Victorian and Australian Governments to address the serious nature of these existing circumstances while strategically investing in the future of Melbourne's north.

Along with transport infrastructure, an opportunity exists to unlock state-significant employment land immediately adjoining the facility, providing much needed local jobs that will further enhance the economy of Melbourne's north.

.../2

– 2 –

We are calling on the Australian Government to fund the following infrastructure projects in our community:

- Duplication of Mickleham Road from Dellamore Boulevard to Donnybrook Road.
- Electrification of the train line to Wallan Railway Station.
- The construction of a new half diamond interchange south of the Donnybrook Road interchange on the Hume Freeway to unlock the state-significant employment land and provide direct access to the facility.
- Construction of the extension of Polaris Road to Council standard.

Not only will this infrastructure investment ensure the Centre has a long-lasting legacy, it will also recognise the legitimate concerns of a community that is doing the heavy lifting to help Australia reopen its borders and put an end to recurrent lockdowns.

We would appreciate an opportunity to discuss this matter further and ask for a meeting to apprise you of our community's views. To schedule the meeting, could your office please contact Aida Baptista, Personal Assistant to the Chief Executive Officer on _____ or _____

Yours sincerely



**CR JOSEPH HAWEIL
MAYOR**



The Hon Shaun Leane MP

Minister for Local Government
Minister for Suburban Development
Minister for Veterans

121 Exhibition Street
Melbourne, Victoria 3000 Australia
Telephone: +61 3 8392 2240
DX 210074

Ref: BMIN-2-21-13713

Cr Joseph Haweil
Mayor
Hume City Council
1079 Pascoe Vale Road
BROADMEADOWS VIC 3047
josephh@hume.vic.gov.au

Dear Cr Haweil

I am pleased to advise that the Victorian Government has provided \$11.5 million over four years in the 2021-22 State Budget for the Roadside Weeds and Pests Program. This is inclusive of funding to review the program in 2021-22.

A total of \$12,126 will be allocated to Hume City Council in 2021-22 to assist your council in managing roadside weeds and pests.

This funding, provided through the Victorian Government's Roadside Weeds and Pests Program, will ensure that your council continues to be able to plan and implement control activities for the management of weeds and pests on municipal rural roadsides.

The management of the grant funding continues to be the responsibility of Local Government Victoria with the regulatory framework for weeds and pests being the responsibility of Agriculture Victoria.

Ms Julie Reid, Executive Director, Local Government Victoria will shortly be writing to your council's Chief Executive Officer with further information and details about extending your council's current Roadside Weeds and Pests Program funding agreement.

If you require further information about the Roadside Weeds and Pests Program please contact Colin McDonald at Local Government Victoria by email at rwpp@ecodev.vic.gov.au



Thank you for your ongoing participation in the Roadside Weeds and Pests Program.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shaun Leane', written in a cursive style.

**The Hon Shaun Leane MP
Minister for Local Government
Minister for Suburban Development
Minister for Veterans**

Date: 18 August 2021



Hon Richard Wynne MP

Minister for Planning
Minister for Housing
Acting Minister for Water

8 Nicholson Street
East Melbourne, Victoria 3002

Cr Joseph Haweil
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3047

Ref: MBR045468



Dear Mayor

WESTERN IRRIGATION NETWORK SCHEME REFERRAL

Western Region Water Corporation recently sought my advice on the need for an Environment Effects Statement (EES) under the *Environment Effects Act 1978* for the proposed Western Irrigation Network Scheme project.

I have determined, under section 8B(3) of the Act, that an EES is not required, subject to conditions, for the reasons attached.

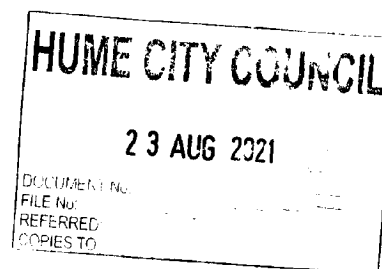
If you would like more information, please contact Geoff Ralphs, Acting Director, Impact Assessment, Department of Environment, Land, Water and Planning, on (03) 8508 0945 or email geoff.ralphs@delwp.vic.gov.au.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

1518121

Encl.



OFFICIAL

REFERRAL NUMBER 2021-R02

Attachment 2

For Public Notice via Internet

REASONS FOR DECISION UNDER *ENVIRONMENT EFFECTS ACT 1978*

Title of Proposal: **Western Irrigation Network Scheme -Recycled Water Supply Infrastructure**

Proponent: **Western Region Water Corporation (Western Water)**

Description of Project:

The project involves construction and operation of infrastructure to manage and distribute class C recycled water from the Melton, Bacchus Marsh and Sunbury recycled water plants (RWP) to the Parwan Balliang Irrigation District including the following components:

- The 13.5 km bi-directional subsurface recycled water pipeline Melton RWP to Bacchus Marsh RWP (M2BM) interconnector pipeline.
- Bacchus Marsh RWP Pump Station.
- Parwan Balliang Irrigation District (PBID) Supply Network – A 14 km subsurface pipeline (typically 675 mm diameter) with offtakes to on-farm irrigation infrastructure, and an associated pump station and 2 ML balance tank designed to connect to the M2BM Interconnector Pipeline.
- PBID Foundation Recycled Water Irrigation Areas – On-farm infrastructure and works, including irrigation pipelines and centre pivot irrigators, to distribute recycled water from property offtakes along the PBID Supply Network pipeline for irrigation of mostly existing broadacre cropping land.
- A 1 GL Parwan Recycled Water Storage.
- An approximately 30 km subsurface recycled water pipeline Sunbury RWP to Melton RWP (S2M) interconnector pipeline.

The overall construction footprint for the WIN scheme is between approximately 175 to 178 ha.

Decision:

The Minister for Planning has decided that an Environment Effects Statement (EES) is not required for the Western Irrigation Network Scheme, as described in the referral accepted on 3 June 2021, subject to the following conditions:

- a) An environment report(s) for the Western Irrigation Network Scheme project, excluding the Bacchus Marsh RWP Pump Station, must be prepared in consultation with the Department of Environment, Land, Water and Planning (DELWP) and the relevant councils, and completed to the satisfaction of the Minister for Planning. The report needs to examine and document the
 - i. The predicted direct and indirect impacts on native vegetation and biodiversity values including listed communities and species of flora and fauna (under the *Flora and Fauna Guarantee Act 1988* and *Environment Protection and Biodiversity Conservation Act 1999*), waterways, DELWP listed wetlands and groundwater dependent ecosystems;
 - ii. Potential cumulative impacts on native vegetation and biodiversity values associated with the development of the project components and other known infrastructure works planned to occur in the area;

OFFICIAL

REFERRAL NUMBER 2021-R02

- iii. Project development configurations, layouts and alignments to avoid and minimise adverse environmental impacts;
 - iv. The mitigation measures proposed to avoid, minimise and/or manage potential impacts on native vegetation and biodiversity assets and values examined in the report, including use of no-go zones and rehabilitation of environmentally sensitive areas such as waterway crossings;
 - v. Targeted surveys and ecological investigations undertaken by suitably qualified persons in accordance with relevant survey guidelines in consultation with DELWP; and
 - vi. An assessment of the geological significance of the eruption point located within the proposed footprint of the Parwan Recycled Water Storage.
- b) The environment report (condition (a)) is to be completed in order to inform the project (or project components) that is to be examined through planning and approval processes, in particular under the *Planning and Environment Act 1987*. The environment report may be prepared in stages given the project components are proposed to be delivered in stages.
- c) An environmental management framework (EMF), informed by the findings and conclusions of the environment report, must be completed by the proponent to the satisfaction of the Minister for Planning prior to the commencement of works and may be prepared in stages. The EMF needs to be prepared in consultation with DELWP and include a statement of all environmental commitments for the project.

Reasons for Decision:

- With the exception of potential adverse effects on native vegetation and biodiversity values, the environmental effects of the project are unlikely to be of high significance and complexity.
- Uncertainties remain on the cumulative extent of potential adverse environmental effects for the different project components and the likely feasibility and effectiveness of avoid and mitigation measures. There is also uncertainty on the geological significance of an eruption point located in the project footprint.
- The conditions set out through this decision provide the most appropriate means for examining these effects and uncertainties, in particular for the potential adverse biodiversity effects. They will also enable examination of the adequacy of the measures proposed to avoid and mitigate impacts in the context of the relevant policy and regulatory requirements.
- Potential adverse effects on Aboriginal cultural heritage and historic heritage values can be addressed through the statutory processes under the *Aboriginal Heritage Act 2006* and *Heritage Act 2017*.
- Other potential effects should be readily addressed through respective statutory requirements under the *Environment Protection Act 1970* (to be superseded by the *Environment Protection Amendment Act 2018* from 1 July 2021) and *Water Act 1989*.

Date of Decision: 15/08/2021

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Ros Spence MP

STATE MEMBER FOR YUROKE



Cr Joseph Haweil
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3047

Dear Mayor

Public Restroom Grants

I am writing to provide you with an update regarding the Andrews Labor Government's recently announced Changing Places Public Restroom Grants.

These grants are intended to help facilitate the construction of larger than average toilets containing additional features that will give Victorians living with a disability better access to appropriate facilities at local recreation hotspots.

Councils across Victoria are encouraged to apply. Grant applications for this initiative close 5 November 2021. For more information and how to apply visit providers.dffh.vic.gov.au/changing-places.

If you have any additional queries regarding this fantastic new announcement, please do not hesitate to contact my office.

Kind regards

The Hon. Ros Spence MP
State Member for Yuroke
Minister for Multicultural Affairs
Minister for Community Sport
Minister for Youth

5 / 8 / 2021

CC: Aitken & Meadow Valley Councillors, Mr Joel Kimber

OFFICE: Shop D00-02B Craigieburn Central Shopping Centre
340 Craigieburn Road Craigieburn VIC 3064

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Josh Bull MP

STATE MEMBER FOR SUNBURY



11 August 2021

Cr Joseph Haweil
Mayor
Hume City Council
PO Box 119
Dallas VIC 3047

Dear Mayor,

I write to you again regarding the Andrews Labor Government *Growing Suburbs Fund* (GSF).

As you will be well aware, the GSF has been used to great advantage in our community since coming into office in November 2014.

The Andrews Labor Government and Hume City Council have partnered on a number of terrific local projects which have improved our area and created vital local jobs.

Projects like, the Sunbury GLC, Sunbury Warm Water Pool, McMahon Reserve Development and Sunbury Lawn Tennis Club.

As you know, the recent *Victorian Budget 2020-21* allocated a further \$50 million to continue to support the infrastructure needs of interface and peri-urban communities.

Hume City Council is eligible to apply for funding to bring forward critical infrastructure projects as well as boost the local economy and support tradespeople, businesses and suppliers. Note, projects that support the social and economic recovery of communities and groups impacted by COVID-19 will be looked on favourably.

The 2021-2022 guidelines have now been released. Please find included a PDF copy.

The guidelines outline how councils can apply for funding, including the program objectives, assessment criteria and application process.

I again wish to thank Deputy Mayor Medcraft and Cr Bell for their sustained and positive advocacy for our community.

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P: 9740 4091 **F:** 9740 4978 **E:** josh.bull@parliament.vic.gov.au



Josh Bull MP

STATE MEMBER FOR SUNBURY



I urge Council to consider the needs of our local community when determining which projects to apply for.

The GSF provides an important opportunity to continue to get things done – something we should all be driven to do, particularly during this challenging period.

Yours sincerely,

A handwritten signature in black ink, appearing to be "JB".

Josh Bull MP
State Member for Sunbury
Parliamentary Secretary for Multicultural Affairs
Parliamentary Secretary for Youth

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