

MINUTES



Strategic Planning Committee Meeting

Held at the
Civic Centre
511 Burwood Highway
Wantirna South
On
Monday 8 August 2022

The Agenda for the Strategic Planning Committee Meeting, Monday 8 August 2022, forms part of these Minutes and is attached in full at the end of the Minutes.

These Minutes are considered draft until adopted and confirmed at the next Strategic Planning Committee Meeting.

The meeting commenced at 7:02pm.

PRESENT:

<i>Cr S Laukens (Chairperson)</i>	<i>Friberg Ward</i>
<i>Cr Y Allred (Via Zoom)</i>	<i>Baird Ward</i>
<i>Cr J Dwight (Via Zoom)</i>	<i>Chandler Ward</i>
<i>Cr M Timmers-Leitch</i>	<i>Collier Ward</i>
<i>Cr S Grasso (Via Zoom)</i>	<i>Dinsdale Ward</i>
<i>Cr D Pearce</i>	<i>Taylor Ward</i>
<i>Mr B Dobson</i>	<i>Chief Executive Officer</i>
<i>Mr G Thorne</i>	<i>Director - Infrastructure</i>
<i>Mr M Kelleher</i>	<i>Director - City Strategy and Integrity</i>
<i>Ms J Chalkley</i>	<i>Acting Director- Connected Communities</i>
<i>Ms I Kelly</i>	<i>Acting Director - City Centre</i>
<i>Mr A Dowling</i>	<i>Acting Manager, Governance</i>

Order of Business

- 1 Apologies.....4
- 2 Declarations Of Conflict Of Interest.....4
- 3 Confirmation Of Minutes4
- 4 Considering And Ordering Upon Officers’ Reports.....4
 - 4.1 ICT Capital Works Report.....4
 - 4.2 Proposed Grounds Lease - St Johns Ambulance Australia Vic Inc5
- 5 Motions For Which Notice Has Previously Been Given6
- 6 Supplementary Items.....7
 - 6.1 Knox Central - Central Precinct land zoning7
- 7 Urgent Business 10
 - 7.1 Urgent Business 10
- 8 Confidential Items..... 10

1 Apologies

Apologies were received from Councillor Seymour, Councillor Baker and Councillor Cooper.

2 Declarations of Conflict of Interest

Nil.

3 Confirmation of Minutes

The Chairperson, Councillor Laukens invited Councillors to raise any opposition to the Minutes of the Strategic Planning Committee Meeting held on Monday 11 July 2022. There being none, the Chairperson declared the Minutes be confirmed.

4 Considering and Ordering Upon Officers' Reports

4.1 ICT Capital Works Report

SUMMARY: Chief Information Officer, Scott Coleman

The regular ICT Capital Works Report shows projects on Council's ICT Capital Works Program and indicates the monthly status of each project at July 2022 month end.

RECOMMENDATION

That the Committee receive and note the monthly ICT Capital Works Report.

RESOLUTION

MOVED: Councillor Allred

SECONDED: Councillor Dwight

That the Committee receive and note the monthly ICT Capital Works Report.

CARRIED

4.2 Proposed Grounds Lease - St Johns Ambulance Australia Vic Inc

SUMMARY: Acting Manager Strategic Procurement and Property, Paige Kennett

This report recommends the signing of a new five-year ground only lease with St John Ambulance Australia (Victoria) Inc. for Council property at the rear of 136 Boronia Road, Boronia.

RECOMMENDATION

That the Committee resolve to:

1. Enter into a new lease agreement between Knox City Council (Lessor) and St John Ambulance Australia (Victoria) Inc. (Lessee) at the rear of 136 Boronia Road, Boronia (being part of the land contained in Certificate of Title Volume 6520 Folio 179 LP 12023) commencing 9 August 2022. The lease will be for a period of 5 years, and the annual rental being \$229 inc GST, plus outgoings (excluding rates), increasing annually in accordance with Council's adopted Fees and Charges;
2. Authorise the Chief Executive Officer (or such person as the Chief Executive Officer selects) to sign and seal all lease documentation required to execute the lease.

RESOLUTION

MOVED: Councillor Allred

SECONDED: Councillor Dwight

That the Committee resolve to:

1. Enter into a new lease agreement between Knox City Council (Lessor) and St John Ambulance Australia (Victoria) Inc. (Lessee) at the rear of 136 Boronia Road, Boronia (being part of the land contained in Certificate of Title Volume 6520 Folio 179 LP 12023) commencing 9 August 2022. The lease will be for a period of 5 years, and the annual rental being \$229 inc GST, plus outgoings (excluding rates), increasing annually in accordance with Council's adopted Fees and Charges;
2. Authorise the Chief Executive Officer (or such person as the Chief Executive Officer selects) to sign and seal all lease documentation required to execute the lease.

CARRIED

5 Motions for Which Notice has Previously Been Given

Nil.

6 Supplementary Items

6.1 Knox Central - Central Precinct land zoning

SUMMARY: Consultant – Knox Central, Michael Ballock

This report relates to the proposed rezoning of Council-owned land within the Knox Central Activity Centre through Planning Scheme Amendment C198knox. The land includes the existing Council offices, the Eastgate buildings, the former Operations Depot, as well as the recently acquired land to the west of the former Operations Centre and the strip of land north of Eastgate (refer Figure 2 within the body of this report). This land is collectively referred to as the “Central Precinct” within this report.

The Knox Central Structure Plan is the strategic plan that provides the vision, objectives and actions for the future of the Knox Central Activity Centre. The Structure Plan was implemented through Amendment C149 to the Knox Planning Scheme in 2018 which was placed on public exhibition after an extensive notification process. One of the goals of the Structure Plan was to *“provide opportunities for greater residential intensification and mixed use development.”*

As part of Amendment C149, sections of land within the Lewis Road Mixed Use Precinct, including land owned by Council, were rezoned to Mixed Use, consistent with the Structure Plan objectives. Formal consideration of rezoning other parts of Council-owned land, to support the Structure Plan objectives, was held off pending the outcome of Council’s acquisition of land from Scentre Group. That acquisition has since been completed, work has commenced on a Precinct Plan, and it is now appropriate to progress the rezoning of the remaining Council-owned land. The Mixed Use Zone is consistent with the objectives and goals of the Structure Plan as it relates to the land in question.

As a result, it is recommended that Council request Ministerial authorisation to prepare a Planning Scheme Amendment to rezone the remainder of the land in the Central Precinct to the Mixed Use Zone and apply the Environmental Audit Overlay (EAO) to part of the land. Work on remediating the site of Council’s former Operations Centre is progressing but not yet complete to the stage where an auditor could issue a certificate and the former Scentre Group land was used as a depot associated with the shopping centre. Consequently, as a precautionary approach, an EAO should be applied to the former Operations Centre land along with the land purchased from Scentre Group.

There are also minor consequential changes recommended to the existing Design and Development Overlay Schedule 13 (DDO13) and Development Plan Overlay Schedule 2 (DPO2). The existing DDO13 already includes maximum height limits for the development of the Council-owned land within the Central Precinct which cannot be exceeded, as well as requirements for development to be setback from Burwood Highway. The DDO13 overlay also requires a planning permit be obtained for most new buildings and works. These requirements will remain in place should the Central Precinct land be rezoned as Mixed Use. The small section of land currently zoned Commercial 1 discussed in this report would also be included within the DDO13 to match the controls that apply to the rest of the precinct.

Council is the sole owner and occupier of the land in question. Extensive community and stakeholder engagement was undertaken on the Knox Central Structure Plan in 2016 and 2017, and the proposed Mixed Use Zone is consistent with the Structure Plan objectives.

Subject to the Minister's authorisation, it is recommended that Council undertake exhibition of the amendment to Prescribed Ministers, Statutory authorities and relevant agencies. The proposed Amendment would also be available for inspection by interested parties over the exhibition period.

A Precinct Plan is currently being prepared to guide the future development of the Central Precinct area. The Precinct Plan will outline what different areas of the Council owned land may be used for and what kinds of development may take place. Community and stakeholder feedback will be sought on the draft Plan, consistent with Council's adopted Community Engagement Policy, prior to Council adopting the Plan.

RECOMMENDATION

That the Committee:

1. Note the goals and objectives of the adopted Knox Central Structure Plan supports rezoning the land shown in Attachment 1 from Public Use Zone, Industrial 1 Zone and Commercial 1 Zone to Mixed Use Zone Schedule 1.
2. Adopt Attachments 1 to 7 inclusive as the Amendment C198knox documents.
3. Write to the Minister for Planning to request authorisation to prepare and exhibit Amendment C198knox to the Planning scheme to:
 - A. Rezone the land, shown in Attachment 1 to a Mixed Use Zone Schedule 1.
 - B. Apply the Environmental Audit Overlay to the land, shown in Attachment 2.
 - C. Remove the Development Plan Overlay Schedule 2, as shown in Attachment 3 from the land currently zoned Commercial 1 Zone that will form part of Amendment C198knox.
 - D. Apply the Design and Development Overlay Schedule 13, as shown in Attachment 4, to the land currently zoned Commercial 1 Zone that will form part of Amendment C198knox.
 - E. Replace Map 1 in Schedule 13 to Clause 43.02 of the Knox Planning Scheme with the map in Attachment 5
4. Request the Minister for Planning to use Section 20(2) of the *Planning and Environment Act 1987* to authorise exhibition of the Amendment to Prescribed Ministers, Statutory authorities and relevant agencies.
5. Subject to receiving Ministerial authorisation, place Amendment C198knox on limited exhibition for a period of two weeks under section 20(2) of the *Planning and Environment Act 1987*.
6. Note that the proposed Amendment would be made available for inspection over the exhibition period.
7. Authorise the Chief Executive Officer to make minor changes to the amendment documents in order to obtain authorisation for the amendment.

RESOLUTION

MOVED: Councillor Grasso

SECONDED: Councillor Pearce

That the Committee:

1. Note the goals and objectives of the adopted Knox Central Structure Plan supports rezoning the land shown in Attachment 1 from Public Use Zone, Industrial 1 Zone and Commercial 1 Zone to Mixed Use Zone Schedule 1.
2. Adopt Attachments 1 to 7 inclusive as the Amendment C198knox documents.
3. Write to the Minister for Planning to request authorisation to prepare and exhibit Amendment C198knox to the Planning scheme to:
 - A. Rezone the land, shown in Attachment 1 to a Mixed Use Zone Schedule 1.
 - B. Apply the Environmental Audit Overlay to the land, shown in Attachment 2.
 - C. Remove the Development Plan Overlay Schedule 2, as shown in Attachment 3 from the land currently zoned Commercial 1 Zone that will form part of Amendment C198knox.
 - D. Apply the Design and Development Overlay Schedule 13, as shown in Attachment 4, to the land currently zoned Commercial 1 Zone that will form part of Amendment C198knox.
 - E. Replace Map 1 in Schedule 13 to Clause 43.02 of the Knox Planning Scheme with the map in Attachment 5
4. Request the Minister for Planning to use Section 20(2) of the *Planning and Environment Act 1987* to authorise exhibition of the Amendment to Prescribed Ministers, Statutory authorities and relevant agencies.
5. Subject to receiving Ministerial authorisation, place Amendment C198knox on limited exhibition for a period of two weeks under section 20(2) of the *Planning and Environment Act 1987*.
6. Note that the proposed Amendment would be made available for inspection over the exhibition period.
7. Authorise the Chief Executive Officer to make minor changes to the amendment documents in order to obtain authorisation for the amendment.

CARRIED

Councillor Allred's Zoom connection dropped out at 7:09pm and was reconnected after 20 seconds at 7:09pm during discussion on Item 6.1

7 Urgent Business

Nil.

8 Confidential Items

Nil.

MEETING CLOSED AT 7:14pm

Minutes of Meeting confirmed at the
Strategic Planning Committee Meeting
held on Monday, 12 September 2022

.....
Chairperson

The Agenda for this meeting is attached in full at the end of the Minutes