



Merri-bek City Council

Minutes of the Planning and Related Matters Meeting

Held at the Council Chamber, Merri-bek Civic Centre,
90 Bell Street, Coburg
on Wednesday 25 January 2023

The Mayor opened the meeting at 6.32 pm and stated the Council meeting is being held on the traditional country of the Wurundjeri Woi Wurrung people and acknowledged them as Traditional Owners. The Mayor paid respects to their Elders, past, present and emerging, and the Elders from other communities who may be here today.

Present	Time In	Time Out
Cr Angelica Panopoulos, Mayor	6.32 pm	7.11 pm
Cr Helen Davidson, Deputy Mayor	6.36 pm	7.11 pm
Cr Adam Pulford	6.32 pm	7.11 pm
Cr Annalivia Carli Hannan	Leave of absence	
Cr Helen Pavlidis	Leave of absence	
Cr James Conlan	Apology	
Cr Lambros Tapinos	6.45 pm	7.11 pm
Cr Mark Riley	6.32 pm	7.11 pm
Cr Monica Harte	6.32 pm	7.11 pm
Cr Oscar Yildiz JP	6.32 pm	7.11 pm
Cr Sue Bolton	6.32 pm	7.11 pm

OFFICERS

Acting Group Manager City Development – Lachlan McGowan
Unit Manager Urban Planning – Mark Hughes
Planning Coordinator – Esha Rahman
Acting Manager Governance and Strategy – Troy Delia
Governance and Council Business Officer – Tracey Classon

APOLOGIES/LEAVE OF ABSENCE

Cr Pavlidis was on an approved leave of absence - 19 December 2022 to 29 January 2023 inclusive.

Cr Carli Hannan requested a leave of absence for the period 22 January to 28 January 2023 inclusive.

Motion

Cr Riley moved, Cr Harte seconded -

That Council approve a leave of absence for Cr Carli Hannan for the period 22 January to 28 January 2023 inclusive.

Carried

Cr Conlan was an apology to the meeting.

DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

MINUTE CONFIRMATION

Resolution

Cr Riley moved, Cr Yildiz seconded -

The minutes of the Planning and Related Matters Meeting held on 23 November 2022 be confirmed.

Carried

COUNCIL REPORTS

5.1 1-9 MORELAND ROAD, ESSENDON - MOONEE VALLEY



Property:	1–9 Moreland Road, ESSENDON
Proposal:	Use and development of the land as a retirement village, reduction in car parking requirements, removal of native vegetation and alterations to access to a road in the Transport Zone 2
Zoning and Overlay/s:	<ul style="list-style-type: none">• General Residential Zone (GRZ1)• Significant Landscape Overlay, Schedule 2 (SLO2)• Development Contribution Plan Overlay (DCPO)
Responsible Authority:	Moonee Valley City Council is responsible for administering and enforcing the planning scheme for the subject site. Notice of the planning application has been given to Merri-bek City Council who may lodge any objections with Moonee Valley City Council.

Objections	16 objections have been submitted from Merri-bek residents Key issues raised include: <ul style="list-style-type: none"> • Vegetation Removal • Building height and bulk • Traffic and car parking • Overshadowing • Noise, traffic and pollution from construction
Community consultation meeting	Moonee Valley Council officer has advised that the Merri-bek residents who objected will be invited to a Community Consultation Meeting which has been scheduled for 1 February 2023.
Key reasons for support:	<ul style="list-style-type: none"> • The development height and form is supportable as higher buildings are located centrally to the site with the visual impact of buildings located along the Moonee Ponds Creek, able to be mitigated by building setbacks and landscaping • The building height and siting does not seek to vary any planning controls for the site. • Sufficient setbacks and spacing provided between buildings from the creek providing an adequate landscaped buffer.
Recommendation:	No objection to the proposal from Merri-bek City Council.

Officer Recommendation

That Council writes to Moonee Valley City Council advising that no objection is offered to the planning application. The letter should recommend that should the Moonee Valley City Council determine to grant a planning permit for the proposed use and development the following matters be considered for inclusion as requirement of any planning permit:

1. The need to ensure that landscaping plans support the intent of the concept plans to ensure protection and improvements to the creek corridor through the submission of:
 - a) A detailed Landscape Plan that contains the following:
 - i. Species locations and numbers
 - ii. Detailed automatic irrigation plan for all garden beds and lawn areas including location of water source and controller
 - iii. Landscape and irrigation maintenance plan to the satisfaction of the Responsible Authority
 - b) A Tree Management Plan in line with AS4970 to ensure protection of, and retention of, all High Value trees on the development site and protection of all trees along the creek corridor to the satisfaction of the Responsible Authority.

Resolution

Cr Bolton moved, Cr Davidson seconded -

That Council writes to Moonee Valley City Council advising that Merri-bek City Council:

Part A:

Objects to the grant of the planning permit on the following ground:

- 1. The design, scale, siting, bulk and appearance of the proposed development would be detrimental to the significance of the Moonee Ponds creek corridor by way of visual bulk and overshadowing and is contrary to the objectives of the following Clauses of the Moonee Valley Planning Scheme:**
 - a) Clause 12.03-1S which seeks to protect and enhance the waterway system including river and riparian corridors, waterways.**
 - b) Clause 12.03-1R which seeks to maintain and enhance the natural landscape, biodiversity, cultural and social values and the Traditional Owner living cultural heritage values of the waterways of Melbourne's west, including the Moonee Ponds Creek.**
 - c) Clause 42.03, Schedule 2 which seeks to retain indigenous riparian vegetation and canopy as a dominant landscape feature, and ensure buildings and works are not visually dominant when viewed from the waterway corridor.**

Part B:

Recommends that should the Moonee Valley City Council determine to grant a planning permit for the proposed use and development the following matters be considered for inclusion as requirement of any planning permit:

- 2. The need to ensure that landscaping plans support the intent of the concept plans to ensure protection and improvements to the creek corridor through the submission of:**
 - a) A detailed Landscape Plan which includes public land that contains the following:**
 - i. Species locations and numbers;**
 - ii. Detailed automatic irrigation plan for all garden beds and lawn areas including location of water source and controller;**
 - iii. Landscape and irrigation maintenance plan to the satisfaction of the Responsible Authority;**
 - iv. Balances the need to soften the visual impact and massing of the development on the creek environs while providing passive surveillance and views of the waterway and open space; and**
 - i. Nominates a conservation area of a 15m buffer strip between the perimeter path within the site and the shared path in Council Reserve that aims to:**
 - carry out revegetation works including preparatory works associated with the revegetation;**
 - retain and manage remnant indigenous vegetation;**
 - recover and recreate the riverine setting through appropriate riparian vegetation;**
 - regenerate and revegetate the waterway corridor to establish habitat, visual continuity and linkages with other existing areas of vegetation along the valley using indigenous species sourced from local provenance; and**
 - adopt an appropriate planting and maintenance plan in line with the local Ecological Vegetation Classes (EVCs) that encourages bird and animal populations along the creek corridor.**

- b) A Tree Management Plan in line with AS4970 to ensure protection of, and retention of, all High Value trees on the development site and protection of all trees along the creek corridor to the satisfaction of the Responsible Authority including:**
- i. adoption of required stormwater control measures throughout demolition and construction to manage runoff in line with Melbourne Water’s creek enhancements guidelines; and**
 - ii. Includes mitigation measures as detailed in Section 5.2 of the Biodiversity Assessment prepared by Ecology & Heritage partners dated November 2022.**

Carried unanimously

URGENT BUSINESS REPORTS

Nil.

The meeting closed at 7.11 pm.