



# Planning Review Meeting of Council

## AGENDA

WEDNESDAY 6 MAY 2009  
QUEENSCLIFF TOWN HALL  
50 Learmonth Street,  
Queenscliff, 7.00pm

Information contained in this Agenda is for the  
**CONFIDENTIAL** and **PRIVILEGED** use of Councillors  
until 10.00am on the Monday before the Meeting.

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL.

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**1. OPENING OF MEETING**

**2. APOLOGIES**

**3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES**



#### 4.1 22 ALEXANDER CRESCENT, POINT LONSDALE

Planning Permit Application: 2008/151


##### SUMMARY

<b>Proposal</b>	The development of a dwelling (two storey up to 7.5 metres) and removal of vegetation  Refer Appendix 1
<b>Zone/Overlays</b>	Residential 1 Zone Design and Development Overlay Schedule 4 Vegetation Protection Overlay Schedule 1 - Remnant and Vegetation Protection Area
<b>Permit Triggers</b>	Clause 43.02-2 Construct a building Clause 42.02-2 Remove vegetation
<b>Public Notification</b>	Advertised by registered post to adjoining property owners, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
<b>Submissions</b>	1  Refer Appendix 2
<b>Key Issues</b>	Overshadowing of private open space Loss of vegetation Status of easement Setback Site coverage



## Appendix 1– Application documents

QP630-2200



Planning Enquiries  
Phone: (03) 5258 1377  
Web: <http://www.queenscliffs.vic.gov.au>

Office Use Only

Application No.: \_\_\_\_\_ Date Lodged: 9 / 12 / 08

### Application for Planning Permit

*\* 127686*  
*\$476-*

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#)

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please [contact Council's planning department](#).

**⚠** Questions marked with an asterisk (\*) are mandatory and must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

---

### The Land

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.:	St. No.: 22	St. Name: Alexander Crescent
Suburb/Locality: Point Lonsdale		Postcode: 3225

**Formal Land Description \***  
Complete either A or B.

**A** Lot No.:  ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

**OR**

**B** Crown Allotment No.:  Section No.:

Parish/Township Name:

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### The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? \*

If you need help about the proposal, read:  
[How to Complete the Application for Planning Permit Form](#)

New Dwelling and Demolition of the Existing Dwelling

☒ Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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③ Estimated cost of development for which the permit is required \*

Cost \$100,000 **⚠** You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)



## Existing Conditions

4 Describe how the land is used and developed now \*

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Dwelling

 Provide a plan of the existing conditions. Photos are also helpful.


## Title Information

5 Encumbrances on title \*

If you need help about the title, read:  
[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)  
☒ No  
☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

## Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Wild Design Architecture		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 13	St. Name: Star Street
Suburb/Locality: Geelong		State: VIC
		Postcode: 3220

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's Name:	Same as applicant (if so, go to 'contact information') <input type="checkbox"/>	
Title:	First Name: Phyl	Surname: Wild
Organisation (if applicable): Wild Design Architecture		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State:
		Postcode:

Please provide at least one contact phone number \*

Contact information	
Business Phone: 03 5221 7276	Email: wilddesign@bigpond.com
Mobile Phone:	Fax: 03 52219276



**Owner \***

The person or organisation  
who owns the land

Where the owner is different  
from the applicant, provide  
the details of that person or  
organisation.

Name:		Same as applicant <input type="checkbox"/>	
Title:	First Name: Tony	Surname: Sawers	
Organisation (if applicable): C/A Wild Design			
Postal Address:			
Unit No.:	St. No.: 13	if it is a P.O. Box, enter the details here:	
		St. Name: STAR ST	
Suburb/Locality: GEELONG	State: VIC	Postcode: 3220	
Owner's Signature (Optional):		Date: 5/12/08	
		day / month / year	

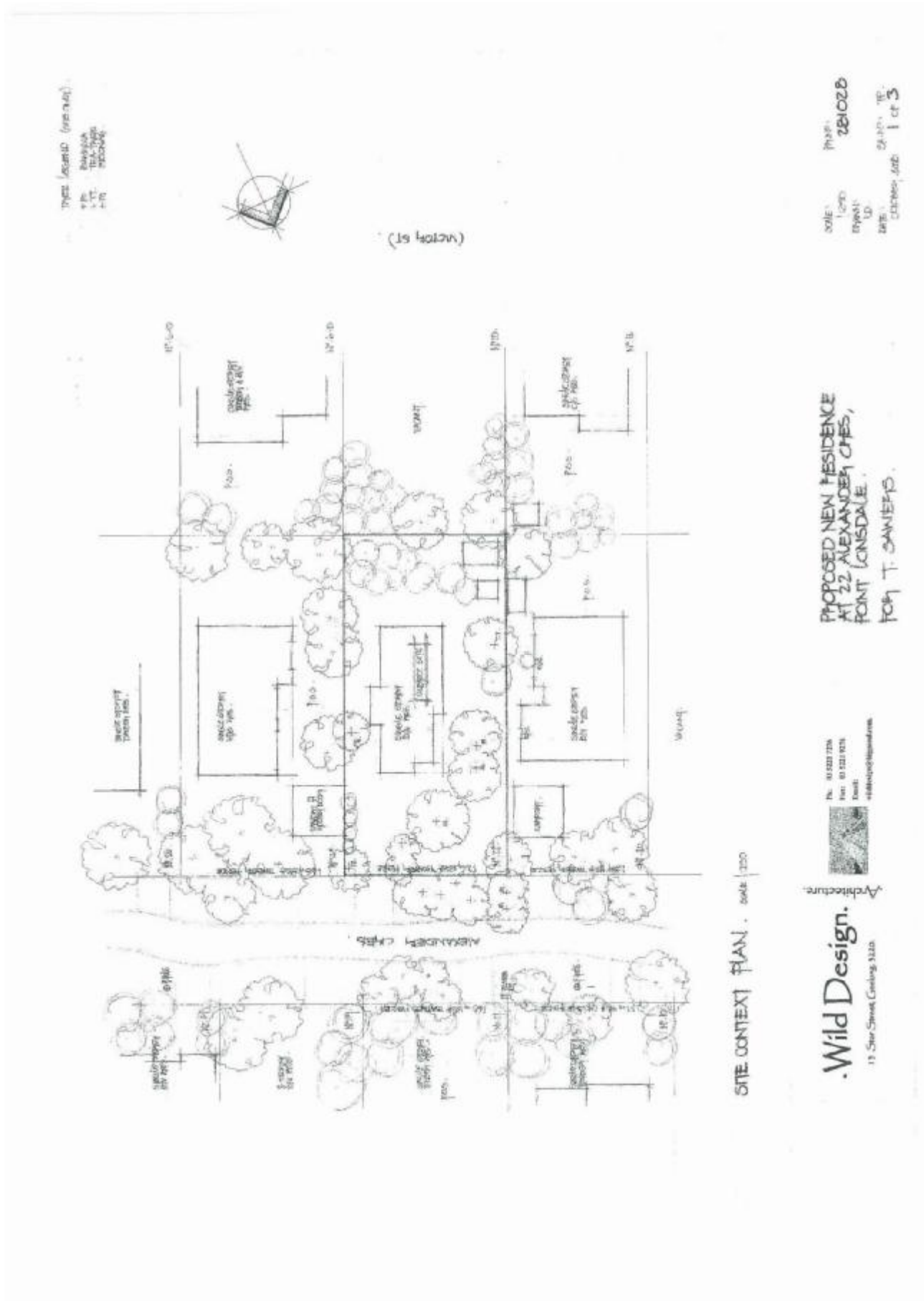
**Declaration**

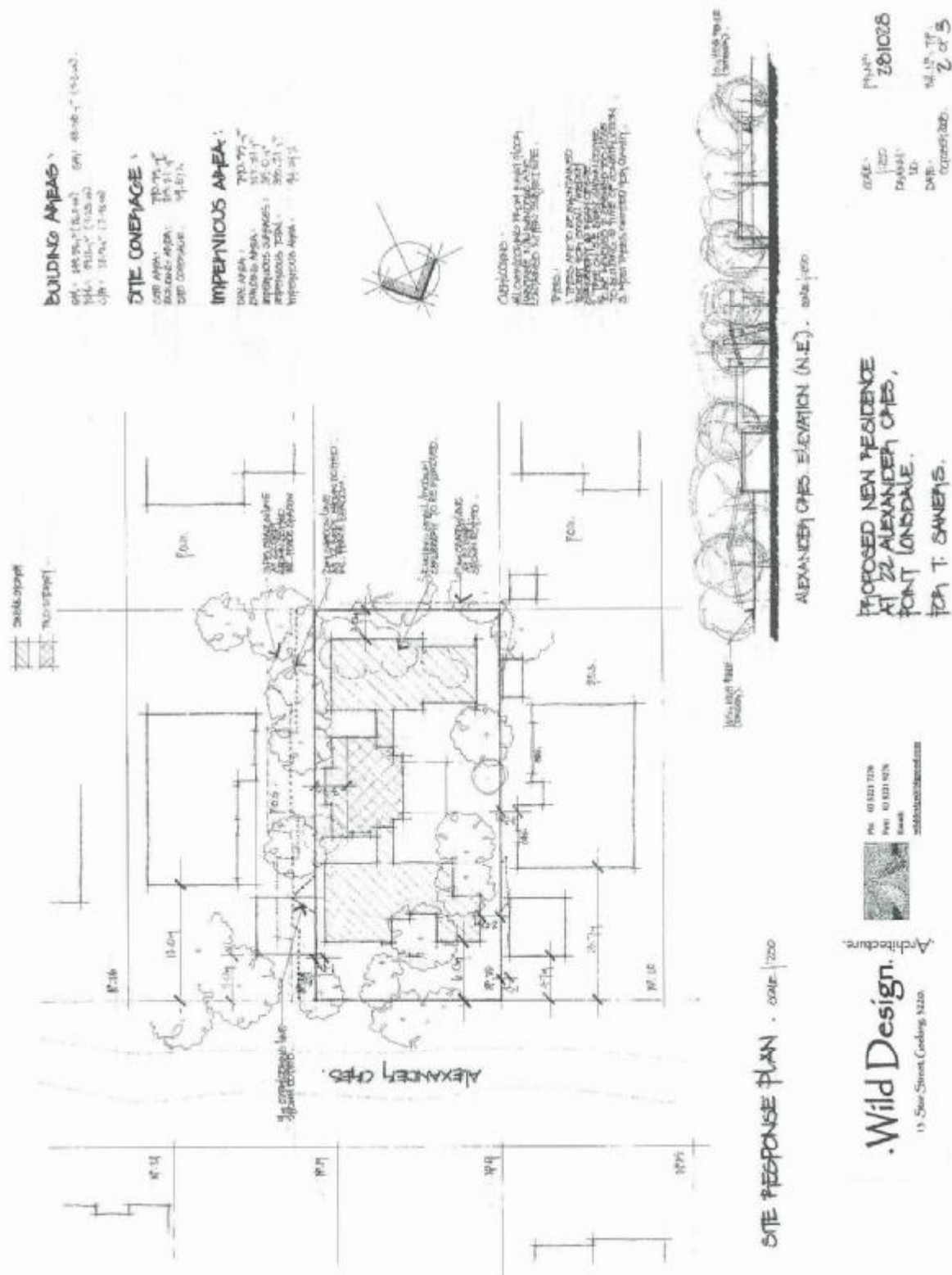
⑦ This form must be signed by the applicant \*

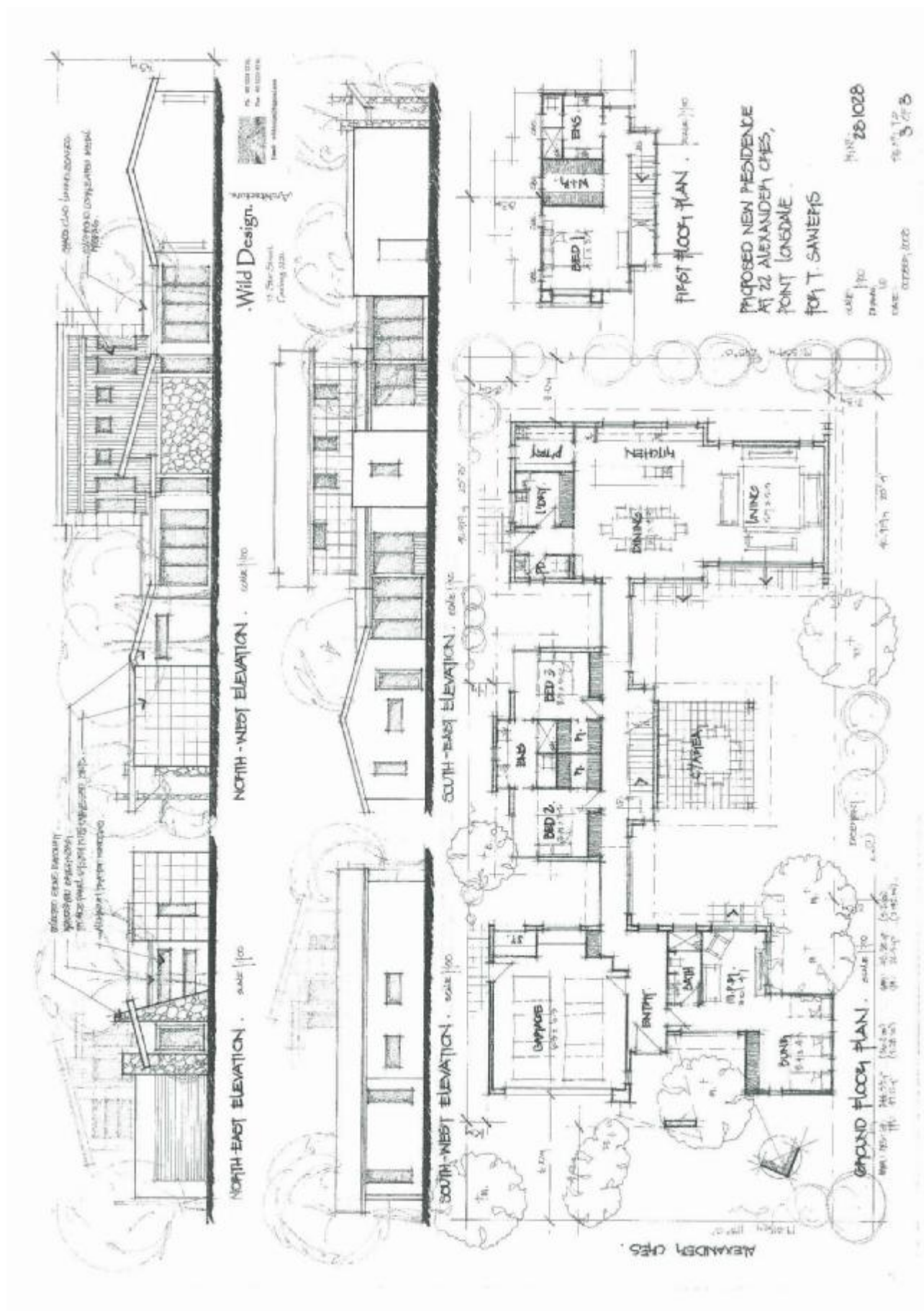
⚠ Remember it is against  
the law to provide false or  
misleading information,  
which could result in a  
heavy fine and cancellation  
of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:	Date: 5/12/08
	day / month / year









Attn: Fiona Hunter-Evans  
Planning Department  
Queenscliff Borough Council  
PO Box 93  
Queenscliff Vic 3225

Date: 28 February 2009

QF630-2200  
**Wild Design.**

12 + 1 Star Street, Geelong, 3220.  
ABN: 63 785 673 675

Ph: 03 5221 7276  
Fax: 03 5221 9276  
Email: [wilddesign@bigpond.com](mailto:wilddesign@bigpond.com)



Dear Fiona

**Re: Planning Permit App # 2008/151  
22 Alexander Crescent Point Lonsdale – Tony Sawers**

Please find herewith response to your letter dated 15 December 2008

1. A streetscape elevation based on plan of survey ...

The streetscape drawing produced was taken from an on-site measurement & photos taken from the area without stepping on to other peoples properties, the information is accurate for the purposes of the streetscape elevation, which are for a single residence.

Your request to engage a licensed surveyor to measure other properties is beyond reasonable expectation for a single residence, but having reviewed the streetscape elevation I see that some more detail may be helpful and as such please find the attached larger scale drawing.

2. A written response stating how the development complies with the policy objectives of the Queenscliffe Planning Scheme

**a) Objectives**

This development is replacing one building with another thus maintaining the building ratio of the area. This is a dwelling that is moving from a holiday home to a permanent home but is basically stable - permanent in-terms of resident population.

The population growth is basically neutral as we are replacing one dwelling with another. The dwelling utilises the features of the site well, the primary orientation facing to the north. This overall approach to orientation, setbacks, building scale, and landscaping will result in a dwelling that adds and enhances to the character of the surrounding properties. The character of the streetscape presents a mixture of open and fenced frontages, which maintains the current spread of trees.

This is an appropriate development that creates spaces around and within the spread of the building which will preserve the rural area of the Borough in maintaining its aesthetic and environmental value.

**b) Site Layout**

The area is in a flat portion of Point Lonsdale with the single and two storey dwellings nestled into the treed environs. Hence the area is low key in character. The proposed dwelling is predominantly single storey with a small portion at a two storey level, well setback from the street and side boundaries



Page 2 of 3.

The layout of the new building on the site has allowed for the retention of the majority of the natives trees on the site, while achieving a good northerly aspect and maintenance of the streetscape character. The layout produces large courtyard spaces that retain trees while embracing the north orientation and character of Point Lonsdale's coastal lifestyle.

The broken-up layout allows for a multi directional outlook that embraces the whole site. This encourages an all-round landscaping approach to the site, which gives an aesthetically pleasing outcome to all facades.

#### **c) Building Design**

This area has a distinct eclectic look and feel. There is no real prevalent building style as this area has a mixture of Californian bungalows, Spanish mission style, 1950 bungalows, two storey elevated coastal homes and late twentieth century single storey brick veneer buildings with concrete tiled roofs. Building materials are also varied, there are concrete tile roofs, corrugated metal roofs, there is weatherboard cladding, brick cladding, fibro cladding and timber sheet or ply cladding. There are both aluminium and timber windows and the proportions of these windows are also varied. As mentioned above the roof cladding varies between tiles and metal, this variance is also reflected in the roof forms as they also vary from pitched to flat and from hipped to gable and a combination of both.

The design submitted has used the elements that are found within the immediate vicinity. The roof form uses a combination of three differing styles, pitched, gable and flat. The use of these differing styles not only adds interest but also breaks up the roofline.

The building is an eclectic mix of materials with a base element of masonry walls that are broken up with colorbond corrugated iron, expressed joint panelling and Shadow cladding plywood panels, and stone feature elements, an abundance of glazing etc. Again these are all materials that can be found in the area.

The building has a two storey element as do many others in the area. It is a large house and is located on a large block. The design has also responded to the site by proposing a building that has good setbacks and having just under 40% site coverage, has large areas available for the establishment of substantial landscaping. The building has been orientated to the north with the majority of the habitable rooms sharing this northerly aspect.

#### **d) Building Height and Setback**

The front setback which ranges from 6.0 to 9.0m, while being less than the current building of 12 metres is similar to the adjoining properties which have carports at 5.0 and 4.7 metre setbacks. The proposed setback allows for the retention of the existing trees while creating a generous courtyard space to the north of the dwelling.

Combined with varied setback to the adjoining boundaries of 1.0-3.0 metres and greater, creates an articulated approach and visual impression when viewed from the adjoining properties.

The overall height of the building barely reaches 7.5 metres above nature ground line, is therefore relatively squat for a two storey building and for the area, sits neatly within the existing tree canopy.

**.Wild Design.**

12 + 1 Star Street, Geelong, 3220.

Architecture



Ph: 03 5221 7276  
Fax: 03 5221 9276  
Email:  
[wilddesign@bigpond.com](mailto:wilddesign@bigpond.com)



Page 3 of 3.

**e) Fencing, Driveways and Landscaping**

Fencing in the area has a variance in both style and height, there is no particular style being more prevalent or more dominant than any other. These styles and types range from brush, corral, timber paling and horizontal timber rails to some properties having no fences at all. Fence heights vary considerably, ranging from 600mm to 1800mm.

The proposed presentation to the street will be one of open, textured indigenous planting and existing trees.

3. Current copy of Title - attached

4. A plan which clearly indicates the total extent of native vegetation on the subject land and the extent of the proposed clearing, relocation or lopping

Please find attached a drawing which clarifies the nature of the vegetation to be removed.

We hope that this provides all the information necessary for this application to proceed to advertising as soon as possible.

If you require any further information or clarification please contact me at your convenience

Yours faithfully

*Wild Design Architecture*



Phil K S Wild.

Dist B of Q  
Copy Client/file  
Ref 281028

**Wild Design.**

12 + 1 Star Street, Geelong. 3220.

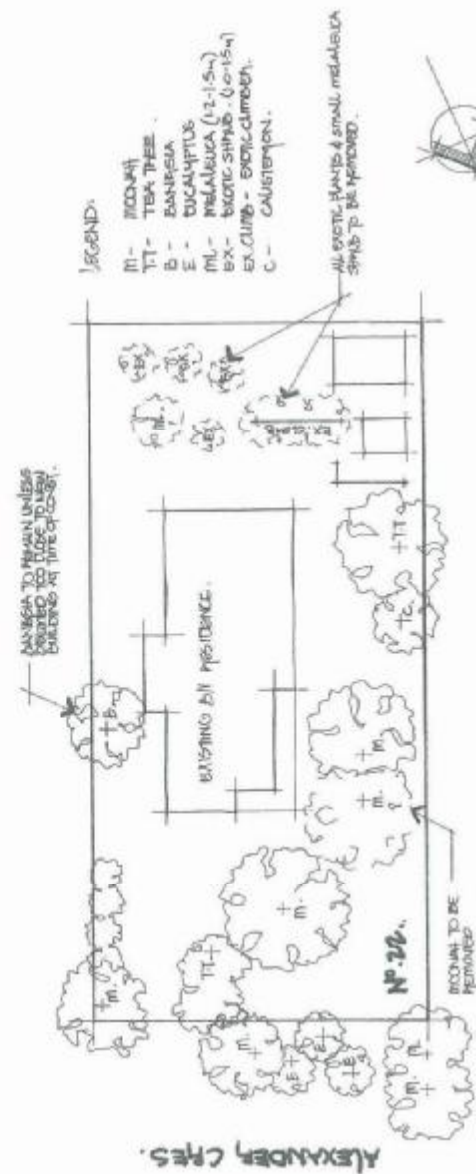
Architecture



Ph: 03 5221 7276  
Fax: 03 5221 9276  
Email:  
[wilddesign@bigpond.com](mailto:wilddesign@bigpond.com)



# ALEXANDER CRESCENT STREETSCAPE . SCALE 1:25



# EXISTING TREES (INCLUDING TREES TO BE REMOVED) . SCALE 1:250

ALL TREES ARE TO REMAIN EXCEPT THOSE THAT ARE DOTTED

Wild Design.  
12-11 Star Street, Geelong  
3220.

PA: 03 5231 3276  
FX: 03 5231 9576  
Email: wilddesign@bigpond.com



SAWERS

PA No.

281028

PA No.

1 of 1

MARCH 2009

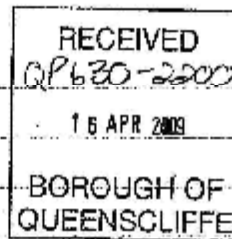
RECEIVED

15 MAR 2009

BOROUGH OF  
QUEENSLIFFE



## Appendix 2- Objections



54 Bulwer Road  
Bansackburns 3831

15<sup>th</sup> April 2009

The Responsible Authority, The Mayor and Councilors,  
Borough of Queenscliffe,  
50 Leamouth Street,  
Queenscliff 3225.

Re: Application for Planning Permit No. 2008/151

As the owner of 24 Alexander Crescent, Port Lonsdale,  
since January 1992, I value the Private Open Space to the west  
of my property.

I believe the over-shadowing of the second story of the  
proposed New Residence at 22 Alexander Crescent, would  
effectively reduce considerably the valued winter sunshine  
that is now enjoyed.

I would suggest that the entire structure be relocated  
one extra metre to the west and or that the second story  
component be placed over the Southern Wing of the development.  
This would also save an existing mature Coastal Banksia  
which at the present time provides a pleasant filtered light  
to my property.

I have checked with Brown's Water regarding the Easement on  
the western boundary of No 22 Alexander Crescent and was informed  
that this was not a sewerage main, but in fact was a Drainage  
Basement. The current status of this Easement needs to be



-2- Re Application for Planning Permit No. 2008/151.  
clarified to determine whether or not the proposed building  
can be advanced partially across this basement.

Also the proposed set back of 6.0m where the  
neighbours are 12.0m and 13.7m respectively, is not  
really consistent with the adjacent properties.

It would appear that the proposed building will take up  
substantially more area than the present home. Side coverage  
is given as 39.87%, but effectively if the front areas  
were added, I feel sure it would be more.

In summary, the proposed design of the applicant  
for 22 Alexander Crescent, seeks to take advantage  
of the very attribute that I wish to protect.

Therefore I hope a compassionate compromise can be found.

I may be contacted by phone 0432 660446  
for further information.

Yours sincerely,

Ursula Ewins



## 4.2 QUEENSCLIFF HARBOUR: AMENDMENT TO DEVELOPMENT PLAN STAGE 2 REQUEST FOR ADDITIONAL OPERATING HOURS FOR BOATYARD

**Address:** Queenscliff Harbour

Development Plan Application: 2006/20

### SUMMARY:

<b>Proposal</b>	Queenscliff Harbour: Amendment to Development Plan Stage 2 – Request for additional operating hours for boatyard  Refer Appendix 3
<b>Zone/Overlays</b>	Schedule 1 to the Special Use Zone
<b>Permit Triggers</b>	Amendment to approved Operational Environment Management Plan
<b>Public Notification</b>	Notification was sent to all landowners of properties fronting Harbour Street and Beach Street, including the Queenscliffe Maritime Museum. A public notice was published in the Echo newspaper on 31 December 2008.
<b>Submissions</b>	10  Refer Appendix 4
<b>Key Issues</b>	Amenity impacts Noise emissions Adherence to hours Unreasonable hours proposed No vegetation to buffer noise Restrictions on machinery use at certain times Use of west boatyard



## Appendix 3– Application documents

SINCLAIRBROOK

25<sup>th</sup> November 2008

Sinclair Brook Pty Ltd  
PO Box 47147 VIL 941  
Level 10, 470 Queen Street  
Melbourne VIC 3010  
Telephone: +613 9501 0055  
Facsimile: +613 9501 0011  
www.sinclairbrook.com.au

Mr Michael Dunn  
Senior Planner  
Borough of Queenscliffe  
PO Box 93,  
Queenscliff Vic 3225

Dear Michael

### **QUEENSLIFF HARBOUR** ***Amendment to Boatyard Operational Hours***

On behalf of Queenscliff Harbour Pty Ltd (QHPL) we wish to formally notify and request support from the Borough of Queenscliffe Council for the extension of our Boatyard operating hours effective from 1<sup>st</sup> December 2008.

The Boatyard commenced with a 'soft' opening in July 2008 when the straddle carrier was commissioned and some of the boatyard pavements became available through the construction process. Since then, QHPL has maintained yard operating hours of 8 am to 5 pm Monday to Friday. There has been an overwhelming request from both our commercial and recreational berth holders that the boatyard operating hours are extended to make the yard available during Saturday and Sunday.

The lack of weekend operating hours provides very limited opportunity for our recreational users to maintain their boats as the majority of recreational users are otherwise employed during the current operating hours. In addition it is critical for our commercial operators that the yard be open and available during Saturday and Sunday to minimise the down time of these vessels during critical maintenance periods. QHPL is fully supportive of this increase in boatyard availability and always intended the yard be available on the weekends. As the completion of the stage 2 works approached we have continued to work with our commercial maintenance contractors to improve the working environment and opportunities for marine maintenance activity in Queenscliff.

The Queenscliff Harbour Operational Management Plan (Rev D), that was approved by Council as a part of the Stage 2 Development Plan approval (copy attached), includes a reference to operating hours under *Section 4.2 Noise*. This notes that QHPL will seek support from Council and EPA for an amendment to working hours beyond the Monday to Friday 7 am to 6 pm. The EPA has guidelines that the Boatyard will be required to work within unless otherwise approved. We will deal directly with the EPA on any amendments that are required as we move forwards that do not meet the guidelines. We will in turn communicate these to Council if they arise.

Airletter 4/08, RECAPITAL 2008



SINCLAIRBROOK

Historically the Queenscliff Harbour maintenance Infrastructure consisted of the slipways at the west end of the harbour adjacent the residents in Beach Street. Weekend work was the norm and it was only when the slipways were decommissioned in June that the available working hours reduced to Monday to Friday.

The revised boatyard operation hours will be from 7 am to 6pm 5 days a week and 8am to 5 pm on Saturday and Sunday. QHPL will increase weekend staffing to cater for the increased hours and activities.

Please note, the activities within the boatyard during all operational hours will be in accordance with the Stage 2 Development Plan submitted and approved by Council. In addition the noise levels will comply with all regulatory and legislative requirements relevant to the Queenscliff Harbour precinct under the Borough of Queenscliffe Planning Scheme SUZ 1 and the State Environmental Protection Policy (*Control of Noise from Commerce Industry and Trade*) and guidelines (*Control of Noise from Industry in Country Victoria*).

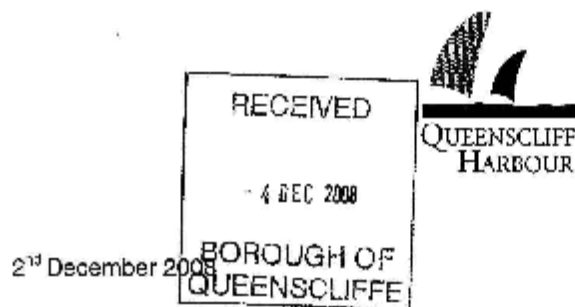
Should Council have any concerns regarding the amendment to the boatyard operational hours or noise from the boatyard, please do not hesitate to contact myself or Allan Cayzer at QHPL's site office directly.

Please contact the undersigned with any queries

Yours sincerely  
QUEENSCLIFF HARBOUR PTY LTD

Tim Price  
Development Manager

Copy      Mr Allan Cayzer  
             Mr Chris Hardman, Parks Victoria



2<sup>nd</sup> December 2008

Mr Michael Dunn  
Senior Planner  
Borough of Queenscliffe  
PO Box 93,  
Queenscliff Vic 3225

Dear Michael

**QUEENSCLIFF HARBOUR**  
***Boatyard Operational Hours – Summary of Activities***

Further to our previous written correspondence on 25<sup>th</sup> November 2008 and subsequent meeting onsite with Tim Miller (Project Manager), as requested, please find below a summary of the activities that may occur in the boatyard. Please note this summary has been provided as a result of consultation with Allan Cayzer, Harbour Manager.

West Boatyard Area

Please note that the western boatyard area is not a designated maintenance area and as such the weekend operating hours will have no impact on maintenance noise in this area. This area backs onto the Western Access Road and is adjacent to residents on Beach Street. This western boatyard will be used exclusively for boat storage or access to boat storage in the form of the western annex of the dry stack. The dry stack will be accessed by the fork truck during the opening hours of the boatyard to service recreational boat users.

Central Boatyard

The activities that will occur in the central boatyard area are those associated with the construction, repair and maintenance of timber, steel and fibre glass small boats. These activities are best summarised as activities that may include the use of power tools such as vacuum sanders, grinders, saws and air compressors for painting and nail guns. In addition vehicular noise from the travel lift facility, forklift operations and contractors vehicles will also occur where necessary to support operations.

There is a significant distance between the central boat yard and the Beach Street residents. This is also intersected by the form of the Dry Stack building that will act as a noise barrier to significantly reduce the noise levels.

Queenscliff Harbour Pty Ltd ABN 24 106 005 881

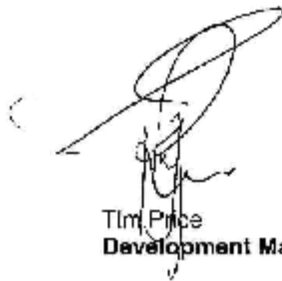
Level 10, 530 Queen Street, Melbourne VIC 3000 T 03 9091 0036 F 03 9091 0007 E queenscliffharbour@sinclairbrook.com.au [www.queenscliffharbour.com.au](http://www.queenscliffharbour.com.au)



We understand Council intends to send letters to residents that may be affected by the amendment to the boatyard operating hours. Please note, should Council or residents surrounding the Harbour have any queries or concerns regarding the amendment or the noise from the boatyard, please do not hesitate to contact QHPL directly on 5258 5459.

Please contact the undersigned with any queries

Yours sincerely  
QUEENSCLIFF HARBOUR PTY LTD



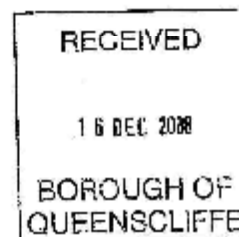
Tim Price  
Development Manager

Copy      Mr Alan Cayzer, Harbour Manager, QHPL



12 December 2008

Michael Dunn  
Senior Planner  
Borough of Queenscliffe  
PO Box 93  
QUEENSCLIFFE VIC 3225



Our Ref: 4663

Dear Michael

**DEVELOPMENT PLANNING APPLICATION 2008/20 REQUEST FOR  
ADDITIONAL OPERATING HOURS FOR BOATYARD**

Thank you for your letter dated 3 December 2008 referring the above application for our consideration.

The Responsible Authority must be satisfied that operations during these new operating hours can meet the noise limits provided in the Environment Protection Authority's *Interim Guidelines for Control of Noise from Industry in Country Victoria N3/89*. These interim guidelines adopt the *State Environment Protection Policy (Control of Noise from Commerce Industry and Trade) No. N-1* where appropriate and make special provision for quiet rural areas.

Power tools and air compressors may create considerable noise. The location of activities that uses this type of equipment is an important factor in complying with this policy and minimising nuisance noise. If possible, these activities should be carried out in areas located on the sides of buildings facing away from residential premises. Other means of noise attenuation may include the construction of noise barriers or fences.

If you have any queries please contact me on 5228 4825.

Yours sincerely

ERICA FLAKEMORE  
GEELONG



111 Little Malabar & Fenwick Streets Geelong Vic 3220 Tel 03 5226 4825 Fax 03 5226 4837 ARN 85 899 517 B94 DX 216079

[www.epa.vic.gov.au](http://www.epa.vic.gov.au)



Printed on recycled paper



## LIFTOUT AND HARDSTAND USE

### IMPORTANT NOTES FOR BOAT OWNERS

Please read this information in conjunction with the "Liftout & Hardstand Conditions of Use".

Information to boat owners for the new liftout and hardstand area is as follows:

- Only Contractors registered with QHPL are permitted to work on these premises. A list of registered Contractors is available from the Boatyard Office. If you are engaging a Contractor which is not on this list, please contact the Boatyard Office to arrange the Contractors to be registered.
- Queenscliff Boatyard is in a residential area, and as such work on vessels is restricted to between 8 am to 5 pm Monday to Friday. No work is permitted in the yard after these times.
- No dry sand blasting is permitted.
- Grit or wet sand blasting will be carried out only at the direction of Queenscliff Boatyard. All requirements imposed by Queenscliff Boatyard and other statutory authorities shall be complied with by the applicant. Any extra costs incurred by Queenscliff Boatyard in administering such work shall be paid for in advance by the applicant.
- All waste generated as a result of work on the said vessel must be placed in the waste containers provided by Queenscliff Boatyard. Waste oils must be placed in the waste oil container provided by Queenscliff Boatyard.
- All sanding and cutting equipment used on these premises must have vacuum equipment fitted.
- No persons are permitted to stay on board the vessels overnight. The yard site is locked each night, and there is no access to the vessels after this time.
- Queenscliff Boatyard does not supply ladders or scaffolding equipment in the yard. It is the boat owners responsibility to supply this.
- The hull wash down is to be completed by Queenscliff Boatyard only, at a cost of \$50.00 per hour. This is a hull wash down only, this does not include the scraping of vessels.
- The hire of the forklift for use in the yard is charged at \$50 per half hour (minimum charge) and \$25 per 15 mins or part thereof.
- Queenscliff Boatyard operates a small chandlery for the benefit of yard users. A product and price list is attached. If the product you require is not listed, please contact the Boatyard office. It is requested that order forms are received at least 7 days prior to the liftout to ensure product is available.

Queenscliff Harbour Pty Ltd ABN 34 106 099 629

Updated 5 August 2008

1 Larklin Rd, PO Box 237, Queenscliff VIC 3225 T 03 5250 5459 F 03 5256 5400 E info@queenscliffharbour.com.au [www.queenscliffharbour.com.au](http://www.queenscliffharbour.com.au)



## Appendix 4– Submissions

TO: CEO, Mayor and Councilors – Borough of Queenscliffe

CC: Senior Planning Officer

SUBJECT: **Queenscliff Harbour – Extension of Boat Yard Operating Hours**  
**File No QG 290.24.04 - Development Plan No 2006/20**  
**Planning Review Meeting of Council; 7 January 2009 at 7:00 pm**



I have been a permanent resident of Fisherman's Flat for a number of years. During that time I have attended numerous Council Meetings and Queenscliff Harbour Briefing Meetings and am on record for vigorously defending this historic precinct against inappropriate development.

I was surprised at the lack of factual information provided at the Planning Review Meeting and feel obliged to send this document to Council to clarify some issues.

**FACT 1:**

The old harbour (see [Figure 1](#)) had a dual slipway accommodating up to 3 boats to the North of 5 Beach Street and a Community Boat Maintenance Yard accommodating up to a dozen boats to the East and directly behind 9 and 11 Beach Street, separated by a mere 1.5-metre laneway (Barwon Water Easement). There was also an offensive public toilet block immediately adjacent to 9 Beach Street. (N.B.: *Blocks between the East boundary of Beach Street and the new Harbour Street are double-width blocks – hence there is no 3, 7, 13, 17, 21 etc*). Boat maintenance in both areas occurred 7 days a week and on occasion – if unfavourable weather was forecast – until late-evening hours to finish a job. There was also boat maintenance in the chandlery yard adjacent to and West of the Pilot building and MAFRI workshops.

**FACT 2:**

With the exception of sandblasting (which was undertaken in a shed East of the big harbour shed, which no longer exists) a full range of boat maintenance with use of power tools was carried out.

**FACT 3:**

The Queenscliffe Maritime Museum currently has a designated boat maintenance area immediately adjacent to Fisherman's Flat and the Couta Boat Shed within Fisherman's Flat. Both are available for wooden boat maintenance 7 days a week.

**FACT 4:**

The new Queenscliff Harbour established the Central Boatyard hard-stand boat maintenance area to the East of the big harbour shed; the shed itself is designated for dry boat storage only. There are also several wet maintenance berths immediately adjacent to the East and North of the harbour shed.

**FACT 5:**

Fisherman's Flat residents and the Queenscliffe Maritime Museum had a specific Briefing Meeting prior to submission of the Boat Storage Annex plans, when requests in regard to modification of the shape, height and fit-out of the annex building were discussed and taken on board by Queenscliff Harbour P/L.

**FACT 6:**

The issue of retrieval of boats from dry storage was discussed at the above meeting, and it was quite clear that this operation would be 7 days a week (as one could hardly expect boat owners



who chose dry storage not being able to use their boats on weekends). The possibility of having a toned-down reverse signal for the forklift was entertained in order to reduce noise intrusion to adjacent properties.

**FACT 7:**

In order to replicate and re-establish the Community Boat Maintenance Yard activities, there have been numerous requests to Harbour Management by boat owners (including cotta boat owners and members of the local yacht club) to extend operating hours. This would enable boat owners in full-time employment to maintain their boats on weekends.

**FACT 8:**

The dry storage operation already has 7-days-per-week approval. **However, the impact of the operation of the dry stack annex – i.e. operation of doors and forklift will require assessment once operation starts. Some deliberate reduction by the Harbour Management of lifting activity (e.g. retrieval from the stack to the water but NOT the reverse) on weekends would be welcome.**

**FACT 9:**

**The application under consideration now is for the boat maintenance yard (dry and wet) East of the harbour shed only (see Figure 2).**

**FACT 10:**

Boat maintenance is an activity that creates interest for tourists and locals – hence the boat maintenance yard at the Queenscliffe Maritime Museum.

**FACT 11:**

It would be fair to say that construction noise in recent months, particularly the pounding down of the iron wall in the West basin to contain the slip contamination and the erection of the annex frame, has been excessive. However, the actual retrieval of boats to and from dry storage, which I have observed on a number of occasions while standing immediately adjacent to the forklift on the roped-off board walk, is tolerable.

**FACT 12:**

I did not lodge an objection to the change of the operating hours because the reality is that the noise from the new harbour maintenance area in question (the Central Boatyard) is significantly buffered by the dry storage shed. **It would however seem prudent to get confirmation from Queenscliff Harbour P/L that the remainder of the boat yard, particularly to the West and immediately adjacent to Fisherman's Flat cannot be used for boat maintenance, and that the use of extremely noisy power tools like grinders, power planes and the like in the Central Boatyard be restricted to weekdays only, as would be operation of the travel lift.** It is my understanding from past discussion with the previous Town Planner that operating hours on Saturdays and Public Holidays between 8:00 am and 1:00 pm are already permitted and that currently only Sunday working hours are prohibited.

I hope you find this information helpful in your decision making process.

Carmen Bell  
12 Beach Street  
Queenscliff  
5258 4500 or 0418 360 097  
[cbell@pipeline.com.au](mailto:cbell@pipeline.com.au)

Date 8 January 2009

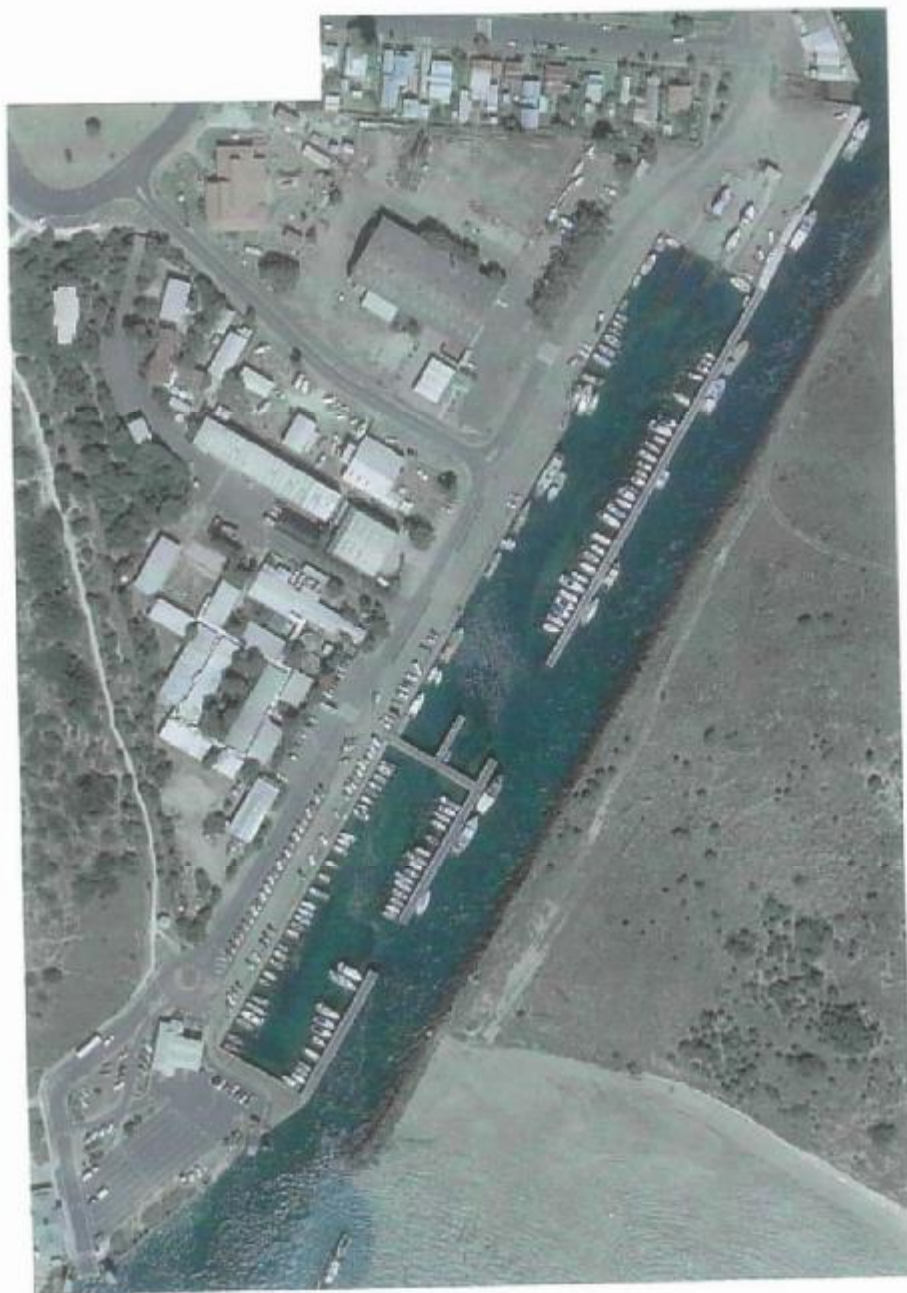


FIGURE 1



FIGURE 2



## Michael Dunn

**From:** Tony Kennedy [tonykennedy@bigpond.com]  
**Sent:** Monday, 29 December 2008 3:39 PM  
**To:** Michael Dunn  
**Cc:** David Mitchell  
**Subject:** Follow up submission to Senior Planner

Michael Dunn,

Thank you for your response. We do understand the difference between Construction & Operation however we are disappointed with your attempt to confusate the issue with supposed differences between noise from the same area and generated by similar machinery but one is Construction & the other is Operation. From your argument that the 'community doesn't understand ...', the assumption may be taken that the council is representing a large industrial complex against the concerns of the neighbourhood instead of keeping a balance in resolving the problem.<sup>(1)</sup>

It seems to us that the consultancy you seek with the surrounding neighbours of this area should be as wide as possible to provide you with solid community information & all concerns about additional exposure to noise no matter from whence it comes.<sup>(2)</sup> We trust this will provide you with the background information to assist in protecting the ratepayers from significant additional time we will be exposed to these noises.

It appears that since the inception of this project, QHPL has been nibbling away at previously agreed & applied obligations, applying for additional proposals and now attempting to water down historical operating times ... (No difference to any other big business where the money is made in the variations to any contract). Council (and other agencies) appear to just sign off on these variations. The opening/operating hours are defined in this neighbourhood by the difference between ambient neighbourhood noise say at a weekend — very quiet in a residential area — and the additional industrial noise created by construction/maintenance/operational activities at this Harbour site.<sup>(3) (4) (5)</sup>

I believe there are precedents for noise restriction in the Fisherman's Flat precinct. Several years ago when the old Co-op building (corner of Wharf & Beach St) was operating as a scallop processing unit, the local regulation was applied to limit times of operation.

Similarly, when a proposal for aluminium boat building in the busy street was lodged, the level of noise affecting the surrounding area seemed to be the determinant for abandoning the proposal.

We believe there is no reason why the **TOTAL NOISE** from QHPL, in the requested extended hours, should not receive the same treatment, i.e. no operation on Saturday pm, or all day Sunday & Public Holidays.<sup>(6) (7) (8)</sup>

The following extracts/references/notes from policy papers, planning papers and EPA guidelines for reflection. (Our emphasis in red on significant points):

Re: Harbour hours. The Panel Report (Jan '06) states:

### "Conclusion on Amenity Impacts on Fisherman's Flat

The Panel considers that the Planning Framework proposed will allow amenity impacts on Fisherman's Flat to be adequately addressed. It is noted that:

- The development plan process requires for specific consideration of the hours of operation for particular uses.
- An AEP is required and must address 'noise and air quality'.
- The *Harbour Guidelines for Control of Noise from Industry in Country Victoria* (EPA 1989) establish the performance requirements as which requests to manage noise impacts would be assessed."

### Amendment 16 Queenscliffe Planning Scheme.

"Queenscliffe has a peaceful village atmosphere and any plan must reflect that quality. ....

### HUMAN SCALE DEVELOPMENT

"The environment is a very significant aspect of Queenscliffe and any plan must ensure that environmental values are retained and improved.

### ENVIRONMENTAL VALUES

### EPA Guidelines - Noise Control Guidelines.

The purpose of this guideline is to protect nearby residential premises from unreasonable noise. Commercial and other premises affected by noise should be encouraged and reasonable measures implemented to reduce impact on these premises.

### Community consultation and work scheduling

Community consultation is essential for large-scale projects or high-impact works. Where the community will be significantly impacted, consult on the benefits and drawbacks of different scheduling, planning and remediation options.

- \*4. • The *weekend/evening work hours in the schedule (including Saturday afternoon or Sunday) are more sensitive times and have noise requirements consistent with quieter work.*
- \*4. • The *weekend/evening periods are important for community rest and recreation and provide respite when noisy work has been conducted throughout the week. Accordingly, work should not usually be scheduled during these times.*

Reference: State Planning Policy Framework - Clause 15

1505 Noise Abatement

1



1505—1 To assist the control of noise effects on sensitive land users.

1505—2 General Implementation

Planning and responsible authorities should ensure that development is not prejudicial and community amenity is not reduced by noise emissions by ensuring that there is suitable separation between potentially noisy receiving and sensitive land uses and developments.

Development planning and responsible authorities must be consistent with any relevant aspects of the following documents:

- State environment protection policy (Control of Noise from Commercial Industry and Trade) No N-1 (in metropolitan Melbourne)
- Local ... Guidelines for Control of Noise from Industry in Country Victoria (RPA 1989)
- State environment protection policy (Control of Music Noise from Public Premises)



**Rhonda Volders**

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**Subject:** FW: Councillors' Details

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**From:** Brian Pattinson [mailto:brianpatt@gmail.com]  
**Sent:** Tuesday, 16 December 2008 7:25 PM  
**To:** Anne Treble  
**Subject:** Re: Councillors' Details

Hi Anne

Please forward on to each councillor this information before the meeting tonight.

Dear councillor

At the last election most candidates for the new council, proposed they 'would regulate the expansion and the redevelopment of the shire, for the future and enjoyment of the residents'

The expansion of the new marina development, is much larger and more commercial than first proposed, which was originally agreed to by the council and residents.

As a owner of 11 beach st. which fronts onto the marina, I have never objected.

The new proposed extended trading hours are another "extra" they want. The new drystack shed was an "extra" they wanted. It has ruined visually, any pleasant views of the new waterway. The previous council had the chance to make a beautiful area out of the marina. It has turned into a commercial, industrial area.

Please don't make the mistake of allowing the marina to extend their hours, the new residents don't know how much noise the lift truck, with its in motion alarms, and the extra mechanical noise for the hydraulics it uses to lift and move. We have elected the new council to support the residents. No INFORMED resident would accept the industrial noise that the marina will produce.

Saturday and Sunday are the only times we have to relax and enjoy with our families.

I am only bringing to your attention the industrial noise factor. In the report which was supplied by the Queenscliffe Harbour Pty Ltd, from Sinclair Brook this was neglected.

You need all the information.

Please no extension to trading hours. The residents will be disadvantaged if the council lets this go through.

Yours sincerely

Brian Pattinson

----- Original Message -----

**From:** Anne Treble  
**To:** brianpatt@gmail.com  
**Sent:** Tuesday, December 16, 2008 11:22 AM  
**Subject:** Councillors' Details

Dear Brian

A list of the councillors is as follows -

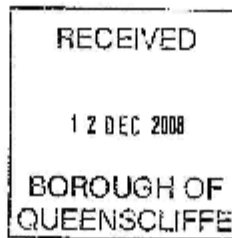
Cr Bob Merriman, Mayor  
Cr Lloyd Davies  
Cr David Mitchell  
Cr Helene Butler  
Cr John Burgess

Please forward any mail or emails to this address and we will happily forward them on for you.

Regards



Chief Executive Officer  
Borough of Queenscliffe  
PO Box 93  
Queenscliff Vic 3225



8 Bay Street  
Queenscliff, 3225  
12 December 2008

Dear Sir

**Re: Development Plan Application: 2006/20**  
**Request for additional operating hours for boatyard.**

We have just been made aware by fellow neighbours of Fisherman's Flat of the above application. Could you please inform us of the criteria by which we have been excluded from direct notification of this (and probably other) important issues relating to the harbour redevelopment that have the potential to directly impact on us. Was it an "arbitrary" decision or are there specific reasons for our omission or regulations that define the area that is to be specifically notified? Our property is certainly in very close proximity to the site in question and it is difficult for us to understand our exclusion from direct notification - unless it is to limit possible objections.

That said, the lateness of our becoming aware of the application limits the detail with which we can address this issue but wish to express our objection to the proposal for additional operating hours that relate to construction, repair and maintenance activities at Queenscliff Harbour.

We see this proposal as a further erosion of the residential amenity of the historic Fisherman's Flat precinct and just another broken promise in the long and convoluted saga of this process. As long standing residents we are very much aware of the potential for continued noise issues (including from the central basin), increased traffic and other related activities affecting Fisherman's Flat, in spite of claims by the developer and/or operator.

Furthermore, by failing to limit traffic through Fisherman's Flat (see planning scheme 22.03-1) and not ensuring that the harbour development adheres to promises, undertakings and requirements that were originally put to the community, we are also concerned that the Borough Council may be failing in its "duty of care" and "due diligence" to protect the residential amenity and historic character of Fishermans Flat precinct.

The Harbour operators should respect the residents that live in such close proximity to this commercial site and keep operating hours at 8am-5pm Monday to Friday.

Yours sincerely

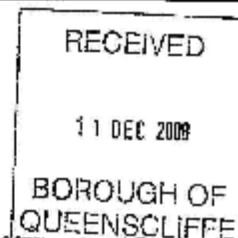
Andy Stephens and Vicki Brown

8 Bay Street  
Queenscliff Vic 3225



Anne Treble

**From:** Tony De Fazio [Tony.DeFazio@whitehorse.vic.gov.au]  
**Sent:** Thursday, 11 December 2008 8:36 AM  
**To:** Info; Michael Dunn  
**Subject:** Hours of operation



Hi Michael re Development Plan Application 2006/20 Boatyard hours extended 8am to 5.00pm Sat and Sunday, can we lodge our strong objection to this. The amenity, privacy ambience and peaceful amenity over the weekend will be drastically reduced and affected by this proposal.

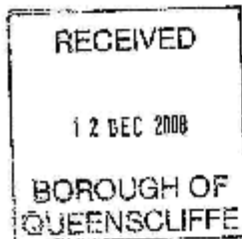
Residents and harbour operation must coexist harmoniously but this proposal will detrimentally affect it

many thanks

A.(Tony) De Fazio  
Manager Civic Services  
Whitehorse City Council  
79 - 397 Whitehorse Road  
Sunawading 3110  
W 9262 6339  
M 0419750988

**Attention:**

This information is privileged and confidential and is intended for the use of the individual or entity to which it is addressed. If you are not the intended recipient, any dissemination, copying or use of the information is strictly prohibited. If you have received this transmission in error please destroy/delete the information and notify the sender on (03)9262 6333 or via return email.



Jennifer Pattinson  
22 Kent St  
Kew 3101  
Vic  
(03) 98174032

Re: Plan Application: 2006/20

Dear Michael Dunn,

I am writing on behalf of myself Jennifer Pattinson and Brian John Pattinson.

We jointly own Number 11 Beach St Queenscliff and Number 32 Beach St Queenscliff, We have not objected to any works on the Marina Development. But we strongly object to the extended hours of the Boat yard as it stands now we think the hours are unreasonable, as they are too early for residents or holiday makers, we should be able to have peace and quiet on the weekend that is why we bought the properties.

Yours Sincerely  
Jennifer Pattinson



Anne Treble

**From:** Brian Pattinson [brianpato@gmail.com]  
**Sent:** Saturday, 13 December 2008 8:55 PM  
**To:** cunn@queenscliff.vic.gov.au  
**Cc:** Info  
**Subject:** Boatyard trading hours

Hi Michee:

I stayed at 11 Beach St Queenscliffe last night. And was awoken at 7.58am with the alarm sound of 2 extended mobile booms that are building the new western dry stack.

They stopped because of the rain about 10.30 am.

The alarm systems they have to use by law are the same as a fork truck which will be used to pick up, remove, lower, transport from shed, lower into water, then reverse. All this time the alarm must be operating, and the engine revs loudly to maintain power when lifting and lowering.

The sound is so loud it can be heard all over the fisherman flats area.

Please take the time to visit the site while the booms are working, to 1st hand realise what the residents will have to be informed of. Before they allow the extended hours. And what the impact it will have on their weekends.

Sinc. airBrook never mentioned about the alarms to the fork truck when they stated. "The dry stack will be accessed by the fork truck during the operating hours of the boatyard to service recreational boat users."

The alarms will be in use for the whole period of operating.

Please advise the other residents of this information. Before they make their submissions on the extended hours.

As previous stated. We oppose any extended hours. It is a working marina, but residents need some peace over the weekend.

Jenny and Brian Pattinson.  
0408 058459





**Anne Treble**

**From:** Brian Pattinson [brianpattinson@gmail.com]  
**Sent:** Saturday, 13 December 2008 8:56 PM  
**To:** Info  
**Subject:** Fw: marina extended hours objection

----- Original Message -----

**From:** Brian Pattinson [mailto:brianpattinson@gmail.com]  
**To:** michael.dunn@queenscliffe.vic.gov.au  
**Sent:** Wednesday, December 10, 2008 12:25 PM  
**Subject:** marina extended hours objection

Hi Michea:

I am an owner of 11 beach st Queenscliffe, which fronts onto the new marina boundary and overlooks the west side of the development, and the new, additional boat dry storage building. This was a later proposal to the original plan that we agreed to. Also a boatowner and builder. I have gladly accepted the expansion of the marina.

The Queenscliffe harbour development is expanding the working areas and the times of operating hours. If this was put forward to the residents of Queenscliffe and the direct residents and owners of Beach St, originally it would not of been agreed with.

You, I and the developers know this.

The laws of OHAS demand that a forklift or forkltruck, that will be used inside the large drystorage shed and outside for the new storage shed, to move boats,must have a alarm sounding when in reverse motion and around pedestrians.

This will be in use all weekend, and the noise will not stop from daybreak till dark.

Weekend boat owners will want there boats in the water starting at daybreak, and by the time they return and have them all packed away, the workers/ management will not abide to the 8am till 5 pm timeline.

It is unexpectable to be subject to the noise we will be surrounded with. Which previously was a quiet end of Queenscliffe, that is why we purchased down in that area.

I have worked around boatyards for 30 years now and they are only getting busier and more commercial.

The marina deve opment, proposed th's project to advance the Queenscliffe community. The residents of Beach st have been easy to get along with, and I have never objected to anything before.

Myself and my wife strongly appose the extended hours and will fight any extension.

Yours sincerely  
Jenny and Brian Pattinson  
0408059459





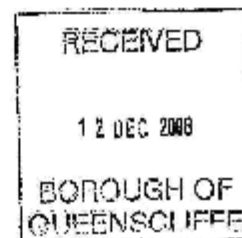
**Anne Treble**

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**From:** Joan Brennan [jaybec35@tpg.com.au]  
**Sent:** Thursday, 11 December 2008 6:41 PM  
**To:** Info  
**Cc:** June  
**Subject:** Development Plan Application; 2008/20

Operating hours of boatyard

My concern is noise, both from industrial activities in the Central boatyard and particularly the fork truck in the West boatyard area this always seems to be going backwards and can be clearly heard in my house and garden.  
Joan Brennan, 36 Beach Street.





9 December 2008

Mr Lenny Jenner  
Chief Executive Officer  
Borough of Queenscliffe  
PO Box 93  
Queenscliff Vic 3225



Dear Mr Jenner

**Development Plan Application: 2008/20**

**Address:** Land generally encompassed by the Queenscliff Harbour area and the foreshore reserve east of the rear of properties fronting Beach Street and Wharf Street/Weeroona Parade, Queenscliff.

**Proposal:** Development Plan Stage 2 – request for additional operating hours for boatyard.

West Boatyard Area:

Construction in this part of Queenscliff Harbour is yet to be completed. Earlier plans showed a row of "Boatsheds" along the western boundary fence of the harbour abutting Harbour Street (at the back of Beach Street) Queenscliff Harbour Pty Ltd (QHPL) has made a practice of changing the harbour plans as it proceeds with the harbour redevelopment and we feel that once the boatsheds are in place along the western boundary QHPL will be applying for the boatshed area to be covered by the operating hours and conditions which exist for the maintenance activities carried out in the Central Boatyard. If this was to occur we would strongly oppose any maintenance whatsoever being carried out in the West Boatyard area. We would appreciate written confirmation from QHPL that the Western Boatyard will not be the subject of changes to the planning permit to allow maintenance use in the future.

The western annex dry stack was to be built 2 boats high. Plans for the dry stack area have been altered to accommodate 3 levels of boat storage therefore there will be more boats being moved in and out of this area by a fork lift vehicle which has safety beepers operating. The noise from safety beepers will be occurring 7 days a week. This in itself will be a very big imposition on the residents of and visitors to Beach Street without the added possibility of people working on their boats in the proposed boatsheds.

Central Boatyard:

The activities in the Central Boatyard, although not as close to Beach Street, are still a real concern to the residents as the noise from safety beepers, blasting, grinding and other machinery used in the boatyard will carry even though the dry stack will be in place as a partial buffer.

Historically, Beach Street is a very still and quiet place in the early morning and at night. Since the harbour reconstruction commenced the noise of safety



beepers being omitted from the site can be easily heard from 7 am onwards, inside our house in Beach Street.

Attached is a copy of Queenscliff Harbour's "LIFTOUT AND HARDSTAND USE - IMPORTANT NOTES FOR BOAT OWNERS - dated August 2008." We bring to your attention dot point No. 2 which states:

*" Queenscliff boatyard is in a residential area, and as such work on vessels is restricted to between 8am to 5pm Monday to Friday. No work is permitted in the yard after theses times."*


No notification advising of a change to the Central Boatyard working hours has been received by us. The residents had previously been advised that the 7am start would be applicable only during the construction stage and only to the harbour construction work, not to the boatyard operations. Written clarification is needed on this issue.

By allowing QHPL to operate its boatyard on the weekends the quality of life for the residents will continue to be eroded away. We would prefer to have no weekend operation of the central boatyard but if this is not an option then we strongly suggest that working hours be restricted to between 10.00am and 4.00pm and that a review of the impact on the weekend operation of the Central Boatyard be undertaken in 6 months time with consultation between QHPL, all the affected parties and Council taking place.

In the past QHPL has consulted with the residents but has still followed its own agenda ignoring the concerns of the adjoining residents. We see no evidence that this practice will change and strongly urge Council to make the right decision for the occupants of properties adjoining the harbour.

We have also included a copy of the Community Bulletin No 1 which covers some of the residents concerns expressed during the initial stages of the harbour redevelopment and other

Yours sincerely

  
Peter & June Negri  
14 Beach Street  
Queenscliff Vic 3225

PO Box 132  
Queenscliff Vic 3225



Fax From : 61395724791

11-12-08 07:45 Pg: 1

Fax  
Rosemary Lamb  
35 Beach Street  
Queenscliffe

To 'Queenscliffe Council

11/12/08

FAX 5258 3315

"Attn. Penny Lerner"

Re Proposed EXTENDED operating hours  
Queenscliffe Harbour



Dear Sir,

I do not agree with any further  
weekend working beyond weekend  
hours.

I think this would be disruptive  
and noisy.

The agreed 7AM - 6PM. New Friday  
should be adhered to.

Yours faithfully R Lamb



Anne Treble

**From:** Tony Kennedy [lonykennedy@bigpond.com]  
**Sent:** Thursday, 11 December 2008 12:44 PM  
**To:** Info  
**Subject:** Attention Michael Dunne

**Development Plan Application 2006/20 - Request for additional operating hours for boatyard**

Borough of Queenscliffe

We hereby lodge objections to the additional operating hours as requested by The Development Manager, Queenscliff Harbour P/L.

Despite the significant planning, consultants reports and various other Planning Scheme amendments throughout the 5 or more years of this development, any changes to the working hours historically applying in this precinct have not, as far as I can relate, been raised. Only now it appears to be some last minute attempt to press for hours that are well beyond that to which we are used or acceptable to Fishermen's Flat residents. To have this extended to weekends and public holidays is, in our opinion, a breach of the agreement that 'Community amenity be not reduced by noise emissions'

West Boatyard Area

Construction noise and the constant higher frequency and louder (alarm) signals from the fork trucks moving maintenance material, small craft into the dry stack in the West Boatyard area and the general transfer of material around and along the hard stand area on the western side of the precinct will not necessarily be blocked by the dry stack buildings. As they are open on one side and of metal construction, they will, in our opinion, act with a 'megaphone effect' on any noise in the area, reproducing it towards residential housing. Any additional operating times, when all else is relatively quiet, would not be acceptable.

Central Boatyard

The travel lift is not the major concern. Where as there may have been construction noise for boating, pilot and buoy construction/maintenance in the past, this was on a small scale by comparison and in an environment where there was surrounding sand & vegetation & some coastal scrub soft enough to absorb much sound. That environment has been significantly changed. It is now a vast paved area and buildings have reflective surfaces that will spread any heavy-duty noise. This is already reflected clearly into the surrounding residential area and any additional operating times, when all else is relatively quiet, would not be acceptable.

In a report dated 22/02/2006, weekend hours of work were restricted - 9.00am to 1.00pm Saturday and Public Holidays and no work activity on Sunday. We suggest these hours be retained and extended to include no work on Anzac day & Christmas day. This would apply to work and activities such as maintenance of a non-disruptive nature subject to any noise being produced being kept to acceptable levels. Restrictions should be placed on type of plant used on these days and should exclude the use of machinery such as trailer compressors, power operated wood-working machines, jackhammers, explosive nail guns, concrete mixers, welding & riveting plant.

This would reflect Queenscliff Harbour Rules 3.9 as applies to the water craft.  
Yours sincerely

Tony & Elwyn Kennedy  
18 Beach St



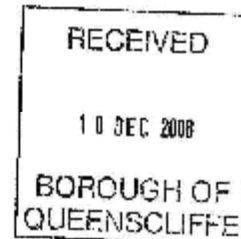


QC 290-24.04



## QUEENSLIFF MARITIME MUSEUM Inc.

Formerly Queenscliffe Lifeboat Preservation Society Ltd  
WHARF STREET, QUEENSLIFF VICTORIA 3225 AUSTRALIA  
P O BOX 2, QUEENSLIFF VIC 3225. PHONE/TAX (051) 5258 3440  
ABN-11 209 960 897



9 December 2008

Mr Lenny Jenner  
Chief Executive Officer  
Borough of Queenscliffe  
PO Box 93  
Queenscliff Vic 3225

Dear Mr Jenner

### Development Plan Application: 2006/20

**Address:** Land generally encompassed by the Queenscliff Harbour area and the foreshore reserve east of the rear of properties fronting Beach Street and Wharf Street/Weeroona Parade, Queenscliff.

**Proposal:** Development Plan Stage 2 – request for additional operating hours for boatyard.

In reply to your letter of 3 December advising that Queenscliff Harbour Pty Ltd has applied to Council to extend its operating hours of the Central boatyard.

The Maritime Museum's tour guides have expressed their dismay at the level of noise already generated by the boatyard and tell us that they are experiencing difficulties being heard while conducting their tours in the Museum grounds. The main problem being reversing alarms, grinding of fiberglass and metal and in particular the noise generated by soda blasting.

I also wish to bring to the attention of the Council the Museums concerns about Queenscliff Harbour's Planning Applications. Seemingly a method of operation used is to continually apply for small innocuous changes to the Planning Permit, and to end up with something completely different to that which was originally proposed or suggested at public meetings ie: the original proposal did not include the area at the end of Bay and Beach Streets and now does.

Whilst the changed hours may not affect us directly we believe it will have an impact on the general amenity of the area.





be included in the final stages of construction and if so will they be the subject of another amendment to the planning application if this one is successful.

I bring to your attention that the Queenscliffe Maritime Museum was led to believe that the hours of work permitted in the Central Boatyard were 8.00am to 5.00pm. We cannot recall being advised of a change of times to 7.am to 6pm for the Boatyard. It is our belief these were the times which were approved for the Construction of the Harbour not the work times for the Central Boatyard. Clarification of this issue would be appreciated.

In conclusion we feel that there has already been a distinct loss of amenity to the residential area and the Maritime Museum and ask that Council considers the impact that extended operating hours will have on the surrounding community.

Our preference would be for the Central Boatyard to operate 8.00am to 6.00pm weekdays and 10.00am to 4.00pm weekends.

Yours sincerely

A handwritten signature in cursive script that reads 'Les Irving-Dusting'.

Les Irving-Dusting  
President



**Fiona Hunter-Evans**

---

**From:** Angela Cripps on behalf of Info  
**Sent:** Monday, 8 December 2008 8:59 AM  
**To:** Fiona Hunter-Evans; Michael Dunn; Mary Dempster  
**Subject:** FW: plan application 2006/20

---

**From:** Richard Petty [mailto:rpetty01@bigpond.net.au]  
**Sent:** Friday, 5 December 2008 6:17 PM  
**To:** Info  
**Subject:** plan application 2006/20

Dear Sir,

You have asked for comments on the request for additional hours of operation from the Queenscliff Harbour. We acknowledge the working hours during the weekdays but would not agree to approval being given for an extension of the times to Saturday and Sunday. The occupants of Fisherman's Flats deserve to enjoy the peace and serenity of the area on the weekend. To allow this extension would seriously impinge on this. We ask you to not grant a permit for this extension.

**Dr R J and Mrs S Petty**  
**10 Beach St**  
**Queenscliff**

*Dr. Richard Petty*

email: [rpetty01@bigpond.net.au](mailto:rpetty01@bigpond.net.au)  
Mobile: 0419-770-049



## **5. CLOSURE OF MEETING**