



# **Agenda**

## **Planning Review Meeting**

Wednesday 19 January 2011 at 7:00pm

Queenscliff Town Hall  
50 Learmonth Street, Queenscliff

### **Councillors**

Cr. Bob Merriman

Cr. Helene Butler

Cr. Lloyd Davies

Cr. David Mitchell

Cr. John Burgess

### **Officers**

Lenny Jenner - Chief Executive Officer

Karen Hose -General Manager Planning & Places

Mitch Hodgson - Senior Planner

Information contained in this Agenda is for the CONFIDENTIAL and PRIVILEGED use of Councillors until 10:00am on the Thursday before the meeting.

**THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL**



## **Planning Review Meeting**

### **A guide to understanding meeting protocol**

There is a need to cover some simple protocols as each meeting will often involve people attending for the first time.

1. Planning Review meetings are held to provide additional information to Councillors in preparation for the following formal council meeting. The meetings are informal and proponents and submitters to any planning matter are encouraged to address council.
  2. This is not a debating forum – we are trying to obtain the best possible understanding of the matter.
  3. We ask that parties addressing Council speak to the chair and not involve the gallery as this could be intimidating.
  4. Submitters are asked to elaborate on their written submissions – not just read out their letter – all councillors have a copy of written material.
  5. The meeting process will typically adopt the following sequence:
    - Introduction and welcome by the Chairperson.
    - Overview presentation by Council's Planning Officer.
    - The Applicant is given 5-10 minutes to outline their proposal – longer time may be given at the discretion of the chair depending on the complexity of the matter.
    - We ask submitters to limit their comments to 5 minutes bearing in mind we are seeking elaboration on the comments already received in their submission.
    - Following the last submitter the Applicant will be given an opportunity to clarify any matter of fact – but not to comment on matters of opinion.
    - Throughout this process Councillors will be able to ask questions of the Applicant, submitters or a Council Officer.
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**1. OPENING OF MEETING**

**2. APOLOGIES**

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

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#### **4. Planning & Development**

##### **4.1 1 Symonds Street, Queenscliff**

**Planning Permit Application: 2010/088**

#### **SUMMARY**

<b>Proposal</b>	To use the site as a food and drink premises with a licence to sell alcohol for consumption both on and off the premises (general licence).  Application: Refer Appendix 1
<b>Zone/Overlays</b>	Mixed Use Zone
<b>Permit Triggers</b>	Clause 52.27 - Licensed Premises
<b>Public Notification</b>	Advertised by registered post to adjoining property owners and occupiers, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
<b>Submissions</b>	No submissions received



## APPENDIX 1:

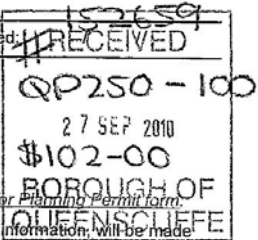


Planning Enquiries  
Phone: (03) 5258 1377  
Web: <http://www.queenscliffe.vic.gov.au>

### Office Use Only

Application No.: 2010/088

Date Lodged:



## Application for Planning Permit

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.

### The Land

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

#### Street Address \*

Unit No.:	St. No.: 1A	St. Name: Symonds Street
Suburb/Locality: Queenscliff		Postcode: 3225

#### Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

A ☐ Lot No.: 1 ☐ Lodged Plan ☒ Title Plan ☐ Plan of Subdivision No.: 618523J

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

### The Proposal

- You must give full details of your proposal and attach the information required to assess the application. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This may 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](#)

The proposal is for my existing business which currently serves tea/coffee, slices, cakes, cheese plates, antipasto plates to be allowed to serve alcoholic beverages as part of the service to my customers. A licensed cafe gourmet food business.

I currently have a Packaged Liquor License (Lic # 32056552).

Provide additional information providing details of 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.

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

Cost \$2000.00

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.

Currently the land occupied by a 2 storey dwelling, the entire ground floor is leased to Farm Foods Queenscliff as a cafe gourmet food business, supplying predominantly meat wine and cheese. It currently has an outside footpath permit to seat 9 people and interior seating is for 8 people. This business has been operating since Jan 2005 in this format.

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 or organisation who wants the permit.

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

Please provide at least one contact phone number \*

#### 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:		
Title: Mr	First Name: Julian	Surname: Melican
Organisation (if applicable): Farm Foods Queenscliffe		
Postal Address:		
Unit No.:	St. No.: 1A	If it is a P.O. Box, enter the details here:
		St. Name: Symonds Street
Suburb/Locality: Queenscliff	State: VIC	Postcode: 3225

#### Contact person's details \*

Same as applicant (if so, go to 'contact information') ☐

Name:		
Title: Mr	First Name: Julian	Surname: Melican
Organisation (if applicable): Farm Foods Queenscliffe		
Postal Address:		
Unit No.:	St. No.: 1A	If it is a P.O. Box, enter the details here:
		St. Name: Symonds Street
Suburb/Locality: Queenscliff	State: VIC	Postcode: 3225

#### Contact Information

Business Phone: 0352584744	Email:
Mobile Phone: 0408568175	Fax: 1300889035

Name:		
Title: Mr	First Name: Peter	Surname: Duras
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.: 37	If it is a P.O. Box, enter the details here:
		St. Name: McCarron Parade
Suburb/Locality: Essendon	State: VIC	Postcode: 3040
Owner's Signature (Optional):		Date: 21 Sep 2010
		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: 21 Sep 2010  
day / month / year

Application for Planning Permit 2007 VIC. Aus Page 2

RECEIVED  
27 SEP 2010  
BOROUGH OF QUEENSCLIFFE





Mitch Hodgson  
Senior Planner  
Borough Of Queenscliffe

Written Submission supporting:  
Planning Permit Application  
Farm Foods Queenscliffe  
1a Symonds Street  
Queenscliff, 3225

Dear Mitch

In support of my application for a planning permit for a change to my liquor licence please accept the following information.

Farm Foods Queenscliffe is a boutique meat, wine and cheese deli/café located in Symonds Street, Queenscliff for the past 6 years. The business currently provides to my customers a range of deli products, coffee, cheese, cakes, wine, beer, poultry, game, sausages and meats. The reason for this application is in response to my continued customer requests for a glass of wine or beer that can be consumed on premise while enjoying the range of produce and Deli & café style products that I currently offer my customers Eg. Cheese & antipasto plates, sandwich, coffee and cake. The service of the alcoholic beverages will be served within the redline area of the liquor application to be made with will be limited time wise to 8pm on any given evening. Please refer to the floor-plan provided with this application.

My business currently has a Packaged liquor licence and I wish to change this to an On-premise/General Licence. In support of the application, I have been a hospitality professional for over 20 years and have been the holder of the current liquor licence for the past 3 years and the holder of a restaurant licence for the 3 years prior to this. I am also qualified by Liquor Licensing to deliver the Responsible Service of Alcohol certificates and Licensee First Steps program to all new licensee applicants. I was employed by Gordon Institute of TAFE in Geelong to deliver these programs on their behalf from 2005 to 2008 as a sessional teacher

With the granting of the planning permit, I will be making an application to the Justice Department Liquor Licensing for an On-Premise/General Licence, this application will be limited to the following hours on trading.

Proposed Hours under the new liquor Licence:

Open Monday to Saturday from 9am to 6pm and Sunday from 10am to 6pm.

The conditions that this licence application will be are:

TRADING HOURS LIMITED TO:

On any day other than Sunday & Anzac Day Between 9 a.m. and 8 p.m.

Sunday Between 10 a.m. and 8 p.m.

Anzac Day Between 12 noon and 8 p.m.

Good Friday – Closed

Christmas Day – Closed

RECEIVED

27 SEP 2010

BOROUGH OF  
QUEENSCLIFFE

Melican Trust T/as Farm Foods Queenscliffe  
1 Symonds Street  
Queenscliff, Vic, 3225

Ph: 03 5258 4744  
Fax: 1300 889 035  
ABN 42 582 945 852





Maximum number of patrons will be limited to 30.

Maximum number of staff to be on the site will be 4.

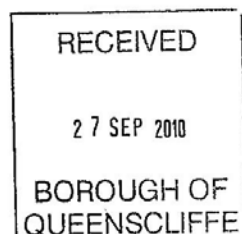
With regards to waste management, I currently have Geelong based business, Local Waste provide there services and pick up waste on Monday and Friday mornings and through the Summer period this also includes a 3<sup>rd</sup> pick up day on the Wednesday of each week. Waste storage is located at the rear of the property in a purpose built waste area.

If further information is required in support of my application, please do not hesitate to contact me direct on: Wk 5258 4744 or Mob. 0408 568 175

Sincerely yours



Julian Melican  
Farm Foods Queenscliffe



Melican Trust T/as Farm Foods Queenscliffe  
1 Symonds Street  
Queenscliff, Vic, 3225

Ph: 03 5258 4744  
Fax: 1300 889 035  
ABN 42 582 945 852



Mitch Hodgson  
Senior Planner  
Borough Of Queenscliffe

Written Submission supporting:  
Planning Permit Application  
Farm Foods Queenscliffe  
1a Symonds Street  
Queenscliff, 3225

Noise and Amenity Action Plan

Dear Mitch

In support of my application for a planning permit for a change to my liquor licence please accept the following information on Council requirements in relation to a Noise and Amenity Action Plan

The trading hours of the business are on any day other than Sunday & Anzac Day Between 9am and 8pm, Sunday Between 10 a.m. and 8 p.m, Anzac Day Between 12 noon and 8 p.m.  
I am closed on Good Friday and Christmas Day

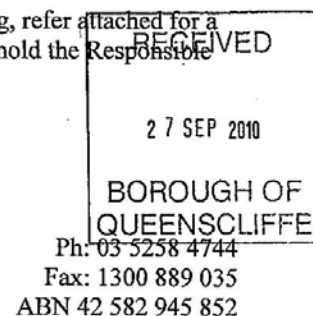
No live music will be played at the premises at any time and piped music is currently played inside the building, this does not start until 9am and will finish at 8pm.

The closest residential houses facing the front of the building are approx. 50 metres away on the other side of Wharf Street. The Esplanade hotel is located on 1 side of the building and operates on a daily basis to closing times far beyond the times I have submitted. On the other side of the building is Little Hesse Street located on the boundary of the building and beyond that at approx 12 metres distance from this wall are 2 rental units, I wish to add that the building is constructed of double skin sold red bricks and only 1 window faces these units. Noise has not been and will not be an issue because of the times the business is open and that no live music is played.

With regards to waste management, currently Geelong based business, Local Waste provide there services and pick up waste on Monday and Friday mornings usually between 8 and 8.30am and through the Summer period this also includes a 3<sup>rd</sup> pick up day on the Wednesday of each week. Waste storage is located at the rear of the property in a purpose built waste area. There is no reason to change this arrangement as it is currently more than sufficient for my current needs.

My business adheres to the Code Of Conduct provided to Liquor Licensing, refer attached for a copy and as part of my current licence conditions, all staff are required to hold the Responsible Service of Alcohol certificates.

Melican Trust T/as Farm Foods Queenscliffe  
1 Symonds Street  
Queenscliff, Vic, 3225



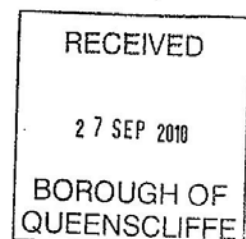


With regards to staff procedures in the event of complaints, the training received under the Responsible Service of Alcohol certificate by staff places them in the best position to maintain a controlled and happy environment, please note that the hours of operation are potentially only til 8pm on any given night.

If further information is required in support of my application, please do not hesitate to contact me direct on: Wk 5258 4744 or Mob. 0408 568 175

Sincerely yours

Julian Melican  
Farm Foods Queenscliffe



Melican Trust T/as Farm Foods Queenscliffe  
1 Symonds Street  
Queenscliff, Vic, 3225

Ph: 03 5258 4744  
Fax: 1300 889 035  
ABN 42 582 945 852



Code of Conduct

January 2010

Farm Foods Queenscliffe

Farm Foods Management and staff understand and acknowledge the Responsible Service Of Alcohol requirements.

We will not serve a customer who is showing obvious signs of intoxication.

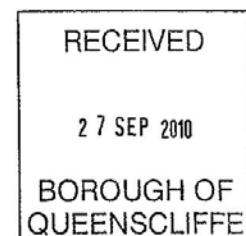
We will uphold and adhere to the Responsible Service of Alcohol principals.

We will not serve minors or adults who we believe may be purchasing alcohol for minors.

Farm Foods Management requires all staff to check ID if they believe the customer looks 25 years old or Younger

Farm Foods Management

Melican Trust T/as Farm Foods Queenscliffe  
1 Symonds Street  
Queenscliff, Vic, 3225



Ph: 03 5258 4744  
Fax: 1300 889 035  
ABN 42 582 945 852







#### **4.2 131 Hesse Street, Queenscliff**

##### **Planning Permit Application: 2010/083**

##### **SUMMARY**

<b>Proposal</b>	Demolition of existing navigational aid structures, development of new navigational aid structures in a Heritage Overlay and removal of native vegetation.  Application: Refer Appendix 2
<b>Zone/Overlays</b>	Public Park & Recreation Zone
<b>Permit Triggers</b>	Design and Development Overlay - Schedule 1 (buildings and works) Heritage Overlay - Schedule 58 and 59 (buildings and works) Heritage Overlay - Schedule 59 (removal of trees) Significant Landscape Overlay - Schedule 1 (remove, destroy or lop any native vegetation)
<b>Public Notification</b>	Advertised by registered post to adjoining property owners and occupiers, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
<b>Submissions</b>	No submissions received



APPENDIX 2:



Planning Enquiries  
Phone: 03 52581377  
Web: <http://www.queenscliffe.vic.gov.au>

Office Use Only	#154163 \$815
Application No.:	2010/083
Date Lodged	RECEIVED

## Application for Planning Permit

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.: 131	St. Name: Hesse St
Suburb/Locality: Queenscliff		Postcode: 3225

Formal Land Description \*  
Complete either A or B.

This information can be found on the certificate of title.

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

OR

B Crown Allotment No.: 2A  Section No.: 1

Parish/Township Name: Township of Queenscliff

### 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](#)

Native vegetation removal <i>Demolition of buildings</i> <i>Buildings and works</i>
<input checked="" type="checkbox"/> 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.

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

Cost <del>XX</del> \$950,000	<input checked="" type="checkbox"/> 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.

Historic Lighthouse, navigations aides and vacant dwellings
<input checked="" type="checkbox"/> 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.

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

Please provide at least one contact phone number \*

#### 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:		
Title: Mrs	First Name: Caryn	Surname: Anderson
Organisation (if applicable): Port of Melbourne Corporation		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: GPO Box 261
Suburb/Locality: Melbourne		State: VIC Postcode: 3001

Contact person's details *		Same as applicant (if so, go to 'contact information') <input type="checkbox"/>
Name:		
Title: Mr	First Name: Andrew	Surname: McLean
Organisation (if applicable): Port of Melbourne Corporation		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: GPO Box 261
Suburb/Locality: Melbourne		State: VIC Postcode: 3001

Contact information	
Business Phone: 96831468	Email: andrew.mclean@portofmelbourne.com
Mobile Phone: 0401059746	Fax: 96831570

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable): Crown land		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date: day / month / year

## Declaration

### 7 This form must be signed by the applicant \*

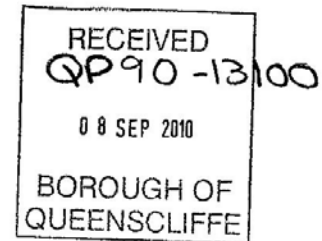
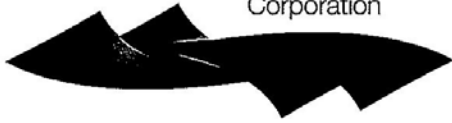
**A** Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

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: 3 / 09 / 2010.  
day / month / year



Port of Melbourne  
Corporation



Our ref: Application 20100827 Vegetation Removal Permit am

Classification: Unclassified

2 September 2010

Mitch Hodgson  
Senior Planner  
Borough of Queenscliffe  
PO Box 93  
Queenscliffe VIC 3225

Dear Mitch

**Application for Native Vegetation Removal for construction of Navigational Aides at 131 Hesse Street, Queenscliff**

Port of Melbourne Corporation (PoMC) are required to replace two steel structures supporting navigational aides, referred to as Hume and Murray towers, at 131 Hesse Street, Queenscliff. The structure require replacing as the timber days marks are rotting and indistinguishable, the steel is showing significant rust and the internal staircase does not meet current occupational health and safety standards. The towers are located under Committee of Management (Attachment 1) as the subject site is located on Crown land. Concurrently with this application PoMC is seeking consent to use and develop coastal Crown land with the Department of Sustainability and Environment (DSE).

PoMC is seeking a planning permit to remove native vegetation from the subject site for construction of the Murray Tower. The towers will be prefabricated off site and transported to the subject site on large trucks. The existing maintenance track and access are not suitable due to the size of the transport vehicles. Access is unimpeded for the Hume Tower and no vegetation will be required to be removed. The attached site plan (Attachment 2) indicates the area of vegetation to be removed and access arrangements.

PoMC wish for the Borough of Queenscliffe to note that the requirement to remove native vegetation is a secondary option. The preferred option is to access the subject site from the neighbouring house block which is vacant and due to be removed. The house removal is to be undertaken by DSE and PoMC is currently in negotiations with DSE regarding the timing of this works. It is also preferable to have a laydown area away from the public carpark for security and safety reasons. Under the *Occupational Health and Safety Regulation 2007* the nominated principal contractor will be responsible for all site access and safety during the works.



The vegetation to be removed is only for construction purposes. Ongoing access will continue from the existing access track. The approximate area of vegetation to be removed is 315m<sup>2</sup>. The entire area will be reinstated with species of local provenance as indicated in the Borough's planning guide (Tea Tree, Coastal Heath and Moonah). On a site inspection with Borough and DSE offices it was concluded that the area was of low conservation significance and that there could be a positive ecological outcome for the subject site with removal of noxious vegetation and replanting of natives, further replenishing the cliff top environment. Two to three mature Boobiallas and Coastal Tea Trees were identified on the edge of the area and every effort will be made to retain these trees. Impact to vegetation around the tower pads and access track will be avoided where possible, any disruption to vegetation not indicated as part of this application will be reinstated as per a construction/environmental management plan to be completed and approved prior to construction.

PoMC undertake all works in a responsible and professional manner considering all community and environmental effects. Should you have any questions or require further information please do not hesitate to contact Andrew McLean, Land Use and Approvals Coordinator on 9683 1468.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Caryn'.

**Caryn Anderson**

Executive General Manager, Business and Planning

CC: Dianne Moore – Department of Sustainability and Environment



## Port of Melbourne Corporation



Our ref: Letter 20101022 Response to Further Information am  
Classification: Unclassified

25 October 2010

Mr Mitch Hodgson  
Senior Planner  
Borough of Queenscliffe  
PO Box 93  
Queenscliffe VIC 3225

Dear Mitch

**Response to Information Request for Construction of Navigational Aides at 131 Hesse Street, Queenscliff (Application No. 2010/083)**

Port of Melbourne Corporation (PoMC) writes in response to your letter dated 18 October 2010, requiring further information to assess the application over land at 131 Hesse Street, Queenscliff (Application No.: 2010/083).

The Borough of Queenscliffe has requested the following:

*'Council requests a written statement which justifies the proposed development against the provisions of these clauses (43.01-1 and 43.02-1) of the Queenscliffe Planning Scheme, before the application can be further considered'*

In response to this request PoMC provides a table in response to each decision guideline of the clauses as per below.

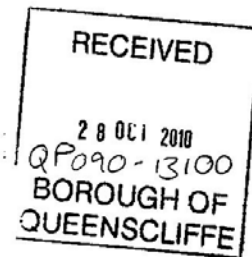
### Background

The Hume and Murray Towers in their current form have been located at Shortland Bluff, Queenscliff since 1974. Due to operational, health and safety requirements, being the design of the internal staircase and condition of the navigational equipment, both the towers require replacements. The design of the towers is dictated by the Union of the Port Phillip Sea Pilots under the *Victorian Marine Act 1988*. These requirements are necessary for the safe passage of ships through the Port Phillip Bay Channels.

The overall height, bulk, shape, colour and design of the new towers are in keeping with the existing towers.

### State Planning Policy Framework

Clause 18.01-3 of the SPPF recognises the importance of economical sustainable planning for appropriate access to the major ports of The Port of Melbourne and Geelong Port.







## Local Planning Policy Framework

The Hume and Murray Towers represent part of the Borough of Queenscliffe's maritime history. Alongside the White Lighthouse of Shortland Bluff they provide safe passage for ships through the Rip. The towers have been part of the landscape since 1974 and act as a further reminder of maritime activities on the bluff. As the tower replacements are substantially a like-for-like replacement there is no detrimental affect on the character of the area.

## Heritage Overlay

The Hume and Murray Towers are covered by Heritage Overlay 59 – Shortland's Bluff. A search of the Victorian Heritage database and Hermes Interactive Mapping revealed 2 heritage inventory items, Shortland's Bluff and Obelisk Shortland's Bluff. A description as follows:

### Shortland's Bluff:

*'A multiplicity of features centred on 1862-3 lighthouse, in varying degrees of condition and integrity including; the white lighthouse,; the base of a brick obelisk; the site of a brick house (19th century); two WWII concrete search light bunkers; a partially buried WWII bunker; coils of barbed wire and star pickets (associated with wartime defences); in situ wooden beams and fence posts indicating previous fence lines; a corroded iron stormwater outlet associated with Fort Queenscliff (H7821-0002); an extensive distribution of historical midden, deposits and disturbed structure material, including 19th century glass, ceramics, hand made brick, shell, bluestone, bone and ironwork.'*

### Obelisk Shortland's Bluff:

*'The site lies approximately 6.5 metres south from the south west corner of the Murray Tower. The base of the original obelisk (c.1863) is present. The remains of a later obelisk which was erected on the same base are laying downhill of the base where they have fallen from demolition. The site is important for its association with early attempts to make navigation through the notoriously dangerous Port Phillip 'Rip' safer.'*

The following table provides justification for the demolition and erection of the towers as per Clause 43.02-1.

Decision Guideline	Acceptable Solution	Complies
The responsible authority must consider, as appropriate:		
The SPPF and the LPPF, including the MSS and local planning policies.	As stated above the safe navigation of ships through the channel is of importance to the operation of the Port of Melbourne and Geelong Port.  The Hume and Murray Towers have been a part of Shortland's Bluff since 1974 and the new towers will be of similar size to those present.	Yes



Decision Guideline	Acceptable Solution	Complies
The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.	Shortland's Bluff is significant in its maritime history. The navigational aides add to this history and perform a practical task of guiding ships through the Rip.	Yes
Any applicable state of significance, heritage study and any applicable conservation policy.	N/A	N/A
Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place	The towers have been a part of Shortland's Bluff since 1974, the new towers will be of similar size, bulk and appearance.	Yes
Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.	In conjunction with the heritage listed White Lighthouse the towers perform a navigation function for safe passage through the shipping channel of Port Phillip Bay.	Yes
Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.	The replacement towers will be similar to the existing towers in terms of size, shape, bulk and appearance.	Yes
Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.	The towers are part of the history of Shortland's Bluff and have been part of the area since 1974.	Yes

### Design and Development Overlay

The proposal is covered by Design and Development Overlay – Schedule 1 Queenscliff. The following table outlines acceptable solutions to design objectives and requirements of this schedule.

Design Objectives/Requirement	Acceptable Solution	Complies
To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Queenscliff township, such as:		
The substantial and intact groupings of historic one and two storey Victorian and Edwardian buildings.	No proposal to alter historic buildings	Yes
The unique mix of historic building scales and types varying from grand freestanding hotels and landmark buildings to intimate single storey cottages.	Towers complement White Lighthouse as a landmark building	Yes
The informality of streetscape	N/A	N/A



Design Objectives/Requirement	Acceptable Solution	Complies
materials and finishes including front fences.		
The broad straight streets with buildings abutting or close to the street frontage and side boundaries which creates a distinctive and relatively high density urban environment.	N/A	N/A
The opportunities for long views towards Swan Bay or Port Phillip Bay and shorter views to intact historic buildings and streetscapes.	The Hume and Murray Towers have been part of the skyline since 1974. The structure design does not obstruct views	Yes
The townscape views of Queenscliff along Bethune Street and its surrounds which are created by the undulating topography and predominantly single storey built form.	N/A	N/A
The heritage values of the foreshore and adjoining land, coastal areas and public parks in recognition of their links with the historic development of the area.	The historic links to the area evolve around its maritime history. The Hume and Murray Towers act as navigations aides to current shipping movements	Yes
The established exotic street tree planting and private gardens that frame views to building facades and reinforce the formality and historic appearance of the township.	N/A	N/A
To ensure the height, form, mass, siting, style and materials of new development is responsive to the heritage qualities of the town of Queenscliff.	The towers are of the size, form, mass, siting, style and material as the current towers	Yes
To protect the townscape skyline upon the main approach into the Queenscliff township.	The towers will be located in the same footprint as the existing towers	Yes
To protect the heritage values of buildings, sites or objects listed in the Heritage Overlay.	There are a number of historic sites on the subject site. The towers will not encroach upon these.	Yes
To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay.	The towers will be located on the same footprint as the existing towers	Yes
To require all new development to have regard to the urban character policies contained in	The proposed towers are of a similar size, scale, mass ad form as the current towers	Yes





Design Objectives/Requirement	Acceptable Solution	Complies
the MSS and to the <i>Building Siting and Design Guidelines</i> contained in the <i>Borough of Queenscliffe Urban Character Study</i>		
No building can exceed a height of two storeys and 8.5 metres above natural ground level	The requirements of navigational aides are stated under the <i>Victorian Marine Act 1988</i> . The height of the proposed towers are similar to those existing	No however the height of the structures is in keeping with their purpose and the height of the structures to be replaced
Building setbacks	N/A	N/A Setbacks are same as current footprints
Landscaping Min 40%	N/A	No alteration to landscaping of site
Site Coverage Max 40%	Site coverage is less than 40%	Yes
Adjacent to a heritage overlay	Towers are adjacent to the White Lighthouse heritage listed place. The towers complement to the purpose of the lighthouse in providing navigational aide to ships.	Yes

PoMC believes that this is an acceptable outcome for the subject site given the importance of the navigational aide towers is to the State of Victoria.

Should you require further information please do not hesitate to contact Andrew McLean on 9683 1468.

Yours sincerely

Caryn Anderson

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Enquiries: Andrew McLean 9683 1468

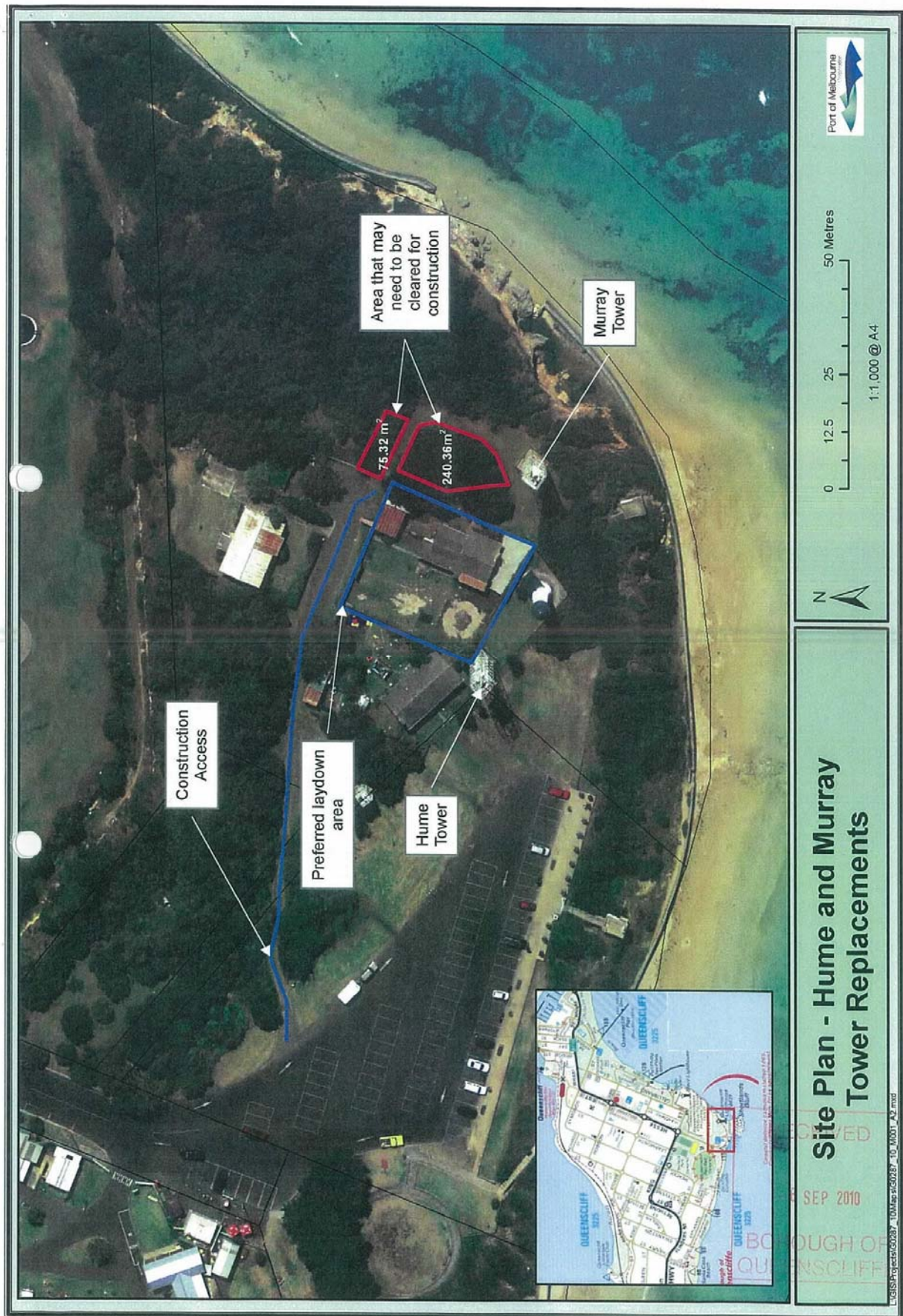






Photo 1: View of Murray Tower and preferred construction access



Photo 1: View of access to Hume Tower and possible vegetation to be cleared on left and right

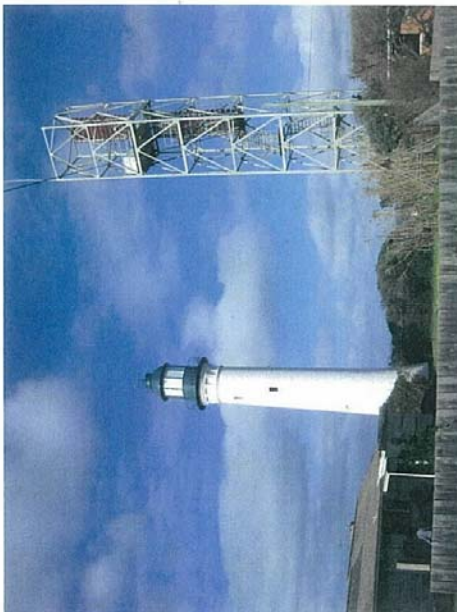


Photo 1: View of Hume Tower



Photo 1: View of access to Hume Tower and possible vegetation to be cleared on right











**5. CLOSE OF MEETING**