

Future Nillumbik Committee

to be held at the Civic Centre, Civic Drive, Greensborough
on Tuesday 15 May 2018 commencing at 7.30pm.

Minutes

Mark Stoermer
Chief Executive Officer

Wednesday 16 May 2018

Distribution: Public

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Wominje ka

Nillumbik Shire Council

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Nillumbik Shire Council

**Minutes of the Future Nillumbik Committee Meeting held Tuesday 15 May 2018.
The meeting commenced at 7.30pm.**

Councillors present:

Cr Peter Clarke	Wingrove Ward (Mayor)
Cr Grant Brooker	Blue Lake Ward
Cr Karen Egan	Bunjil Ward
Cr John Dumaresq	Edendale Ward
Cr Jane Ashton	Sugarloaf Ward
Cr Bruce Ranken	Swipers Gully Ward

Officers in attendance:

Matt Kelleher	Director Services and Planning
Hjalmar Philipp	Director Sustainability and Place
Adrian Cully	Director Business and Strategy
Blaga Naumoski	Executive Manager Governance
Emma Christensen	Governance Officer
Mitch Grayson	Chief of Staff to Mayor and Councillors
Renaeh Ahern	Acting Manager Planning and Health
Simon Ilsley	Acting Coordinator Statutory Planning

1. Welcome and apologies

Cr Peter Perkins was an apology to the meeting.

Committee Resolution

MOVER: Cr John Dumaresq

SECONDER: Cr Karen Egan

That Cr Peter Perkins' apology be accepted.

CARRIED

2. Disclosure of conflicts of interest

Nil

3. Confirmation of minutes

Confirmation of minutes of the Future Nillumbik Committee Meeting held on Tuesday 17 April 2018.

Committee Resolution

MOVER: Cr Jane Ashton

SECONDER: Cr Bruce Ranken

That the minutes of the Future Nillumbik Committee Meeting held on Tuesday 17 April 2018 be confirmed.

CARRIED

4. Officers' report

FN.012/18 Buildings and works to construct eleven dwellings at 15 Edmonds Street, Diamond Creek

Portfolio: Planning
Distribution: Public
Manager: Renae Ahern, Acting Manager Planning and Health Services
Author: Simon Ilsley, Senior Statutory Planner
Application summary

Address of the land	15 Edmonds Street, Diamond Creek
Site area	3,127 square metres
Proposal	Buildings and works to construct eleven dwellings
Application number	302/2017/03P
Date lodged	5 July 2017
Applicant	Deton7
Zoning	General Residential Zone (GRZ)
Overlay(s)	Nil
Reason for being reported	Called in by Ward Councillor.
Number of objections	13
Key issues	<ul style="list-style-type: none"> • Strategic Location • Neighbourhood Character and landscaping • Medium Density Housing Policy • Compliance with Clause 55 (ResCode) • Clause 52.06 – Car Parking

Speakers:

The following people addressed the Committee with respect to this item:

- | | |
|----------------------|-------------------|
| 1. Joe Pekolj | 6. Stephanie Reid |
| 2. Robert McCabe | 7. Denise Buckley |
| 3. Brenton Sharpe | 8. Steve O'Brien |
| 4. Gerard Fay | 9. Aleks Stanish |
| 5. Justin Bellingham | |

4. Officers' Report

FN.012/18 Buildings and works to construct eleven dwellings at 15 Edmonds Street, Diamond Creek

Location map



4. Officers' Report**FN.012/18 Buildings and works to construct eleven dwellings at 15 Edmonds Street, Diamond Creek**

Recommendation

That the Committee (under delegation from Council) issue a Notice of Decision to Grant a Permit to the land located at 15 Edmonds Street, Diamond Creek, for buildings and works to construct ten dwellings subject to the following conditions:

1. Before the development commences, three copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans received on 19 September 2017 and prepared by *DETON7* but modified to show:
 - a) Deletion of dwelling 6 and the associated garage.
 - b) Dwelling 5 setback a minimum of 7.5 metres from Edmonds Street.
 - c) Dwelling 7 reduced to two bedrooms and the car space in front of this dwelling deleted and replaced with landscaping.
 - d) Horizontal elements on the front façade of dwelling 7.
 - e) Darker finishes on the east elevation of dwellings 3 and 4 to assist in blending the development into the treed background.
 - f) Any fencing forward of the building line must not exceed a height of 1.2 metres.
 - g) Windows in dwellings 9 and 10 treated to comply with Standard B22 of ResCode.
 - h) A 6.1 metre wide by 7 metre long accessway from the boundary.
 - i) Increase the width of the accessway immediately adjoining the garage for dwelling 1 to 6.4 metres and provide 0.5 metres of landscaping on the western edge of the visitor car space.
 - j) Existing trees that will be retained, their species and height.
 - k) Footpaths or paving connecting the dwellings to the road, and details of any associated works.
 - l) Services or infrastructure that must not be located in the tree protection zone of any tree.
 - m) A landscape plan in accordance with condition 3 of this permit.
 - n) Engineering plans in accordance with condition 7 of this permit.
2. The development as shown on the endorsed plans must not be altered unless with the prior written consent of the Responsible Authority.
3. Before the development commences, three copies of a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of this permit. The landscaping plan must show:
 - a) A survey of all existing vegetation and natural features;

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- b) The area or areas set aside for landscaping;
 - c) Existing trees that will be retained, their species and height;
 - d) A schedule of all proposed trees, shrubs/small trees and ground cover. This schedule shall include a mixture of exotic plants and plants selected from the Council document 'Live Local Plant Local' showing the botanical and common name of each plant, the quantity to be planted, the pot size and spacing;
 - e) The location of each species to be planted and the location of all areas to be covered by grass, lawn or other surface material;
 - f) Paving, retaining walls, fence design details and other landscape works including areas of cut and fill;
 - g) Appropriate irrigation systems;
 - h) Provision of 16 canopy trees selected from the Council document 'Live Local Plant Local'. Canopy trees must not be located within 5 metres of a building.
 - i) In the event that there is insufficient area to plant 16 canopy trees, an alternative scheme consisting of 10 canopy trees and 10 tall shrubs compromising of all indigenous species can be shown; and
 - j) Extensive landscaping along the Edmonds Street frontage.
4. Unless with the prior written consent of the Responsible Authority, before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
5. Prior to the development commencing, the following must be provided to the satisfaction of the Responsible Authority:
- a) The developer must demonstrate how vehicles can safely turn on the developed site to allow entry and exit in a forward motion to all approved garages / carports and complies with AN/NZS 2890. These amended plans must be presented at a scale of 1 in 100 with the vehicle turning circles shown.

The design must be submitted to the Responsible Authority for approval. The approved design levels must be shown on the construction plans for the site and the driveway constructed according to the levels.
 - b) The developer will need to demonstrate (provide longitudinal grades) that access/egress via vehicle crossing can be achieved in accordance with AS/NZS 2890.1 Section 2.6 & Appendix C incorporating C1.

The developer must apply the template in Figure C1 (domestic driveway) and show in plan form and longitudinal grades that gradients of the vehicle crossing will not cause scraping of the vehicle on the driveway.
 - c) The drainage system within the subject site must be designed to the requirements and satisfaction of the Responsible Authority.

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- d) The on-site detention device shall be designed by a qualified engineer and plans submitted to the Responsible Authority (Nillumbik Shire) for approval.

The engineer that is designing the on-site detention unit must contact Nillumbik Shire development engineer for tc and tso figures in writing. For calculation adopt for pre development 1 in 5 years average occurrence interval, post development use 1 in 10 years average occurrence interval.

6. Prior to the occupation of the development, the following must be carried out to the satisfaction of the Responsible Authority:

- a) Vehicular access and egress to the development site from the roadway must be by way of a vehicle crossing constructed / upgraded to the requirements of the Nillumbik Shire Council, to suit the proposed driveway and the vehicles that will use the crossing. The Responsible Authority must approve the location, design and construction of the crossing. Any existing unused crossing must be removed and the disturbed area reinstated to the satisfaction of the Responsible Authority. All vehicle crossing works are to be carried out with Council supervision under an Infrastructure Works permit.

The width of the driveway at the property boundary must match the width of the vehicle crossing.

- b) The vehicular driveway must be properly formed and constructed meeting the ramp grades specified in the Nillumbik Planning Scheme (Clause 52.06-9, Design standard 3: Gradients), and to such levels to ensure that it can be utilised at all times for both dwellings. The driveway must be drained, constructed in concrete, asphalt or similar surface and maintained in a continuously useable condition. All works are to be carried out to the satisfaction of the Responsible Authority.
- c) Construction of the on-site detention device must be carried out under Council supervision, in accordance with the approved plans and Council's specifications.
- d) Stormwater from the driveway must be collected using 225mm wide trench-grates across the driveway at property boundary in Edmonds Street where it meets the road reserve and connected to the internal drainage system.

7. The development, including any new paved areas, must be drained so as to prevent the uncontrolled discharge of stormwater from the subject site across any road or footpath or onto any adjoining land.

8. Stormwater from the roof of the new dwellings hereby approved must be directed to an individual holding tank with a minimum storage capacity of 2000 litres. The overflow from the tank must be directed to the on-site detention unit. The overflow from the on-site detention unit must be connected to Council nominated point of stormwater discharge.

Water in the holding tank may be used for one or more of the following purposes: toilet flushing; property irrigation; vehicle washing and any other purpose approved by the Responsible Authority.

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Any connection to Council's underground drainage system within road reserves or drainage easements must be carried out under Council supervision and a Infrastructure Works permit.

9. No polluted, effluent and/or sediment laden runoff from the development site is to be discharged directly or indirectly into Council's drains, Melbourne Water's drains or watercourses or adjoining private property. In this regard, pollution or litter traps must be installed on site and serviced accordingly, all to the satisfaction of the Responsible Authority.
10. This permit will expire if one of the following circumstances applies:
 - a) The development is not commenced within 2 years of the date of this permit.
 - b) The development is not completed within 4 years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within 6 months afterwards if the development has not commenced, or 12 months after if the development has commenced but is not yet completed.

Committee Resolution

MOVER: Cr Peter Clarke
SECONDER: Cr Grant Brooker

That the Committee (under delegation from Council) having heard the submissions for planning application 302/2017/03P, 15 Edmonds Street, Diamond Creek, defers consideration of this matter to the Ordinary Council Meeting on 29 May 2018.

CARRIED UNANIMOUSLY

5. Supplementary and urgent business

Nil

6. Confidential reports

Nil

The meeting closed at 8.35pm.

Confirmed: _____

Cr Peter Clarke, Mayor