

# URBAN PLANNING DELEGATED COMMITTEE



## MINUTES

(Open to the public)

**Monday 15 May 2023**

Council Chamber - 8 Inglesby Road, Camberwell.

**Commencement** 6:32pm

**Attendance**

Councillor Nick Stavrou (Chairperson)  
Councillor Felicity Sinfield (Mayor)  
Councillor Jim Parke  
Councillor Victor Franco  
Councillor Jane Addis  
Councillor Cynthia Watson  
Councillor Wes Gault  
Councillor Di Gillies  
Councillor Lisa Hollingsworth  
Councillor Susan Biggar  
Councillor Garry Thompson

**Apologies**

Nil

**Officers**

Phillip Storer  
Scott Walker  
Kate McCaughey  
David Cowan  
Kirstin Ritchie  
Christian Wilmsen  
Jessica Donaldson  
Jock Farrow  
Nick Brennan  
Jack Richardson  
Elizabeth Manou  
Liam Merrifield

Chief Executive Officer  
Director Urban Living  
Director Community Support  
Manager Planning and Placemaking  
Acting Manager Governance and Legal  
Coordinator Strategic Planning  
Principal Strategic Planner  
Principal Urban Planner  
Senior Strategic Planner  
Senior Urban Planner  
Senior Governance Officer  
Senior Governance Officer

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**1 Adoption and confirmation of the minutes of the Urban Planning Delegated Committee meeting held on 1 May 2023**

**MOTION**

**Moved Councillor Lisa Hollingsworth**

**Seconded Councillor Di Gillies**

**That the minutes of the Urban Planning Delegated Committee meeting held on 1 May 2023 be adopted and confirmed.**

**CARRIED**

**2 Declaration of conflict of interest of any councillor or council officer**

Nil.

**3 Presentation of officer reports**

**3.1 Boroondara Housing Strategy (Draft) - Consideration for public consultation**

Purpose

The purpose of this report is to seek endorsement of the Draft Boroondara Housing Strategy (Attachment 1) to proceed to public consultation.

Background

The current Boroondara Housing Strategy was adopted in December 2015 and has provided the overarching framework for the provision of housing in Boroondara. The Housing Framework Plan, set out in the Housing Strategy, is implemented through the Boroondara Planning Scheme and the municipality's residential zones.

The current Housing Strategy is due for review and revision to bring it in line with current data projections (coinciding with the release of new Australian Bureau of Statistics data from Census 2021) and housing needs and aspirations.

An updated Boroondara Housing Strategy has been drafted for public consultation.

Key Issues

The Housing Strategy's purposes are to:

- understand and define what the current and emerging population trends and associated housing needs are for Boroondara; and
- identify strategic policy directions and actions to meet these needs.

Understanding the population and household trends and characteristics of Boroondara provides an important insight into Boroondara's housing needs and how those might change in the future.

Over the next 15 years, Boroondara's population is forecast to grow by around 28,700 additional residents and 9,400 additional dwellings.

While Council cannot directly control population growth, it has an important role as the planning authority to plan for its current and future communities' housing needs.

Accommodating additional population is only one facet in the provision of housing that needs to be considered and balanced with other housing related issues. There are other key challenges and needs that influence housing in Boroondara that have been considered and responded to in the Draft Housing Strategy, such as:

- Protecting our heritage and character
- Sustainability
- Design excellence
- Housing diversity and choice
- Housing capacity
- An ageing population
- Housing affordability
- Social and affordable housing
- Homelessness
- Infrastructure capacity

The Draft Housing Strategy provides a strategic framework to support the provision of housing in appropriate locations, allowing choice, in a sustainable manner. In response, the Draft Housing Strategy:

- Sets out key population and household characteristics, housing change patterns/locations and housing capacity analysis findings.
- Identifies three key strategic directions to articulate Boroondara's approach to responding to our unique context. These are:
  - Housing diversity in appropriate locations
  - Housing that is sustainable and achieves design excellence
  - Housing that meets the needs of all residents now and in the future
- Sets out actions to support communities, rental providers, community housing providers, developers and the State Government to work together to meet the housing needs of Boroondara now and in the future.

### Next Steps

Proposed next steps are as follows:

1. The Draft Boroondara Housing Strategy will be taken to public consultation for a period of 4 weeks from 16 May to 13 June 2023.
2. Any feedback received will be reviewed and a final Housing Strategy will be prepared for consideration by the Urban Planning Delegated Committee.

*One speaker opposed to the officers' recommendation addressed the meeting.*

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**MOTION****Moved Councillor Jane Addis****Seconded Councillor Jim Parke****That the Urban Planning Delegated Committee resolve to:**

- 1. Endorse the Draft Boroondara Housing Strategy for the purpose of public consultation subject to inclusion of additional information explaining the assumptions underpinning the dwelling and population increases in the "Population and household projections" section of the Housing Strategy.**
- 2. Commence public consultation for a period of 4 weeks, from 17 May to 16 June 2023.**
- 3. Consider a report on the outcomes of the public consultation process at a future Urban Planning Delegated Committee meeting.**

**CARRIED****3.2 2B Warburton Road, Camberwell - Telecommunications facility - PP22/0279**Proposal

The proposal seeks the use and development of the land for the purpose of a telecommunications facility.

Details of the proposal are summarised as follows:

- Construction of a new 30 metre high monopole mobile phone base station telecommunication facility;
- Installation of twelve (12) Optus and Vodafone panel antennas mounted on a headframe on the monopole;
- Installation of three (3) VicTrack panel antennas;
- Provision of 27 Remote Radio Units;
- Decommissioning of the existing 30 metre high concrete monopole;
- Installation of six (6) outdoor bay units inside compound area; and
- Installation of ancillary equipment.

Issues

Thirty four (34) objections have been received raising a range of issues including visual and amenity concerns, vegetation impacts, health concerns and construction impacts.

The following key issues are addressed in the Planning Assessment Report (Attachment 1):

- Impact on heritage places and values;
- Level of visibility from parkland and residential properties;
- Impact on surrounding parkland and vegetation;
- Environmental impacts; and
- Impacts on health of residents and visitors to the adjoining parkland.

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Officer's response

A thorough assessment of the proposal has been undertaken against the Boroondara Planning Scheme as outlined in the Planning Assessment Report (Attachment 1).

The proposal for the telecommunications facility will provide an upgrade to local telecommunications infrastructure whilst minimising impacts on vegetation, the character and heritage of the surrounding area, and amenity impacts to nearby residential areas.

The new telecommunications facility will replace existing infrastructure currently located nearby and will be located on a subject site containing a large range of existing infrastructure, including two train lines, a train station, railway depot, power lines and an electricity substation. Given the immediate area already contains extensive service infrastructure, and that the particular location of the new telecommunications facility will have separation from sensitive residential properties, the location for the new telecommunications facility is considered appropriate.

The visibility of the facility will be minimised due to its location within parkland that forms a vegetated corridor that has a high level of vegetation and canopy tree cover. The topography of the subject site will also assist in reducing the prominence and visibility of the proposed monopole and associated infrastructure.

Confidentiality

Confidential information is contained in **Attachment 3**, as circulated in the confidential section of the agenda attachments. The information in this attachment is deemed to be confidential in accordance with Section 66(2)(a) and the definition of 'confidential information' in Section 3(1) of the Local Government Act 2020. The information relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

If discussion of the confidential information in the attachments to this report is required for Council to make a decision, Council may resolve to discuss the matter in a confidential session or to defer the matter to the confidential section of the agenda.

*One speaker in support of the officers' recommendation addressed the meeting.*

*One speaker opposed to portions of the officers' recommendation addressed the meeting.*

**MOTION**

**Moved            Councillor Di Gillies**

**Seconded       Councillor Jane Addis**

**That the Urban Planning Delegated Committee resolve to issue a Notice of Decision to Grant a Planning Permit to Planning Permit Application PP22/0279 for the use and development of the land for the purpose of a telecommunications facility subject to the following conditions:**



**Amended plans required**

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the advertised plans but modified to show:
  - (a) The planting of 5 native trees to Victoria on site, which must achieve a minimum mature height of 15 metres.

**Layout not to be altered**

2. The layout of the site and the size, levels, design and location of buildings and works (including all equipment and antennas) shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

**Drainage**

3. The site must be drained to the satisfaction of the Responsible Authority.

**Sediment laden run-off**

4. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

**External lighting**

5. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

**Planting**

6. A minimum of five (5) native trees, capable of reaching a minimum height of 15 metres, must be planted and maintained to the satisfaction of the Responsible Authority.

**Permit to expire**

7. This permit will expire if:
  - a. the approved development does not start within two years of the date of this permit; or
  - b. the approved development is not completed within four years of the date of this permit; or
  - c. the use approved does not commence within four years of the date of this permit.

The responsible authority may extend the periods referred to above if a request is made in writing. This request must be made before or within 6 months after the permit expiry date where the development has not yet started and within 12 months after the permit expiry date where the development allowed by the permit has lawfully started before the permit expires.

**CARRIED**

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### 3.3 Serpells Lane car park rezoning (Amendment C385boro) - Consideration of panel report

#### Purpose

The purpose of this report is to provide a summary to the Urban Planning Delegated Committee on the independent Planning Panel hearing held to consider submissions made on the rezoning of Serpells Lane car park (Amendment C385boro).

#### Background

Amendment C385boro proposes to rezone the land at 399 Burwood Road, Hawthorn, also known as the Serpells Lane car park, from Public Use Zone 6 (PUZ6) to Commercial 1 Zone (C1Z).

The amendment process is part of the Serpells Lane Strategic Property Project which includes the rezoning and sale of the site.

Amendment C385boro was authorised on 17 August 2022 and formal exhibition was carried out from 22 September to 24 October 2022. Council received a total of 38 submissions at the end of the exhibition period and continues to receive submissions. A total of 67 submissions have now been received.

Key issues raised in submissions include:

- Objections to the loss of car parking.
- Objections to the sale of the site.
- Objections relating to the potential future development of the site.
- Objections to the proposed Commercial 1 Zone and the exemption from notice provisions within the Zone.

At the UPDC meeting of 5 December 2023, the UPDC resolved to refer all submissions received to an independent Planning Panel for consideration.

#### Key Issues

The Planning Panel hearing was held on 27 and 28 February 2023. The Panel's report (Attachment 1) and recommendations were received by Council on 14 April 2023.

The Panel concluded that the Amendment is consistent with the strategic intent as detailed in the Glenferrie Structure Plan and that the Commercial 1 Zone is the most appropriate zone to support retail, office, business, entertainment and community uses. The Panel also supported Council's submission that any future redevelopment of the land is a separate matter best assessed through a future planning permit application process.

The Panel recommends that Amendment C385boro be adopted as exhibited without any changes.

#### Next Steps

Officers recommend that the UPDC resolve to receive and note the Panel's report and recommendations, and forward Amendment C385boro to a Meeting of Council to be adopted.

*Eight speakers opposed to the officers' recommendation addressed the meeting.*



**MOTION****Moved**        **Councillor Wes Gault****Seconded**    **Councillor Jim Parke****That the Urban Planning Delegated Committee resolve to:**

- 1. Receive and acknowledge the Panel's report and recommendations, as shown at Attachment 1, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.**
- 2. Refer Amendment 385boro to a Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*. A decision on whether to adopt will be made following a formal decision to proceed with a sale of the land.**
- 3. Authorise the Director Urban Living to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.**

**CARRIED****4        General business**

Nil

**5        Urgent business**

Nil

**6        Confidential business**

Nil

**The Urban Planning Delegated Committee meeting concluded at 8:43pm****Confirmed****Chairperson**NICK STAVROU**Date**5/6/23