



Banyule
CITY COUNCIL

Planning in Banyule Newsletter

May 2009

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Welcome to the May 2009 Newsletter

Welcome to the May edition of the Planning in Banyule Newsletter.

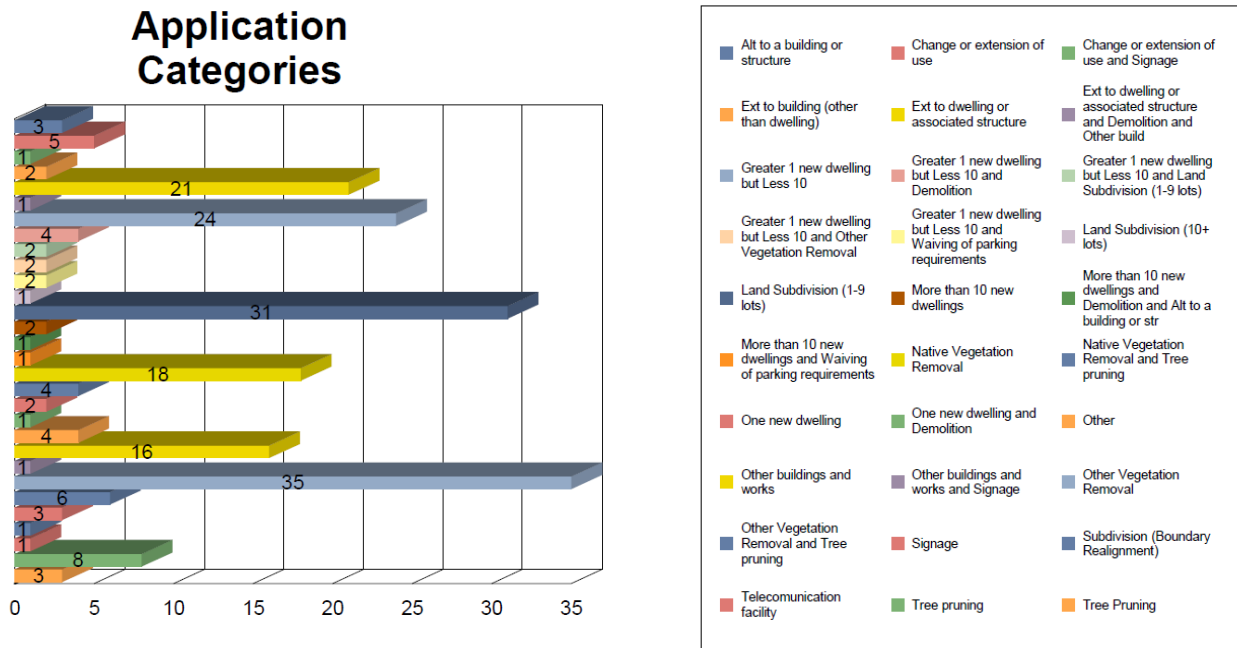
We welcome suggestions for articles or improvements to future editions, and encourage you to complete our Development Planning Survey located at the following website address: <http://www.banyule.vic.gov.au/Page.aspx?ID=201>.

If you would like to be informed when each edition is published on the website, please click on My Profile in the left menu bar of Council's website and follow the prompts.

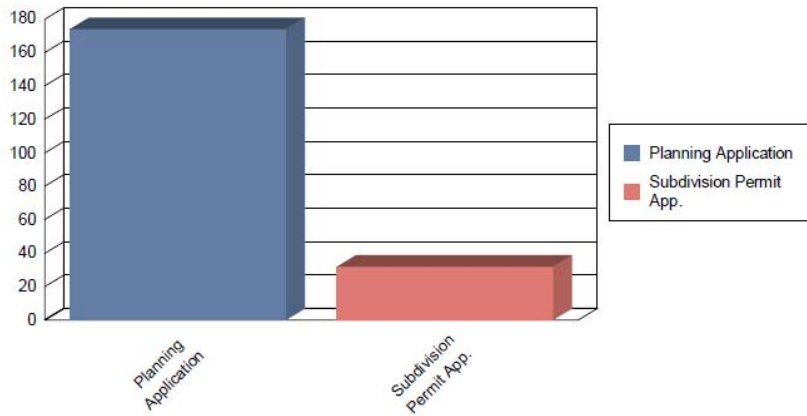
Workload Statistics

The quarterly stats below show the number of applications that Council has received and determined in the last 3 months, it also shows the breakdown of application types.

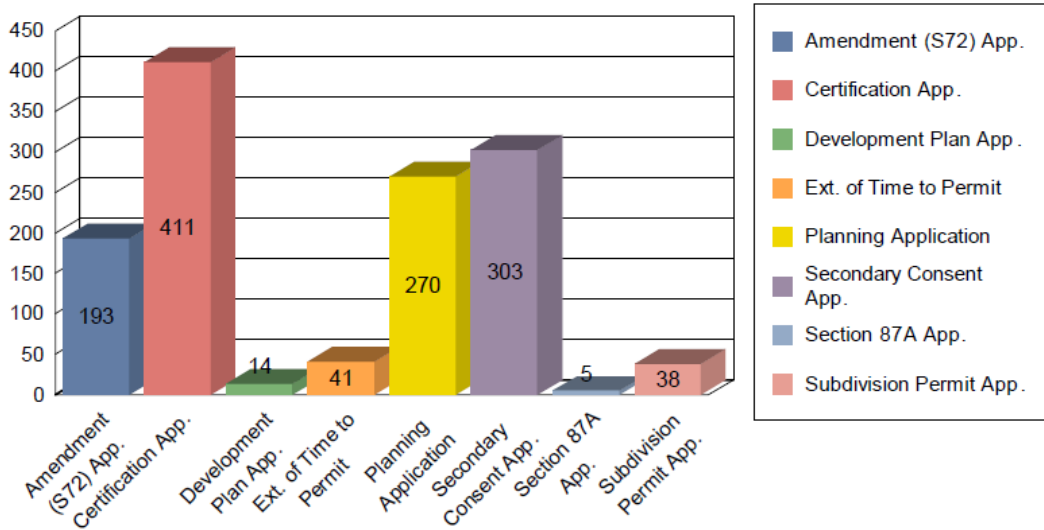
February 2009 – April 2009 inclusive Stats



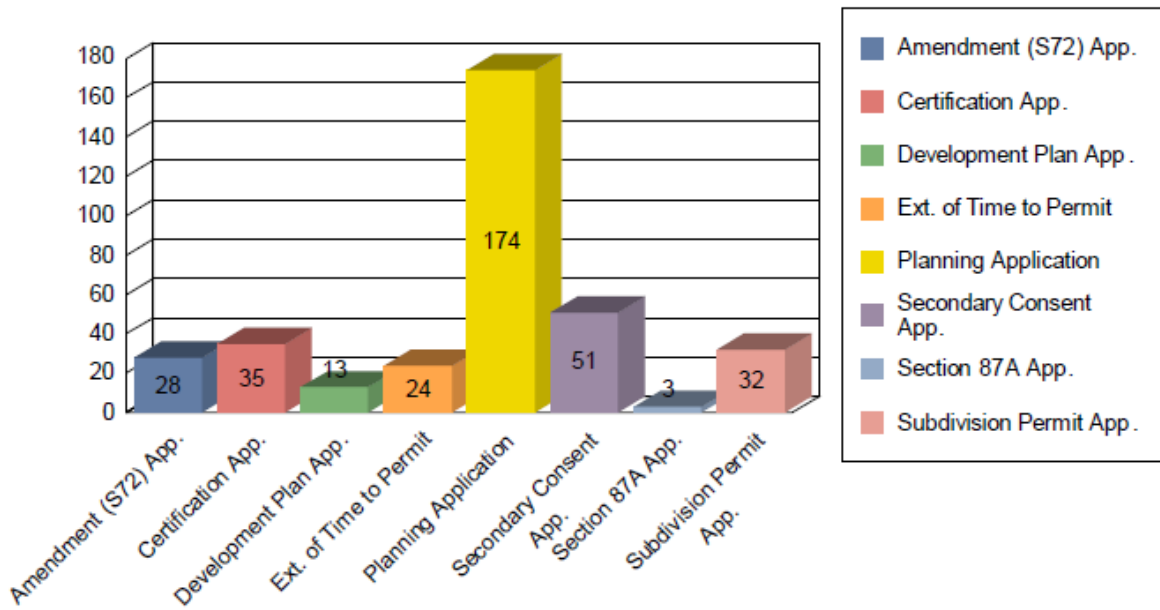
Applications Received by Type



Determinations by Type



Applications Recieved by Type



Accommodation and Shared Housing

As housing supply becomes limited, more and more home owners are considering renting out their house or individual rooms, particularly to visiting students. Whilst providing rooms for students can provide vital medium term accommodation, it is important that it is of a high quality and standard and meets Council or legislative requirements.

Council has recently become aware of a number of dwellings in the municipality being converted to student housing without meeting the required standards. Often two or more students are inappropriately crammed into a single bedroom which creates a safety hazard and amenity concerns.

A new Plan Well Build Better Checklist has been released by Banyule Council's Planning Department in relation to Accommodation and Shared Housing. The Checklist is essentially an information sheet, which aims to provide clarity in terms of the types of approvals required when proposing to alter land use to provide for such housing, as well as providing advice about the differing considerations for using land for accommodation purposes.

As Planning Schemes across Victoria apply definitions, permit triggers and exemptions for Accommodation and Shared Housing based on the particulars of the proposal, as well as land zoning and overlay controls, in some cases planning approval may not be required, and in other cases permits or amendments to existing planning permits may be required.

Given the complex and technical nature of accommodation proposals, the checklist recommends that potential proponents take up a new service where Council's Development Planning Department will provide written advice in relation to Accommodation and Shared Housing proposals for a fee of \$95. This process is highly recommended to avoid ambiguous situations and provide written clarity for interested parties.

The new checklist is available from the Planning Counter in Rosanna (44 Turnham Avenue), or can be viewed online at Council's website www.banyule.vic.gov.au by clicking on "Planning and Building", then "Checklists for Planning and Development" and selecting the "Accommodation and Shared Housing" checklist.

Staff Changes

We have welcomed a new staff member to the Planning Department, Jaclyn Murdoch, who has come over from the Private Sector. We also have our Coordinator Julian Edwards on a well deserved break for 3 months with Liz Fleming filling in his position while he is away.

Profile of a Staff Member

Profile of a staff member – Jaclyn Murdoch



Jaclyn Murdoch came to Banyule City Council from a private consultancy in April 2009 as the most recent addition to the Development Planning Team. Jaclyn graduated from Bachelor of Urban Planning and Development at Melbourne University. During her time at university, she undertook an exchange program that saw her study at Aalborg University in Denmark. Upon her return she sought professional experience in the private and public sectors, the latter as a Student Strategic Planner at Banyule City Council..

Jaclyn has a keen interest in heritage planning and the preservation of the neighbourhood character within the City of Banyule, while also understanding the planning realities facing Melbourne in the future. Her enthusiasm for helping people in the community and her willingness to learn and try new things will establish her place as a local government planner and ensure she makes a valuable contribution at Banyule City Council.

Jaclyn is an energetic and motivated person both personally and professionally, participating in fun runs, mini-triathlons and team sports, in addition to her on-going interest in all things creative.

Previous Newsletter Editions

Council's general newsletter page displays archives of Council's electronic publications, including the Planning in Banyule Newsletter. To view the newsletter page on Council's website, click the Newsletter link from the home page or visit: <http://www.banyule.vic.gov.au/Page.aspx?ID=152>.