

# URBAN PLANNING DELEGATED COMMITTEE



## MINUTES

(Open to the public)

**Monday 18 September 2023**

Council Chamber, 8 Inglesby Road, Camberwell.

**Commencement** 6:33pm

**Attendance**

Councillor Garry Thompson (Chairperson)  
Councillor Jane Addis  
Councillor Felicity Sinfield (Mayor)  
Councillor Victor Franco  
Councillor Wes Gault  
Councillor Di Gillies  
Councillor Lisa Hollingsworth  
Councillor Cynthia Watson

**Apologies**

Councillor Nick Stavrou (illness)  
Councillor Jim Parke (LOA)  
Councillor Susan Biggar (LOA)

<b><u>Officers</u></b>	Phillip Storer	Chief Executive Officer
	Daniel Freer	Director Places and Spaces
	Kate McCaughey	Director Community Support
	David Cowan	Manager Statutory & Strategic Planning
	Bryan Wee	Manager Governance & Legal
	Jessica Donaldson	Principal Strategic Planner
	Emil Dickson	Strategic Planner Heritage
	Liam Merrifield	Senior Governance Officer

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**Election of temporary chairperson**

The Manager Governance & Legal called for nominations for the position of temporary chairperson.

**Councillor Watson nominated Councillor Thompson**

**Councillor Addis seconded the nomination.**

**There being no further nominations, the Manager Governance and Legal declared Councillor Thompson elected as temporary chairperson.**

**Councillor Thompson assumed the chair.**

**1. Adoption and confirmation of the minutes**

**MOTION**

**Moved Councillor Gault**

**Seconded Councillor Gillies**

**That the minutes of the Urban Planning Delegated Committee meeting held on 4 September 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 - Community consultation outcomes and consideration of final strategy**

**Purpose**

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of community consultation on the Draft Boroondara Housing Strategy (Draft Strategy) and to seek a resolution to adopt the final version of the Boroondara Housing Strategy.

**Background**

The current Boroondara Housing Strategy was adopted in December 2015, and is due for review and revision to bring it in line with current population and household projections, and local housing needs and aspirations. The review of the Boroondara Housing Strategy coincided with the release of the most recent Census 2021 data from the Australian Bureau of Statistics.

On 15 May 2023, an updated Draft Strategy was presented to the UPDC for endorsement for community consultation. The UPDC resolved to carry out community consultation for four weeks from 17 May to 16 June 2023.

This report presents the community consultation outcomes and changes arising from community feedback. The final version of the Boroondara Housing Strategy is provided at **Attachment 1** for adoption.

### Key Issues

The community was invited to share feedback on the Draft Strategy via a survey on Engage Boroondara, and drop-in sessions with officers. The communications campaign included a project website, email notification, social media postings, and a Boroondara Bulletin article.

The survey questions included on the Engage Boroondara website were specifically tailored to seek feedback about three strategic directions, articulating Boroondara's approach to responding to housing needs. Sixty-two (62) feedback responses were received via this platform during the consultation period.

Four further responses were received via post or email, including a submission from Servants Community Housing.

In total, 69 feedback responses were received on the Draft Strategy, and are discussed in this report. Overall, there was generally strong support for the strategic directions proposed. The Consultation Summary Report is provided at **Attachment 2**.

Feedback provided by the community has helped identify where further consideration, refinement, or actions were needed, and has informed the proposed changes provided at **Attachment 3**.

A Boroondara Housing Strategy Action Plan (**Attachment 4**) lists each action from the Strategy; alignment to strategic directions; timeframe for delivery; and relevant departments responsible for delivery, budget and resourcing.

### Next Steps

Officers recommend the UPDC resolve to adopt the final version of the Boroondara Housing Strategy. Should the UPDC resolve to adopt the final version of the Boroondara Housing Strategy, officers will begin implementation of the actions identified in the Boroondara Housing Strategy Action Plan.

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

*Two speakers who were neither opposed nor supportive of the officers' recommendation addressed the meeting.*

The **Chief Executive Officer** outlined that Council's position in relation to both Markham and Bills Street, stating that Councillor Franco may have inadvertently created the impression Council opposed those developments. The CEO noted that Council was faced with a proposition by the State Government to only increase public housing on those sites by 10% beyond what had been there before. Council advocated to have a substantial increase of available social housing on those sites

beyond what was proposed by the State Government. This advocacy was successful and available social housing exceeded the initial State Government proposal.

The Chief Executive Officer noted that Council had concerns and opposition in relation to situations where Council's committee was sidelined in the planning process in addition to the built form response. Council believed the built form response did not adequately reflect the conditions of the local area.

## **MOTION**

**Moved Councillor Addis**

**Seconded Councillor Gault**

**That the Urban Planning Delegated Committee resolve to:**

- 1. Adopt the Boroondara Housing Strategy, September 2023 provided at Attachment 1.**
- 2. Receive and note:**
  - a. The Boroondara Housing Strategy Consultation Summary Report at Attachment 2;**
  - b. The proposed changes arising from community feedback at Attachment 3; and**
  - c. The Boroondara Housing Strategy Action Plan provided at Attachment 4.**

## **CARRIED**

### **3.2 Heritage Action Plan 2016 Review - Consideration of Review and Commencement of Heritage Strategy**

#### Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) on the outcomes of the review of the Heritage Action Plan 2016 (HAP 2016) and seek endorsement of the Heritage Action Plan Review Report 2023. The report also seeks a resolution to prepare a Boroondara Heritage Strategy to inform an organisation-wide approach to Council's future heritage work program for the next ten years.

#### Background

The current Heritage Action Plan was adopted by Council in 2016, with a review timeframe of five years. The purpose of the HAP 2016 was primarily to give effect to, and guide, the Municipal Wide Heritage Gap Study (MWHGS) work program which was undertaken by Council between 2016 and 2022.

The MWHGS was a significant, comprehensive and critical piece of work for Boroondara, resulting in over 5,000 additional properties being included in the Heritage Overlay. The MWHGS was the key focus of the Strategic Planning team for 6 years with a significant budget (\$1.3 million for the Priority Project, plus recurring operating budget) to support the work.

The HAP 2016 also set out a range of ongoing actions relating to Council's heritage work program which were outside the MWHGS. The adopted HAP 2016 is provided at **Attachment 1** to this report.

The review of the HAP 2016 was postponed until the MWHGS was finalised in 2022, given the 'Very High' and 'High' priority actions in the HAP2016 related to the suburb-wide assessments. The review of the HAP 2016 commenced in late 2022, with the Review Report provided at **Attachment 2**. The review was undertaken by the Strategic Planning team and comprised:

- An audit of all action items in the HAP 2016, to identify actions completed, in progress or not commenced;
- An analysis of how, why and which actions were or were not completed;
- A benchmarking of heritage plans/strategies adopted by other councils; and
- Consideration of Boroondara's future heritage needs.

Council's Heritage Advisory Committee has been updated throughout the review process.

### Key Issues

The audit assessed all 51 actions of the HAP 2016 to understand the status of each. The key findings of the review included:

- The HAP 2016 has been successfully implemented with all 10 'Very High' and 'High' priority actions delivered and the inclusion of over 5,000 additional properties in the Heritage Overlay in the Boroondara Planning Scheme.
- 73% of Ongoing/As Required actions have been either completed or are ongoing/underway (30 out of 41).
- 27% of Ongoing/As Required actions have not been commenced or are unclear (11 out of 41 actions).
- 9 of the actions not undertaken could be considered for inclusion into a future heritage strategy or plan.
- With the successful completion of the MWHGS adding around 5,000 properties to the Heritage Overlay, there is reduced need for further studies to identify places of possible heritage significance. The adoption of the Community Heritage Nomination Process provides an appropriate process for investigating remaining places of potential heritage value.
- A need to broaden the heritage work program to encompass a wider remit on heritage communication, celebration and promotion.
- A recommendation to develop a future-focussed Heritage Strategy to achieve greater cross-organisational ownership and awareness of heritage issues, and in a form consistent with Heritage Victoria's *Municipal Heritage Strategies: a guide for Councils*.

A Heritage Strategy would align Boroondara with general best practice by providing a coordinated approach to delivering a wider heritage work program. The process to develop a Heritage Strategy would be led by Council's Principal Heritage Planner in partnership with key departments across Council, Councillors and the community.

### Next Steps

Officers recommend the UPDC resolve to endorse the Heritage Action Plan Review Report 2023 (**Attachment 2**) and to commence the preparation of a Boroondara Heritage Strategy.

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

*Four speakers in support of the officers' recommendation addressed the meeting.*

## **MOTION**

**Moved Councillor Hollingsworth**

**Seconded Councillor Sinfield**

**That the Urban Planning Delegated Committee resolve to:**

- 1. Endorse the Heritage Action Plan Review Report 2023 contained at Attachment 2, to conclude the Heritage Action Plan 2016.**
- 2. Prepare a Boroondara Heritage Strategy to guide Council's future heritage program over the next ten years, based on Heritage Victoria's *Municipal Heritage Strategies: a guide for Councils*.**

## **CARRIED**

### **4. General business**

#### **4.1 Councillor Lisa Hollingsworth**

**Councillor Lisa Hollingsworth** noted community concerns following the Services Delegated Committee Meeting held on 11 September 2023 at which the Maling Road Streetscape was discussed. Councillor Hollingsworth wished to clarify that she was at a community consultation meeting in which some traders expressed their support for Option 1. Councillor Hollingsworth noted she sat on the steering committee for Maling Road Place Plan. During that time Councillor Hollingsworth and Councillor Addis were involved in various meetings during which she understood that Betweenus Café, Chapter 3 Café and others were supportive of the Place Plan and laneway activation. However, Councillor Hollingsworth acknowledged that the current proprietor does not support Option 1.

### **5. Urgent business**

Nil

### **6. Confidential business**

Nil

**The meeting concluded at 7:30pm**

**Confirmed**

**Chairperson**

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**Date**

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