



Agenda

Planning Review Meeting

Wednesday 2 March 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. PRESENT & APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES



4. Planning & Development

4.1 20 King Street, Queenscliff

Planning Permit Application: 2010/101

SUMMARY

Proposal	Part demolition of an existing dwelling and garage, alterations and extensions to an existing dwelling (two storey) in a heritage overlay, and the removal of vegetation in a heritage overlay where tree controls apply, and variation to the setback requirements of the Design and Development Overlay – Schedule 1 (DDO1). Application: Refer Appendix 1
Zone/Overlays	Residential 1 Zone Design and Development Overlay - Schedule 1 (DDO1) Heritage Overlay - Schedule 9 (HO9)
Permit Triggers	DDO1 – a permit is required for all buildings and works. HO9 – a permit is required to construct buildings and works.
Public Notification	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.
Submissions	No submissions received

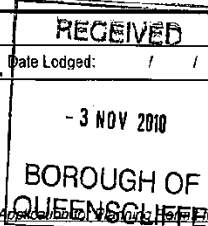


APPENDIX 1:



Planning Enquiries
Phone: 03 52561377
Web: <http://www.queenscliff.vic.gov.au>

Office Use Only	
Application No.: 2010/101	R# 154539
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 <i>Planning and Environment Act 1987</i> . 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.: 20	St. Name: KING
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	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 021974
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. 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](#)

DEMOLITION OF AN EXISTING CHIMNEY AND PART OF EXISTING GARAGE, CONSTRUCTION OF SECOND LEVEL ADDITION AND THE REMOVAL OF 2 NON NATIVE TREES
<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 \$240,000	⚠ 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.

SINGLE DWELLING AND GARAGE
<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: Mr First Name: JOHN Surname: GULLAN

Organisation (if applicable): KANDU CONSULTANTS

Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: 21 St. Name: SILVER RIDGE ROAD
Suburb/Locality: PT. LONSDALE State: VIC Postcode: 3225

Contact person's details *

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

Name:
Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: St. Name:
Suburb/Locality: State: Postcode:

Contact information

Business Phone: 52584620 Email:
Mobile Phone: Fax:

Name: Same as applicant ☐
Title: Mr First Name: PETER Surname: WHITE

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: 65 St. Name: RAE STREET
Suburb/Locality: SHEPPARTON State: VIC Postcode: 3630

Owner's Signature (Optional): Date: 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: 3 Nov 2010 day / month / year



TOWN PLANNING SUBMISSION
FOR A BUILDING
COVERED BY A PLANNING OVERLAY
OF THE
BOROUGH OF QUEENSLIFFE PLANNING
SCHEME



FOR

NUMBER 20 KING STREET

QUEENSLIFF

KU351/WHITE



Rescode/white/rescode summary/2 storey

**SUMMARY OF REQUIREMENTS FOR A
PLANNING PERMIT FOR AN
UPPER LEVEL
ADDITION TO A SINGLE DWELLING
COVERED BY A CHARACTER OVERLAY
AT 20 KING STREET, QUEENSCLIFF**

GENERAL PROJECT DESCRIPTION

- This project involves works to refurbish the existing garage, demolish the rear pergola and part remove existing concrete paved areas and an existing chimney. New works will include an upper level addition consisting of provision for a future lift, a bedroom, sitting room, en suite and sewing area; there will also be an external deck area. There are to be minor internal alterations to the existing building and the construction of an on suite bathroom to the western side of bedroom 1 and the inclusion of an internal staircase. The site is covered by a Heritage Overlay HO9 but is not individually listed but adjoins a listed building at 22 King Street and at 74 Learmonth Street; it is part of a Design Development Overlay DD01 as per amendment C7 to the planning scheme.



CURRENT FRONT VIEW OF DWELLING



Rescode/white/rescode summary/2 storey

The existing building on site is a free standing single storey dwelling and is weatherboard clad. The building is of a later vintage than its neighbours in King Street and Learmonth Street with a construction date of around 1920-30. Adjoining buildings are all from the 19th century of varying designs and condition, some of which are individually listed.

This building has remained virtually intact for the major external elements although some window replacements are evident and the building had been clad with "sheet brickwork" which has now been removed under a separate permit approval.

The overall site on which the property is located is rectangular in shape, of 522m² and is on the South West corner of King and Learmonth Streets. The site level is some 400mm above the footpath level in Learmonth Street except where vehicle access exists to the North end of the site. The existing building floor level is some 800mm above ground level giving the Learmonth Street elevation a perceived overall height of 6.5m.



CURRENT REAR VIEW OF DWELLING



Rescode/white/rescode summary/2 storey

The new owners are now seeking to undertake major cosmetic upgrade works to the original house and provide for additional services and living areas at first floor. These works will not only improve the livability of the property but assist with the overall maintenance of the existing structure.

The scope of works proposed for the house has been the subject of preliminary discussions with council officers with confirmation that the presented scheme does represent an appropriate interpretation of the overlays relevant to the site. Suggestions made by the Heritage advisor from an earlier scheme have been incorporated into the presented proposal and the upper level building is now well set back from King Street and Learmonth Street and no portion is constructed on the boundary.

The new works have been designed to echo the major design elements of the original building. The form of the upper addition is contained within the roof lines of the existing building and is set well back in from external wall lines. The architectural style of the building is significantly different to adjoining buildings but similar to other dwellings on the East side of Learmonth Street, particularly the house opposite and those heading East along King Street.

The best way to describe the current style would be to say between the wars. It is similar to a Californian Bungalow style but without a significant front porch and other architectural features. There are similar buildings in surrounding streets in Queenscliff, many of which have been upgraded in recent years.

The concept of an upper floor, within the roof space, with a partially concealed external deck, was a common feature of this style, albeit this house was always a single storey structure. The proposed addition has an external wall height of 2.1m and raking internal ceilings to provide headroom. This gives an overall building height of approximately 7.2m well below the DDO required maximum of 8.5m.



Rescode/white/rescode summary/2 storey

The existing pitched roof garage will be refurbished including the add on skillion to the Learmonth Street frontage. There will also be an additional car space created beside the garage accessed from Learmonth Street

A schedule of works is outlined in this submission both as drawings and a written report. The extent of the project is outlined in point form below;

- ❖ Restore the current garage/outbuilding to the North of the site;
- ❖ Remove existing chimney in current kitchen area;
- ❖ Remove the pergola along the North elevation of the house ;
- ❖ Extend the building at the upper level and create a new sitting area, bedroom, sewing room and en – suite;
- ❖ Make provision for a future lift shaft at ground and first floor level;
- ❖ Construct an external deck at first floor level to the south elevation of the building;
- ❖ Construct a new en – suite to the West side of bedroom 1;
- ❖ Paint exterior of building in area of modification works;
- ❖ Modify interior of building to include new staircase, bathroom & laundry;
- ❖ Remove some hard paved areas to North West of site;
- ❖ Retain existing boundary fencing but modify as required for vehicle and pedestrian access;

This overall approach will address some of the inappropriate works of the past and provide for a revised streetscape view from Learmonth Street and King Street not unsympathetic with the building's architectural styling.

Note: Works to the exterior of the existing building have been the subject of a previous permit.



Rescode/white/rescode summary/2 storey

MINIMUM STREET SETBACK

- This application involves works above the existing building. The current front setback will not be affected by the proposed works as the upper level area is to be setback a further 4.5m from the existing lower wall. Works facing the secondary , Learmonth Street, frontage have been setback 3.0m in lieu of the existing buildings 1.5m This setback is compliant with Rescode and the DDO provisions ;
- Minimum setback provisions are considered to be satisfied in that no change is made to the current King Street or Learmonth Street setbacks but upper setbacks are increased from the existing.

BUILDING HEIGHT

- The proposed works to the house are to be 2 storey and higher than the current building height. The maximum building height proposed is calculated to be 7.2m using data obtained from a licensed surveyor. Some interpretation of levels below the existing floor has been made and a final actual height will only be known during construction. This being said a maximum ridgeline height has been set to an AHD level which will be verifiable after the framework is completed. The adjoining building heights are shown on both King Street and Learmonth Street elevations. Building heights have been provided by a licensed surveyor. Building heights are shown relative to each other and surrounding buildings as Australian Height Datum readings prepared by a licensed land surveyor.

The concept to provide additional accommodation at an upper level will significantly enhance the usability of the site. There is currently 170m² of North facing rear garden available to the occupants and all this will remain for external recreational use. A ground floor addition to provide similar accommodation upgrades would reduce this area by over 50m².



Rescode/white/rescode summary/2 storey

- Building height provision is considered to be satisfied as it is below 8.5m as set out in the DDO and generally in compliance with the schedule to the overlay which states, "Building height should reflect the prevailing building height in the immediate area.....".

SITE COVERAGE

- Total site coverage of all existing building works is 173m² for an overall site area of 522m². Total site coverage is therefore 33.2%. The proposed works at the upper floor will not modify the site cover nor will the refurbishment of the garage. Urban Character Policy (DD01) specifies a maximum site coverage objective of 40%. The proposed site cover is therefore considerably less than the recommended level.
- Building area provision is not exceeded.

PERMEABILITY

- The total site area of 522m² has 161m² of building works and approximately 34m² of hard paving for total site coverage of 195m² leaving 327m² or 62% of the site as permeable area. As the Character Policy makes a statement on permeability related to 50% of required open space, this generally translates to a requirement of 30% of the total site as a minimum.
- Permeability provision is satisfied.

CAR PARKING

- This proposal does not change the current situation of Learmonth Street access to undercover parking on the site although an additional crossing will be required for external parking for 1 other vehicle. The existing crossing will also be upgraded.
- Car parking will be compliant with rescode therefore car parking provisions are satisfied.



Rescode/white/rescode summary/2 storey

REAR AND SIDE SETBACKS

- The existing house has a 1650mm setback from the West boundary and it is intended to maintain this apart from a 4.0m long extension for an en suite. This wall is shown to be 650 from the boundary which is a matching distance to the adjoining property. The DDO offers this setback as being applicable in heritage areas. The upper level wall to the West has been setback 2.4m for a wall height of 5.8m. Rescode requires a setback of 1.66m.

The proposed additions are setback 3.0m from the East, Learmonth Street side boundary, for a wall height of 6.1m. rescode does not set a standard for heights relative to side street boundaries but at 3.0m it would more than exceed the setback from an adjoining property boundary.

The North elevation is setback over 20m from the rear boundary.

- Side and rear setback provisions match existing building elements and are similar to other examples within these street, generally all other setbacks more than comply with the DDO and Rescode.

WALLS ON BOUNDARIES

- There are no walls actually on a boundary albeit the en suite wall is closer than 1.0m as required in the DDO. This existing situation is not uncommon in this area of Queenscliff and would not be considered as a non conforming setback as it matches the adjoin property to the West.
- Walls on boundaries provision are in question but approval for the proposed scheme is requested.



Rescode/white/rescode summary/2 storey

DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

- The only property to have windows adjacent to the proposed additions is to the West. There are windows in this wall of the adjoining property but the new works do not impact on them as is shown in the accompanying drawings. The proposed en suite addition does not encroach on the existing building's windows.
- Daylight to existing windows provision is satisfied.

SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS

- The site is on the North side of King Street, therefore only buildings on the other side of the street would be affected by this provision. In reality there are no buildings on the South side of King Street at this location, only netball courts.
- Solar access to North facing existing windows provision is satisfied.

OVERLOOKING OF SECLUDED PRIVATE OPEN SPACE

- Whilst overlooking is not a decision guideline under the DDO consideration has been given to this requirement to ensure provisions of Recode can be met should a building permit be applied for. The only property that could be affected is to the west. In this proposal there are no windows that would permit overlooking into the private secluded open spaces or windows. Any windows able to provide a view are at high level. The other potential for overlooking is from the external South deck. Views from this deck would be restricted to the adjoining front garden or a blank side wall.
- Overlooking provisions are satisfied.



Rescode/white/rescode summary/2 storey

OVERSHADOWING OF PRIVATE SECLUDED OPEN SPACE

- Similar to overlooking, overshadowing provisions are not applicable to this application. Overshadowing in general from noon on would fall on the subject site or the public reserve. Any shadow created by the new works during the morning would fall on the East facing windows of the adjoining property not external recreation space. The existing building already shades these windows in the morning and the upper level addition will not change this situation.
- Overshadowing provisions are satisfied.

DAYLIGHT TO NEW HABITABLE ROOM WINDOWS

- All habitable rooms are to be provided with natural light via windows installed in external walls with a minimum of 1.0m clear to sky access.
- Daylight to habitable room provisions is satisfied.

PRIVATE OPEN SPACE

- The new works will retain the current North West facing garden area as private open space of 13.4m depth for over 13.0m width. This provides for 179m² to the North West side accessed from the existing house.
- Private secluded open space and daylight provisions are satisfied.

FENCING

- The existing front fencing is not to be modified as part of this proposal. Fencing along the Eastern boundary is currently timber palings and this will remain as is or be repaired as required. Amendments to the side fence will be undertaken to accommodate the proposed new vehicle access from the Learmonth Street.



Rescode/white/rescode summary/2 storey

- Fencing provision is satisfied.

VEGETATION

- The site has no indigenous planting to the rear garden area used for this proposal. Accordingly the proposal will not affect any vegetation protected by the overlay; however 2 non indigenous plants will be removed.

HERITAGE CONSIDERATIONS

- The site is within Heritage Overlay HO9 of the Queenscliffe planning scheme. This overlay is defined as "Botanic Gardens" and has its central objective to protect aspects associated with the intersection of King and Mercer Streets and the Royal Hotel. The subject site is on the South East extremity of this overlay area and has little relationship to the gardens to the South or the Royal Hotel to the West.

This being said it is part of the visible streetscape from Mercer Street to Learmonth Street, which does include 3 listed properties to the West of the site.

The house at 20 King Street is, by comparison with the listed properties, a simple building with weatherboard cladding, corrugated roof sheeting and timber window frames. It is of the 20th century not the 19th century. The building is set back from the street frontage and starts the section of "modernization in King Street which extends eastward to the corner of St Andrews Street.

In preparing the concept forming this submission consideration has been given to the objectives set out in 22.03-9 of the planning scheme. Many of these objectives relate to Mercer Street and the immediate surrounds to the Royal Hotel but do also relate to the use of traditional materials and forms. The style of 20 King Street, as shown and indicated in this report, is significantly different from the property adjoining to the West and other properties towards Mercer Street.



Rescode/white/rescode summary/2 storey

There is no practical alternative to external works other than to make them consistent with the style of the existing building, not endeavor to emulate the earlier Victorian style to the West. To achieve this we have drawn our ideas from examples of dwellings locally and regionally to demonstrate a solution that would not have been uncommon for the period of the architecture. We are not suggesting that this house was ever intended to have a second storey but that the era of this house did have 2 storey versions.

The intent therefore is to balance the impact on the existing Victorian dwellings on adjoining sites and to provide a complimentary addition to the original building. In discussions with council officers following the presentation of various schemes the current proposal does embrace key elements of advice received.

The first floor form has been set back from East, West and South elevations of the existing building. This will contain the new structure within the existing roof form for much of the new floor area. The South front setback is 11.0m from King Street and nearly 7.0m further back than the property at 22 King Street. This allows the roof and verandah forms of 22 King Street to retain their public visibility at their current extent. The West setback allows the new works to give a 3.0m space to the roof form of the adjoin building.

These setbacks and the proposed wall heights have been created to reduce any impact on both the presence of the works to the street and the identity of the adjoining listed building. However there is still the issue of the overall height to discuss. A policy of HO9 is that "buildings over 1 storey will not be encouraged". It has been put to council officers, and generally accepted, that in this location there are 2 storey dwellings on adjoining allotments in king Street and in Learmonth Street and the concept of a second level is not unacceptable.



Rescode/white/rescode summary/2 storey

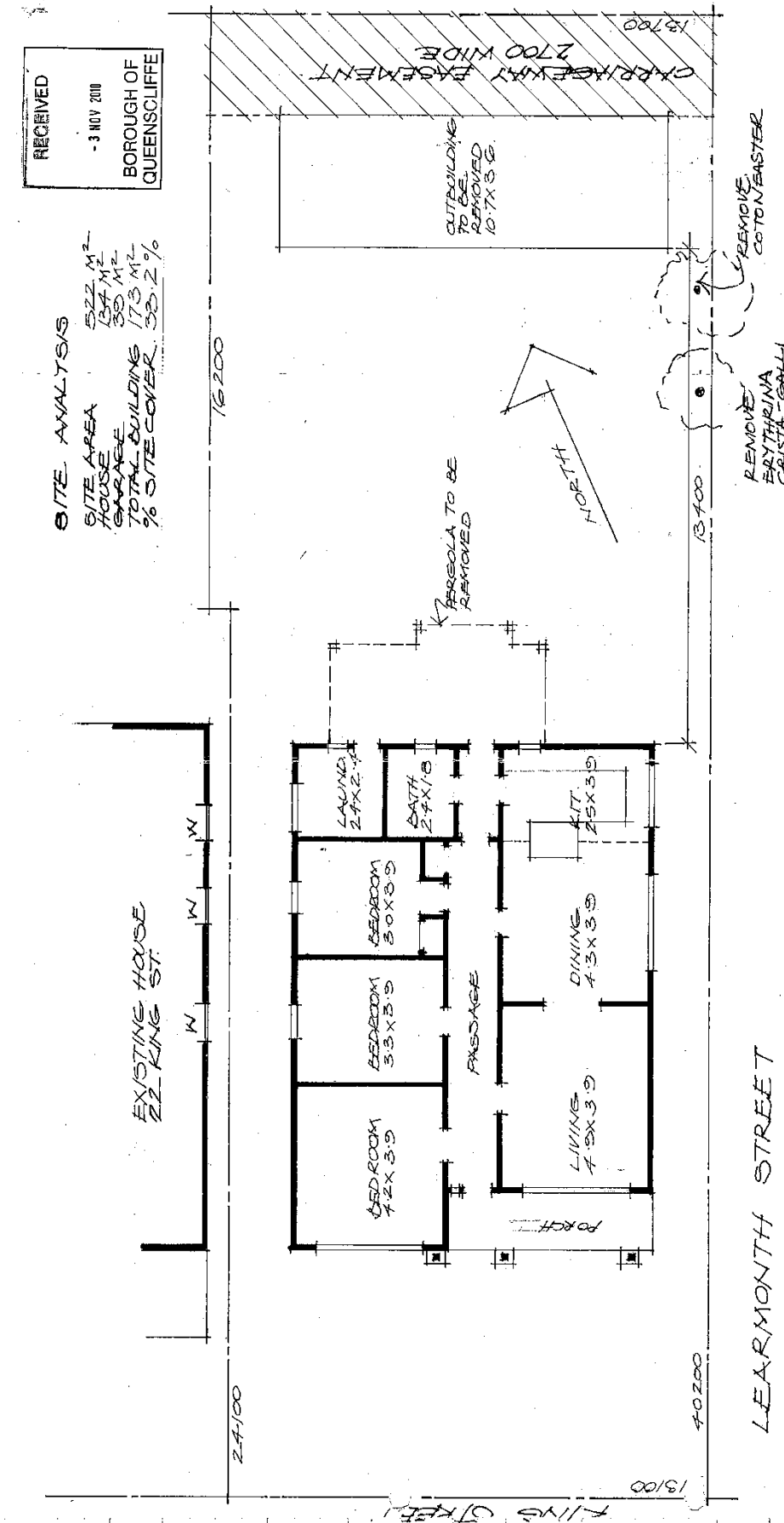
A second policy statement is "The highest point of the roof of a building should not be greater than the highest adjacent building". This submission has provided surveyor produced levels of roof levels for both adjacent properties and whilst the roof level exceeds the King Street property it is 580mm less than the Learmonth Street property. This does not necessarily translate to an absolute mathematical solution but in terms of the intent of HO9 and DDO1 there is scope to suggest that the proposal does not contradict the requirements.

The site's location relative to Victorian forms to the West and 20th century forms to the East has created a transition point for many years. The proposed upper level addition does not change this situation but as the works are complimentary to the architecture of the site it is considered that it is not an unacceptable response.

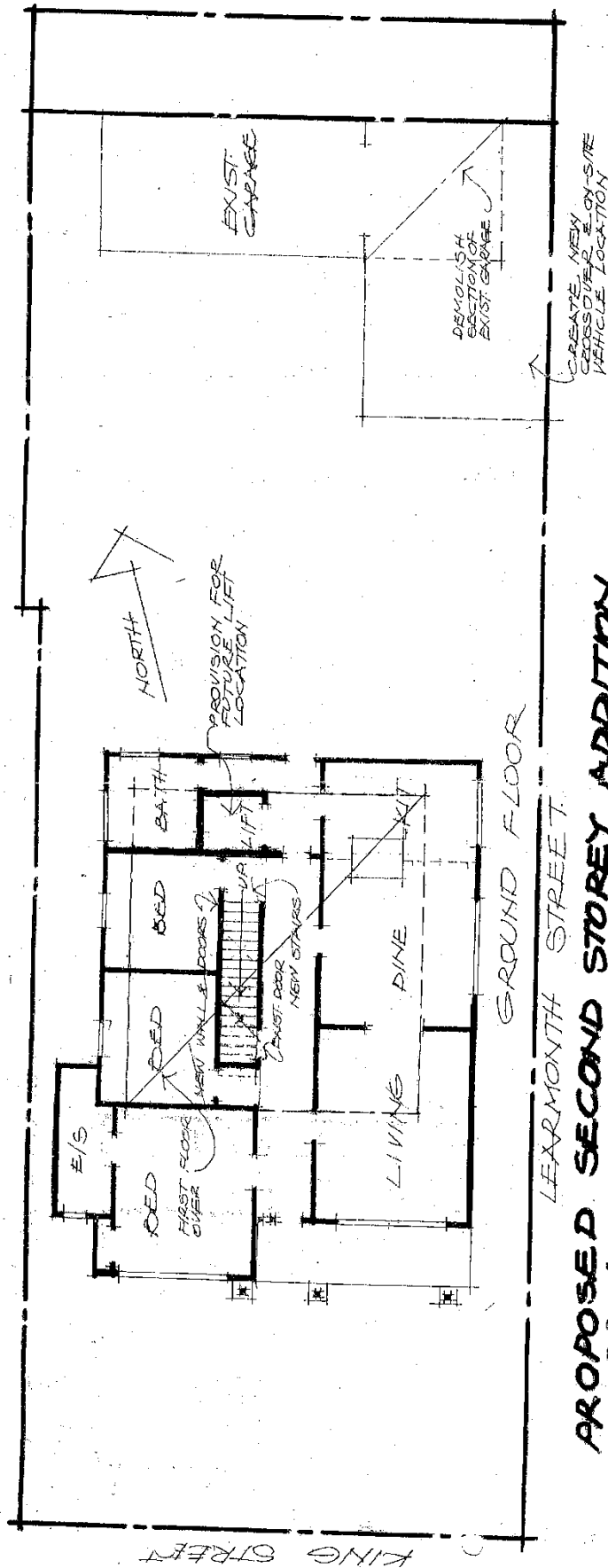
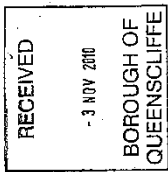


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QUEENSLIFFE

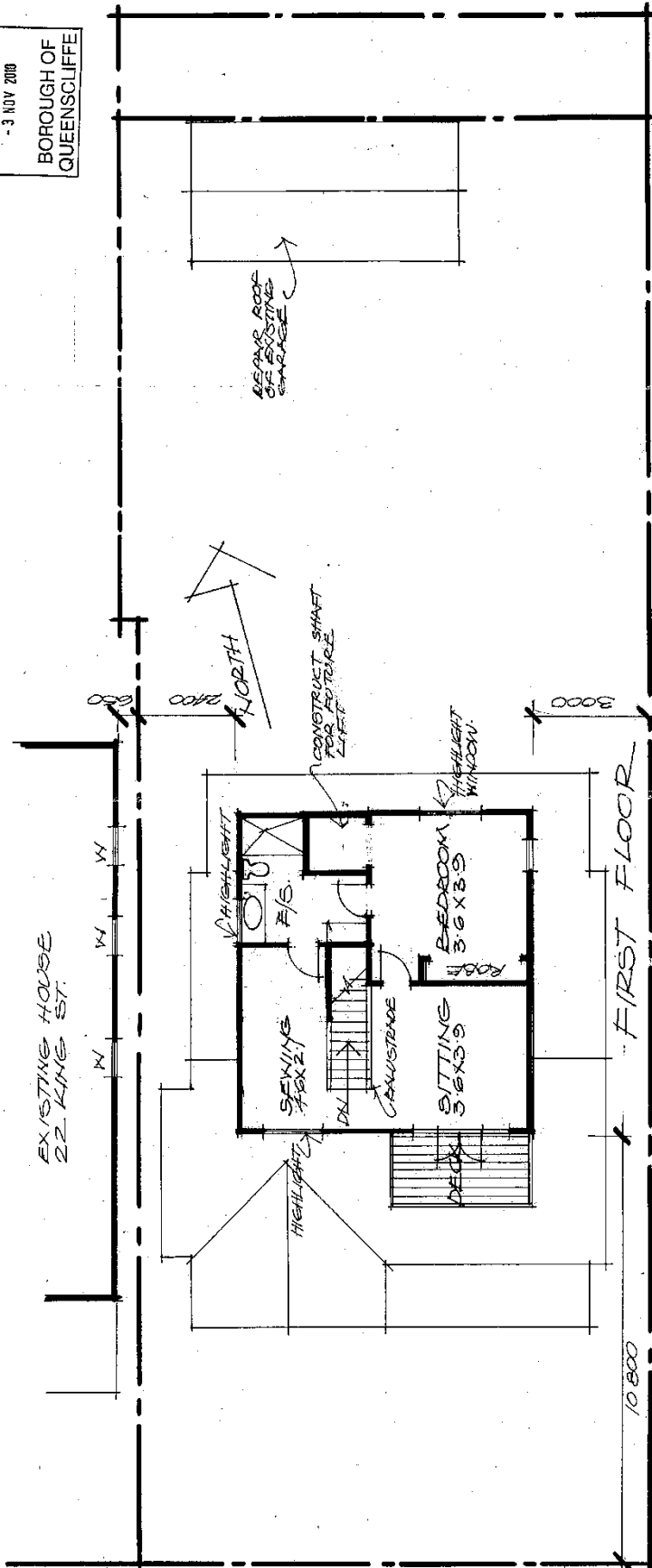
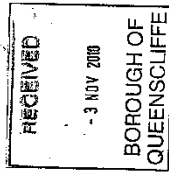
SITE ANALYSIS
SITE AREA 522 M²
HOUSE 134 M²
GARAGE 30 M²
TOTAL BUILDING 173 M²
% SITE COVER 33.2 %



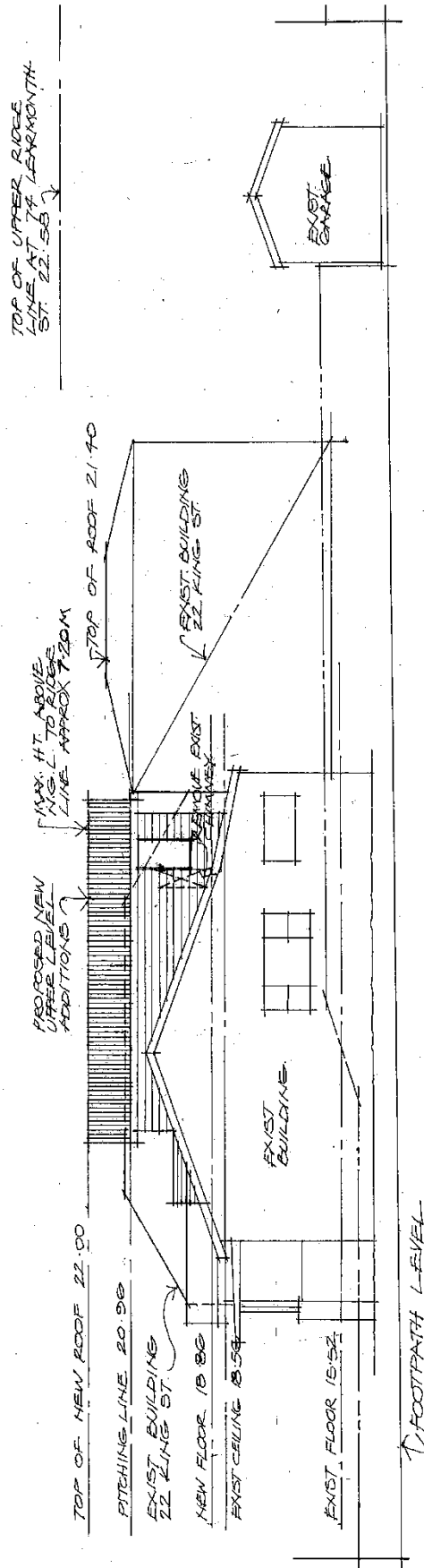
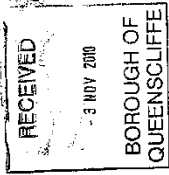
PROPOSED ALTERATIONS & ADDITIONS
AT 20 KING STREET, QUEENSLIFFE
FOR P & R WHITE
EXISTING CONDITIONS PLANS 1:100 JULY 09 KU351/EC 01
KANDU CONSULTANTS 52584820



PROPOSED SECOND STOREY ADDITION
AT 20 KING STREET, QUEENSCLIFFE
FOR P&R WHITE
PRELIMINARY CONCEPTS
RANDU CONSULTANTS 52504920
1:100 JUNE 10 KUB31/SK FOI

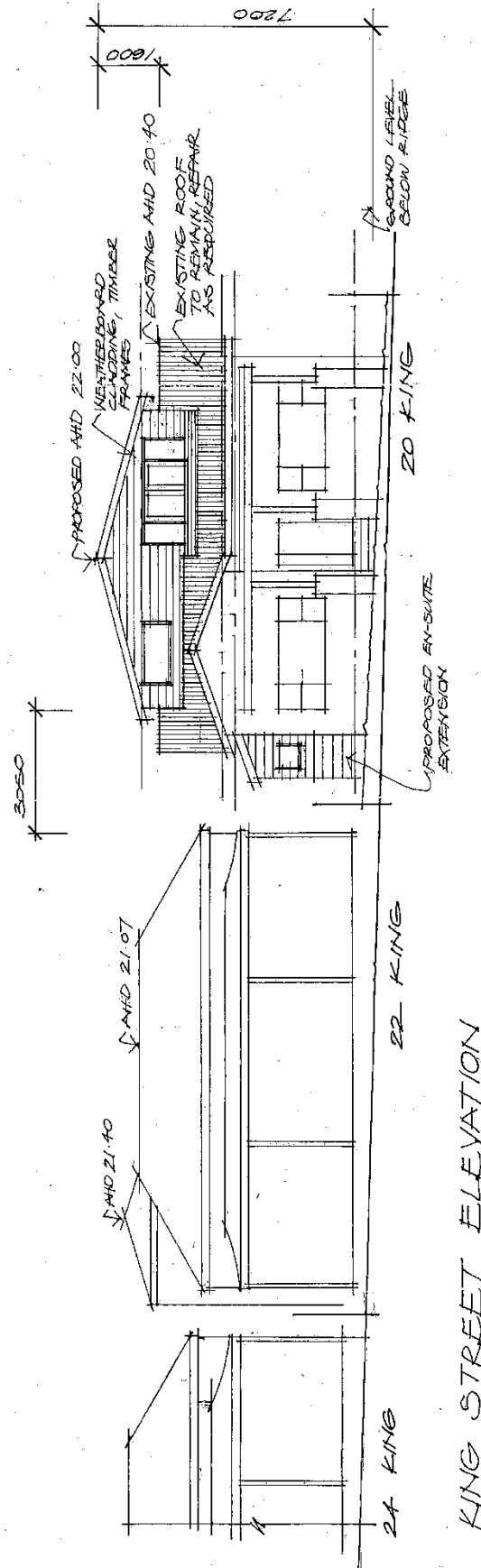
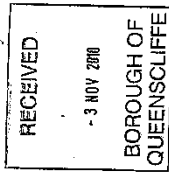


PROPOSED SECOND STOREY ADDITION
AT 20 KING STREET, QUEENSLIFFE
FOR P&R WHITE
PRELIMINARY CONCEPTS 1:100 JUNE 10 KU351/SK P02
RANDU CONSULTANTS 52584820



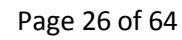
EAST ELEVATION (LEARMONTH STREET)

PROPOSED SECOND STOREY ADDITION
AT 20 KING STREET, QUEENSLIFFE
FOR P & R WHITE
PRELIMINARY CONCEPTS 1:100 JUNE 10 K0351/SK F03
KANDU CONSULTANTS 52584820



KING STREET ELEVATION

PROPOSED SECOND STOREY ADDITION
AT 20 KING STREET, QUEENSLIFFE
FOR P&R WHITE
PRELIMINARY CONCEPTS 1:100 JUNE 10 KUS51/SK FOR
KANDU CONSULTANTS 52584920



**BOROUGH OF
QUEENSCLIFFE**



PROPOSED SECOND STOREY ADDITION
AT 20 KING STREET, QUEENSLAND
FOR P & R WHITE
PRELIMINARY CONCEPTS 1:200
KANDU CONSULTANTS 52504920



FRONT ELEVATION



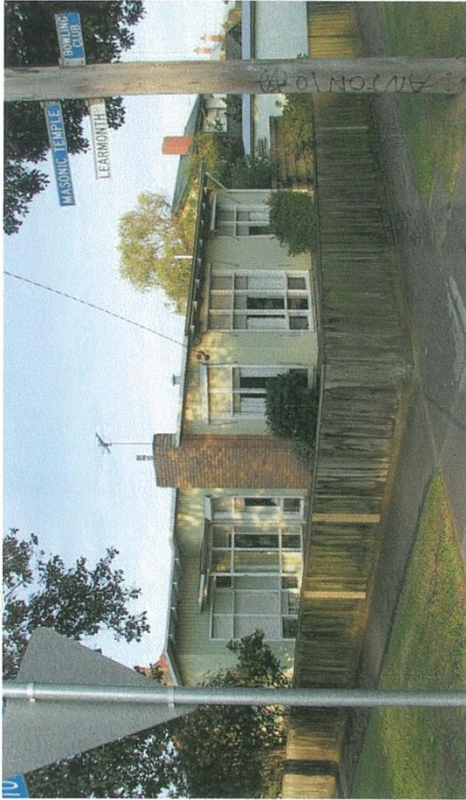
ADJOINING PROPERTIES IN KING STREET



VIEW FROM LEARMONTH STREET



EXISTING GARAGE AND ACCESS



CNR LEARMONTH AND KING STREETS



ADJOINING PROPERTY KING STREET



OPPOSITE HOUSE IN LEARMONTH STREET



LOOKING EAST ALONG KING STREET



4.2 10 Hobson Street, Queenscliff

Planning Permit Application: 2010/108

SUMMARY

Proposal	Construct alterations and additions to an existing retail premises comprising a single dwelling at first floor level within a Business 1 Zone and Heritage Overlay, a variation to the site coverage and setback requirements of the DDO1, and a waiver of the car parking requirements of Clause 52.06 of the Queenscliffe Planning Scheme.. Refer Appendix 2
Zone/Overlays	Business 1 Zone (B1Z) Design and Development Overlay - Schedule 1 (DDO1) Heritage Overlay - Schedule 7 (HO7)
Permit Triggers	B1Z – a permit is required for buildings and works. DDO1 – a permit is required for all buildings and works. HO7 – a permit is required to construct buildings and works.
Public Notification	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.
Submissions	2 submissions received: Refer Appendix 3 Applicants response to submissions: Refer Appendix 4
Key Issues raised by objectors	Car parking Character Bulk/Setback Waste/garbage storage



APPENDIX 2:



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

Office Use Only #156040		RECEIVED
Application No.: #604	Date Lodged: 29/11/10	
Application for 2010/108 Planning Permit BOROUGH OF QUEENSCLIFFE		

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.: 10	St. Name: HOBSON 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.: 0066315E

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. 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](#)

CONSTRUCTION OF A SINGLE DWELLING AT FIRST FLOOR LEVEL NOT EXCEEDING 8.0M IN HEIGHT ABOVE NATURAL GROUND LEVEL ABOVE AN EXISTING RETAIL FACILITY IN A HERITAGE OVERLAY AREA, MODIFICATION TO DDO1 REQUIREMENTS FOR SITE COVER AND BOUNDARY SETBACKS AND EXEMPTION FROM THE REQUIREMENT FOR A SINGLE ON SITE CAR SPACE

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 \$240,000

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.

SINGLE LEVEL RETAIL FACILITY

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: Mr	First Name: JOHN	Surname: GULLAN
Organisation (if applicable): KANDU CONSULTANTS		
Postal Address:		
Unit No.:	St. No.: 21	If it is a P.O. Box, enter the details here:
St. Name: SILVER RIDGE ROAD		
Suburb/Locality: POINT LONSDALE	State: VIC	Postcode: 3225

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

Contact information	
Business Phone: 52584820	Email: john@kandu.net.au
Mobile Phone:	Fax:

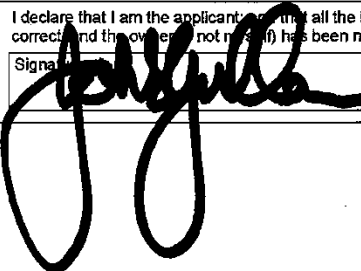
Name:		
Same as applicant <input type="checkbox"/>		
Title: Ms	First Name: MARILYN	Surname: FLETCHER
Organisation (if applicable): RUSTIC COURT P/L		
Postal Address:		
Unit No.:	St. No.: LEVEL3/99	If it is a P.O. Box, enter the details here:
St. Name: TOORAK ROAD		
Suburb/Locality: TOORAK	State: VIC	Postcode: 3142
Owner's Signature (Optional):		Date:
		day / month / year

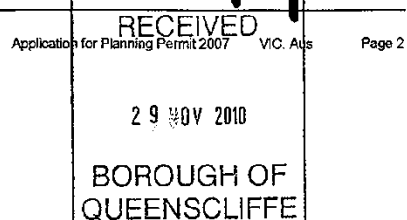
Declaration

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 me) has been notified of the permit application.

Signature:  Date: 23/11/2010
day / month / year





10 HOBSON STREET, QUEENSCLIFF

Planning Application to the Borough of Queenscliffe

To

Construct a dwelling at an upper level

Above an existing retail outlet



Prepared for Rustic Court P/L

November 2010

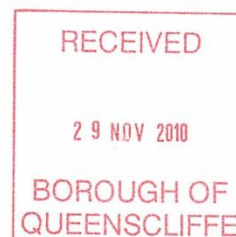
Report prepared by:

KANDU CONSULTANTS P/L

21 SILVER RIDGE ROAD

POINT LONSDALE

3225



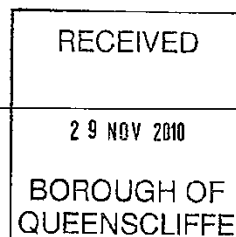


Planning application – 10 Hobson Street, Queenscliff

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RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

1. INTRODUCTION

This report is prepared on behalf of the directors of Rustic Court P/L, owners of the subject site.

This application, to the Borough of Queenscliffe, seeks approval to use part of the existing site and approve development works for the purpose of a new dwelling, in association with the existing single storey commercial development. The application is for development of the land and current building for a conforming use under the planning scheme to provide a single dwelling above a commercial building. This approach has been discussed with Council Officers who have indicated that this is not a prohibited use and is generally in compliance with the provisions of the planning scheme.

The proposal has been the subject of a preliminary evaluation by council's senior statutory planning officer and heritage advisor and comments made by them are addressed in this report.

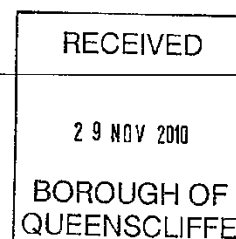
The site is located on the North side of Hobson Street at the extreme end of the business 1 zoned area and has a side boundary to a public, but unnamed roadway, servicing the rear of the shops in Hesse Street. The existing retail premises has no vehicle access but has pedestrian access to Hobson Street from the building and vacant land to the East side. There is no current vehicle access to the site from either frontage.

The site is zoned Business 1 and is subjected to a number of planning overlay controls.

The proposal is a suitable one for the site:

- It is compatible with the permitted use of the land.
- It is consistent with State and Local Planning Policy
- It is consistent with the purpose of the Business zoning and Council's Municipal Strategic Statement
- It will not reduce the amenity of adjoining neighbours.
- It is respectful of the surrounding environment and character of the area.
- It maximizes the use of limited sites and benefits from existing infrastructure services

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

Since purchasing the property in late 2010 the new owners have considered a number of possibilities to develop the property to its full potential within the limitations of the sites zoning and planning controls.

2. SUBJECT SITE AND SURROUNDING AREA

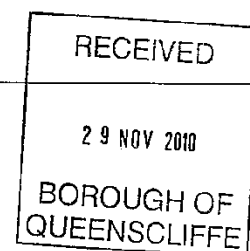
SUBJECT SITE

Hobson Street between Hesse Street and Learmonth Street is the last section in Queenscliff with Business 1/Mixed use zoning. It has achieved this zoning despite the fact that there are still residential properties within this location. The commercial component ends at the small roadway to the back of the Hesse Street shops. West of this road are 2 residential buildings which have a mixed use zoning. There is little information available about the nature of the original buildings West of Hesse Street. What is now known as the Tenby Building is, as near as photographs show, original in its current form. The group of 4 shops adjoining the Tenby Building are of a much later period and could perhaps have replaced simple houses. The subject site we know was built in the 1960's as a TAB outlet and operated as such for many years. There is no photographic evidence of the previous building on the site but the original County Land Grant map shows a single allotment from the small road to Hesse Street and then some 60m along Hesse Street. The current title approximately 10m x 11m suggests that it was perhaps part of the Tenby Building land that may not have had any previous structure on it.

The site is small in area and there is an approximately 1.9m open space between the East wall of the current building and the West wall of the group of 4 shops. This is in contrast to the other buildings in this section of the street which are all co joined.

The current building on the site has no heritage merit and consists of a cantilevered veranda, large section timber glazed shop fronts, painted face brickwork, low pitch roof and painted brickwork parapets to 3 sides. Overall the building is inconsistent with buildings to either side and generally with the area. It is in stark contrast to the Vue Grand Building directly opposite and has no architectural connection to the residences to the west.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

SURROUNDING AREA

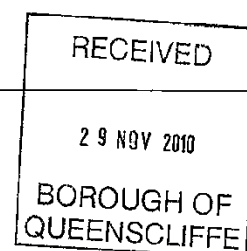
The surrounding area is one of the oldest parts of Queenscliff's commercial centre. Hesse Street immediately to the East is the main shopping precinct. There are numerous intact 19th century buildings still used for a variety of commercial purposes. In the main the buildings on the West side of Hesse Street heading North and South from Hobson Street are 2 storey in design and have posted verandas with pitched roofs. Roof forms are varied with fascia gutters visible on some and others where the roofing is partially concealed behind low parapets.

There are very few of the 2 storey buildings that have commercial facilities at the upper level. This is typical for the whole of the commercial area with the exception of the Salt gallery building and the various hotels and boarding houses. Typically residential dwellings are at first floor some with and some without balconies to the street or rear. In the main there is little if any onsite parking albeit some of the Hesse Street properties North of Hobson Street have vehicle access from a small unmade roadway.

What is characteristic of the immediate area is the vast array of building forms and styles. The Vue Grand Hotel dominates this section of Queenscliff with its 3 levels of building and tower. To the South East of the site is the ornate Post Office building and then a collection of cottage style shops/dwellings with 2 storey buildings beside and between them. Even building widths vary from, in one case an entry with porch over of only 2.0m with a 2 allotment width building on either side. This gives the area a characteristic small town "muddled" look. It demonstrates the edict of building for use and budget and thereby not being predictable or mundane.

There is also an eclectic mix of building uses with cafes utilizing footpath dining and provedores displaying fine local produce. Add to this an antique store, gift shop, bakery, lolly shop and ladies underwear store and one cannot help but be enthused. It is the variety and spontaneity of the location that is its character, not conforming architecture, height or size that matters. Queenscliff's history is equally varied from fishing to tourism within the 19th century, followed by a holiday destination for some of Victoria's and Australia's most noted families.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

Steam ships arriving at the piers and trains bringing coal to power stations could not have been further apart in their connection to Queenscliff, however they did all exist, and happily, for many decades. Queenscliff's connection with the Australian armed forces is still evident today and still active.

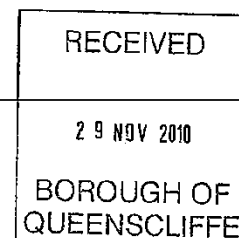
Further up Hesse Street on the East side there is again a mixture of old and new structures, some with and some without footpath verandahs. There is a new multi unit development of 2 storey town houses at 23 Hesse Street and then an interpretive design commercial building operating as a restaurant.

Buildings to the West side of Hesse Street are even more varied. The buildings on the corner of Symonds Street were constructed in 2002 and operate as retail outlets. These buildings are again an interpretive design with rendered walls, timber shop fronts and simple footpath verandahs. There is an older style hotel next to a now vacant site originally having a 1970's style nursing home and then a dominant 2 storey motel built in the 1980's. The balance of the buildings on the West side are of an older era and exhibit more of the traditional style verandah shops of the early 1900's.

The dominant feature of the street is that all buildings are constructed at the front boundary and are either single or 2 storeys in height. Where new retail developments have occurred these have been of an interpretive nature and double and single storey. The motel constructed in the 80's is an exception to this circumstance.

Despite the overall feel of Hesse Street and the surrounding areas of Hobson and Symonds Streets there is a considerable mixture of building types, styles, materials and sizes. There is no real defining feature that dictates to the design of any new development.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

3. PROPOSAL

The current building, as indicated earlier, has no redeeming features within the heritage zone it occupies. The new owners are prepared to expend the funds necessary to retrofit the building to be significantly more complimentary with the surrounding architecture. It will never be possible to replace what might have been on the site but it is completely practical to utilize the site in a more meaningful and attractive way.

The current proposal consists of 2 elements:

1. Upgrade the existing structure at street level to enhance the heritage precinct;

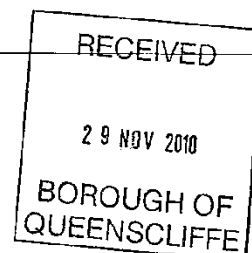
The existing building is of a typical commercial style of the 1960's. It has an engineered cantilevered veranda with a 1.5 degree pitched roof over and a 300mm deep fascia line and lined soffit. The shop fronts are of a standard commercial style albeit timber framed and walls are of face brickwork that has been painted. The presentation to Hobson Street at the street level is inconsistent with the adjoining commercial and residential buildings.

This proposal intends to retain the existing veranda and extend to the East by 2.0m. It is intended to introduce veranda posts and pitch a new roof over the existing to be more consistent with the local style. The whole of the building will be repainted and the window frames will have a new colour to lessen the obvious nature of the framing material. Any new low level joinery works will be more appropriately styled and constructed of timber.

As part of the veranda remodelling a new fascia panel will be installed between the posts and thereby give a suitable location for signage visible from street level.

As the site does not have vehicle access there will be no capacity to have any onsite parking for the new dwelling. This means there will be an exemption requested for 1 on site car space.

RESCODE/HINDSON/REPORTS





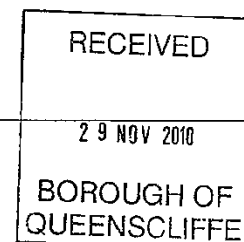
Planning application – 10 Hobson Street, Queenscliff

This we believe is a reasonable request as there are many examples within this area where there is no on site car parking possible. An example of this is the commercial/residential complex on the corner of Stokes and Hesse Streets or the first floor dwelling over the ice cream shop at the top end of Hesse Street. Under normal circumstances provision would be required for 1 car space, however as the current on site building precludes any scope for providing the space without demolition of part of the commercial building we have not been able to comply with this requirement as we would have with more vacant land to work with. The only ground floor space taken up by the proposal is a 1.9m strip between the 2 buildings fronting Hobson Street. This space is too narrow to offer for car accommodation even if it was considered appropriate to enter from Hobson Street. The rear land is part of a drainage easement which could have a car space over it but again this space is only 1.73m wide and too narrow for vehicle use.

This site, as with many others in the small commercial area of Queenscliff was developed without consideration for vehicle access. In a commercial sense the requirements usually only relate to the hours of operation which in the main are daytime or early evenings. Residential is often the opposite with predominantly weekend and night time requirements. There is not a significant clash in these uses albeit one cannot assume that daytime residential parking would not be required.

The size of the proposed dwelling is such that an expectation of 1-2 residents would be accommodated with a 1 car probability. As the planning scheme suggests a single space be provided we believe this can be accommodated within the immediate vicinity of Hobson and Learmonth Streets.

We appreciate that parking can be an issue in the commercial area but would request that in the overall net result that this project would deliver that an exemption for 1 car space be granted.





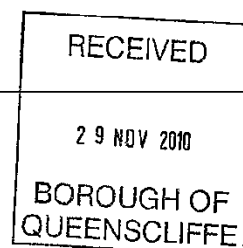
Planning application – 10 Hobson Street, Queenscliff

2. Create a new dwelling at first floor level to introduce additional vitality to the business district of the Borough.

There has been comment from the Heritage Advisor that this location in Hesse Street is in an intact representation of a single storey streetscape. This cannot be denied as there are no 2 storey buildings on this side of Hobson Street from Hesse Street to Learmonth Street. We would argue however that this is not necessarily an inappropriate concept to put forward. Throughout the commercial area of Queenscliff there are numerous examples of single and 2 storey developments side by side and intermixed to the point that it almost becomes part of the expected character of the area.

The proposal presented for this application has been mindful of this and has considered the likely impacts on the commercial and residential buildings adjacent to it. To the East are all commercial buildings of a single storey form. The adjoining buildings are of a more modest height but the Tenby Building is more reminiscent of the Victorian style with high ceilings, large parapets and pitched roof lines. The bakery building at 40 Hesse Street is clearly visible above the Tenby Building and has a definite presence on the Hobson Street streetscape. The residential buildings to the West are separated from this proposal by a 6.0m wide road and then a building setback to 12 Hobson Street. The property at 14 Hobson Street is further away again with a significant setback from its Eastern boundary. It is not considered that a second level at 10 Hobson Street would either dominate or reduce the amenity of either of these buildings.

We have commissioned a licensed surveyor to prepare accurate levels of all buildings along this section of Hobson Street and have used this information to prepare a streetscape elevation. The resultant drawing shows that there is a variety of building heights albeit no other 2 storey structure. However the balance in the streetscape is the irregularity of the existing structures in height that can clearly accommodate another dimension. If the heights were extrapolated around into Hesse Street or to the South side of Hobson Street the proposed addition would not appear at all out of character or overly high.





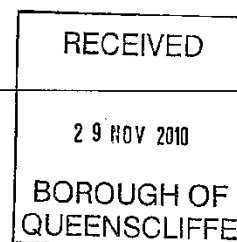
Planning application – 10 Hobson Street, Queenscliff

The drawings show that the vacant land to the East of the current building would form a new entry area and new staircase, all within the depth of the existing structure. This exact space has been defined by the licensed surveyor as part of a re establishment survey whereby new boundaries have been established in accordance with abutting registered surveys. This survey will be lodged with the titles office for a title amendment according to survey.

At the upper level it is proposed to provide a single bedroom with access to a bathroom. There would be an open plan kitchen/dining/living area with access to a North facing external deck area. Overall the dwelling would be a viable and liveable facility within the central business area of Queenscliff. The dwelling could either be for a permanent resident or for the seasonal holiday accommodation market.

The design meets all building requirements for setbacks relative to fire rated components of the structure and the rear deck, albeit over the North easement is within the criteria for exemptions to be issued as there are no in ground components required. As the North elevation of the site overlooks the rear parking/delivery areas of the commercial buildings in Hesse Street there is no loss of amenity to any dwelling occupants to the West.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

5. PLANNING CONTROLS

4.1 ZONING

The subject site is zoned Business 1 under the Borough of Queenscliffe Planning Scheme. The Schedule to the zone does not have any requirements affecting the current proposal. Surrounding land is also zoned Business 1 or Mixed Use.

4.2 OVERLAY CONTROLS

There 2 overlays affecting this site.

- Design Development Overlay 1 , Queenscliff Urban Heritage;
- Heritage Overlay 7, Hesse Street Commercial Area.

4.3 PARTICULAR PROVISIONS

The Planning Scheme does not include any particular provisions for the proposed use.

4.4 STATE PLANNING POLICY FRAMEWORK

The proposal is affected by the following strategies in the State Planning Policy Framework:

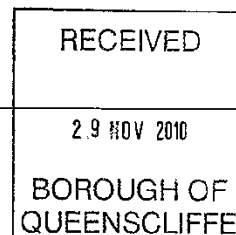
Clause 17 Economic Development

4.5 LOCAL PLANNING POLICY FRAMEWORK

Municipal Strategic Statement

Council's Municipal Strategic Statement (MSS) includes at 21.05-4 recognition of the importance of both Heritage and tourism for Queenscliff. Council considers that its tourism market needs to be structured to accommodate year round activities not just seasonal facilities. The creation of additional retail developments within the designated Commercial area of Queenscliff is given a high priority.

RESCODE/H/INDSON/REPORTS



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Planning application – 10 Hobson Street, Queenscliff

Tourism is a strong industry for the municipality and the sector has experienced substantial growth in recent years, capitalising on the proximity to Melbourne and also the coast. Tourism is expected to be a strong employment provider in the future and one of Council's objectives is to provide new opportunities to facilitate tourism. The proposed development whilst not specifically tourism related is part of the overall investment in this property that has retail implications and may well be eventually part of the holiday rental market.

Local Policies

There are no local policies specifically relating to the proposed use.

4.6 CLAUSE 54 CONSIDERATIONS

As part of the Business 1 zoning it is a requirement to consider aspects of Rescode 54 for issues related to occupant and neighbour amenity. This section selects those objectives considered appropriate to this application.

54.01 Neighbourhood and Site Description and Design response:

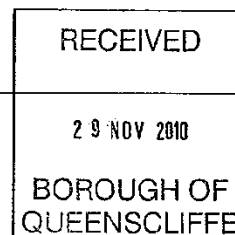
This has been considered in earlier parts of this report as Surrounding Area and Project proposal;

54.02 – 54.03, these have again been considered in the earlier parts of this report;

54.04 Amenity Impacts:

The current proposal is within a Business 1 zoning with an existing commercial building already on site. The existing building is built to the front boundary and the west side boundary as would be expected and demonstrated by other buildings within this zone. As surrounding buildings are commercial occupation their principal and only natural daylight is through the shop fronts and this will not be impacted upon by this development.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

Overshadowing and overlooking objectives have been considered and these are shown on drawing 07 of the submission. It is considered that no residential property will be inappropriately affected by the current proposal;

54.05 On - site Amenity and Facilities:

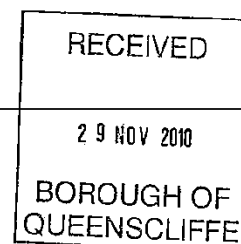
The proposed upper level dwelling has access to natural daylight through external wall windows to all habitable spaces. There is a proposed upper deck facing north and accessed from the living area to be used as the private open space. This deck is 2.4m wide x 6.5m long for a total area of 15.6m². Whilst clause 54 does not allocate these areas as other than ground level, in this circumstance Clause 55.05-4 is appropriate and this requires a deck area of 8m² with a minimum dimension of 1.6m;

54.06 Detailed Design:

As this project is in a Business 1 Zone it is not appropriate to consider front fences as all adjacent buildings and the current structure on site are built to the front footpath boundary.

It is generally considered that the proposal complies with the relevant and appropriate sections of Clause 54 of Rescode.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

5. ASSESSMENT

PLANNING POLICY:

GENERAL:

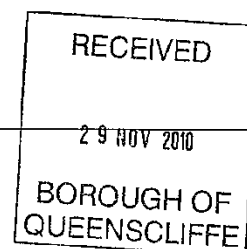
The proposal is consistent with existing Planning Policy and the MSS. Existing commercially zoned land will be protected by incorporating tourist facilities in the way of retail facilities into the current principal commercial area of the Queenscliff Township. Owners of the property have demonstrated their commitment to enhancing both the streetscape and the commercial precinct by proposing to utilize the Hobson Street boundary of the property albeit there is a small unmade roadway to the West of the site.

The site is also ideally sited for the proposal. It is located at the extremity of the commercial shopping strip in Hobson Street which is in need of some additional facilities to draw customers along from the main Hesse Street retail area..

STATE PLANNING POLICY:

Tourism - The proposal supports the State Planning Policy for Tourism (clause 21.05-4 of the Planning Scheme). The objective of the policy is to encourage tourism development to maximise employment and long-term economic, social and cultural benefits. Tourism in the Borough is growing at 6-7% annually and the need for attractions to the area need to grow commensurately. Proximity of the site to both Geelong and Melbourne means that the proposal is well sited to capitalise on visitor markets in both those cities. In turn the development will contribute back to the economy of Queenscliff, particularly through employment of labour. The proposal is compatible with both the existing activities on site and also the surrounding commercial uses.

RESCODE/HINDSON/REPORTS



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Planning application – 10 Hobson Street, Queenscliff

MUNICIPAL STRATEGIC STATEMENT:

Queenscliffe's MSS includes objectives and strategies for land use development.

Clause 21.05-4 Economic Development:

Tourism:

Tourism is specifically listed in the MSS as one of the industries of the future, which Council is keen to encourage.

Commercial and Retail Uses:

To provide for a diversity and vitality in the shopping precincts of Point Lonsdale and Queenscliff in a manner to capture escape expenditure. The retail centres should have a healthy retail base centred on both local and visitor trade. To ensure that appropriate land is made available for commercial facilities and it is utilized for such purposes.

ENVIRONMENT:

The proposed development will be able to access all required services for power, water and sewerage within Hesse Street. Stormwater disposal will also be into the Hesse Street drainage system.

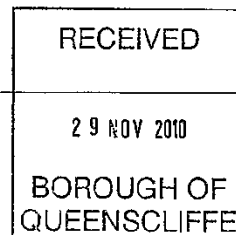
DESIGN AND SITING:

These issues have been canvassed in other sections of the report and indicate that the proposal is consistent with surrounding developments.

TRAFFIC:

There is already capacity within the street to accept another single bedroom apartment requirement for a maximum of 1 car. The residential development in itself will not generate additional public traffic but will bring a requirement for a single car space in the public domain. The other retail outlets in Hobson Street between Hesse and Learmonth Streets similarly rely on the tourist traffic and utilize the on street parking in the area. The size of the building suggests that there is sufficient parking in this area of Hobson Street and around into Learmonth Street to satisfy the car parking requirements accommodate the likely requirement of a new single bedroom residence.

RESCODE/HINDSON/REPORTS





Planning application – 10 Hobson Street, Queenscliff

COMPATIBILITY WITH ADJOINING USES:

The proposed use will not conflict with adjoining uses. It will be next to a holiday residential facility and other residential dwellings to the West.

6. CONCLUSION

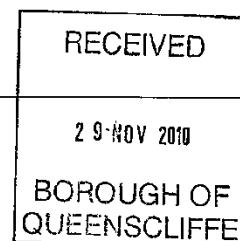
The existing site is underutilized at the moment and in need of modification to be more in tune with its surroundings. The change of ownership is an opportunity to both maximize the potential of a small site and to improve the visual aspects of the building in the context of its location in a heritage area of the borough. The buildings evident from Hesse Street and Hobson Street are not consistent with the existing building. In a relatively small Business Zone in central Queenscliff the non maximization and improvement of a viable site is denying both visitors and locals alike appropriate access to retail services.

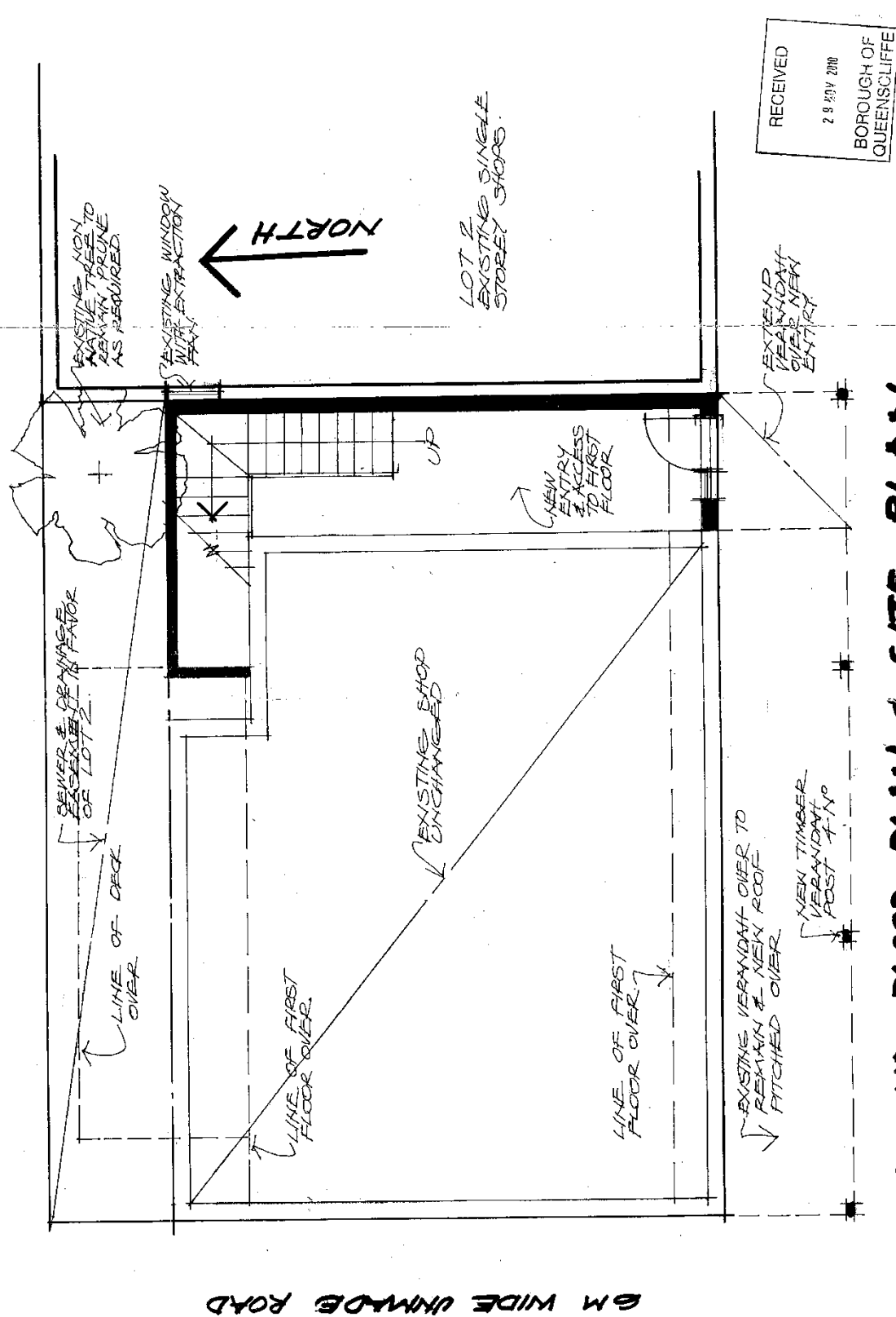
In summary the proposed increased use of this land for a retail outlet and dwelling:

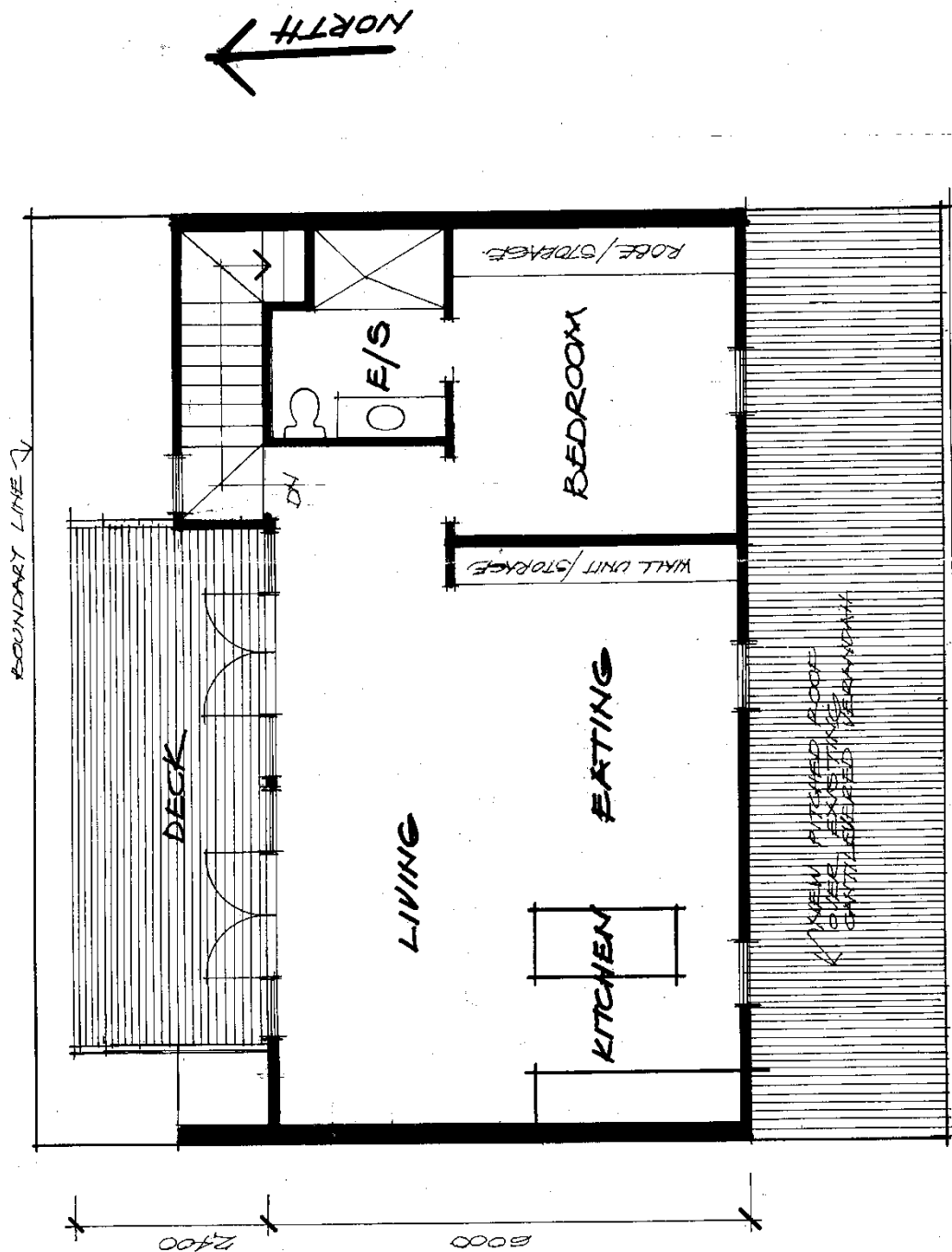
- Is consistent with State and Local Planning Policy which seek to promote the use of commercial land for other than residential purposes.
- Is also consistent with the purpose of the Business 1 Zone.
- Is compatible with the current use of the land.
- Will not diminish the ethos of existing streetscape.
- Will not reduce the amenity of adjoining neighbours.
- Is respectful of the surrounding environment and character of the area.

It is therefore requested that a permit be issued.

RESCODE/HINDSON/REPORTS

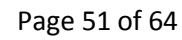




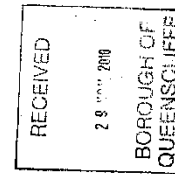


FIRST FLOOR PLAN

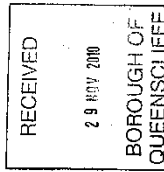
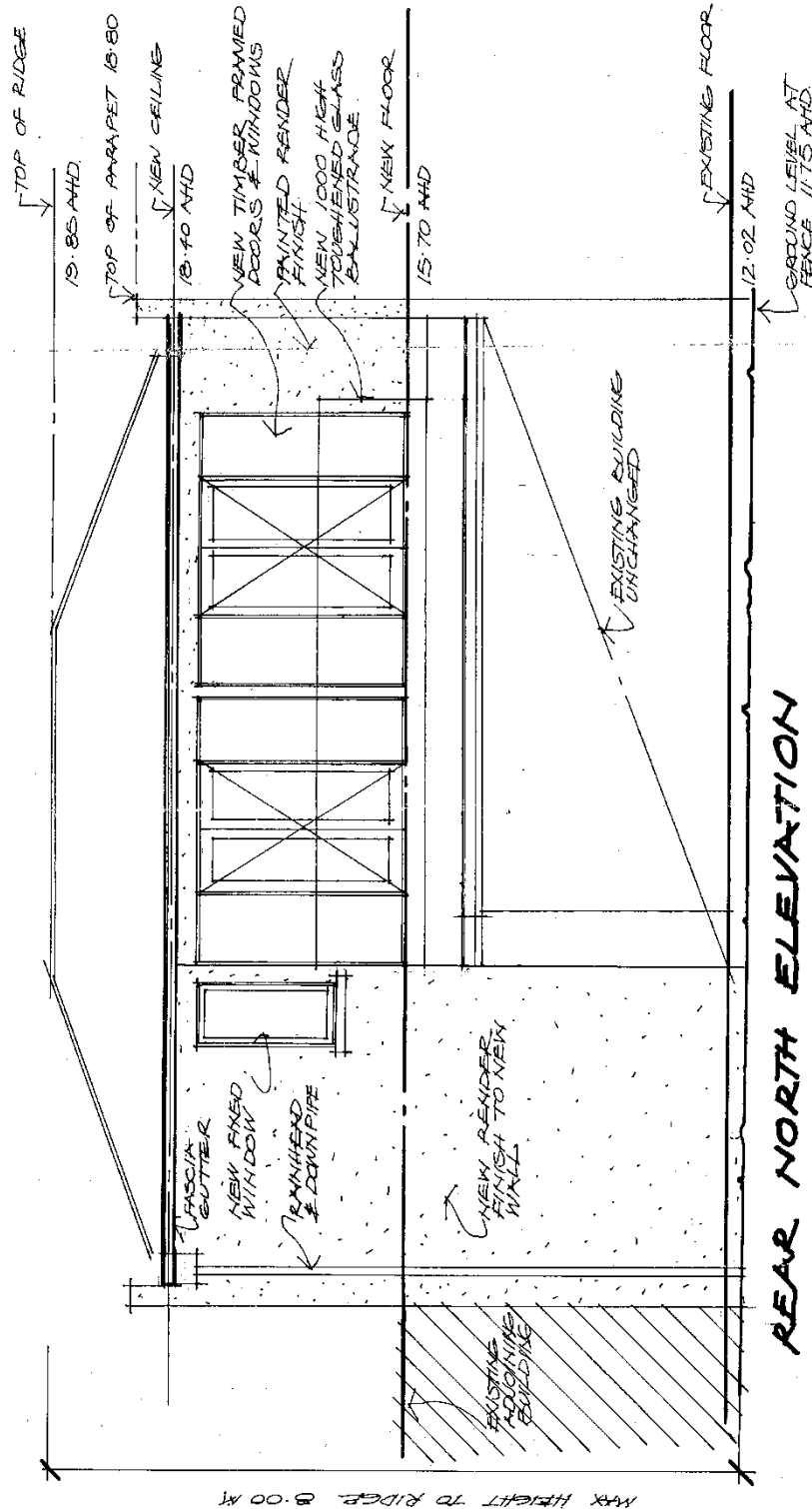
PROPOSED FIRST FLOOR ADDITION TO EXISTING SHOP
FOR RUSTIC COURT P/L 10 HOBSON ST QUEENSCLIFFE
PLANNING SUBMISSION NOV 2010 1:50 KU371/02



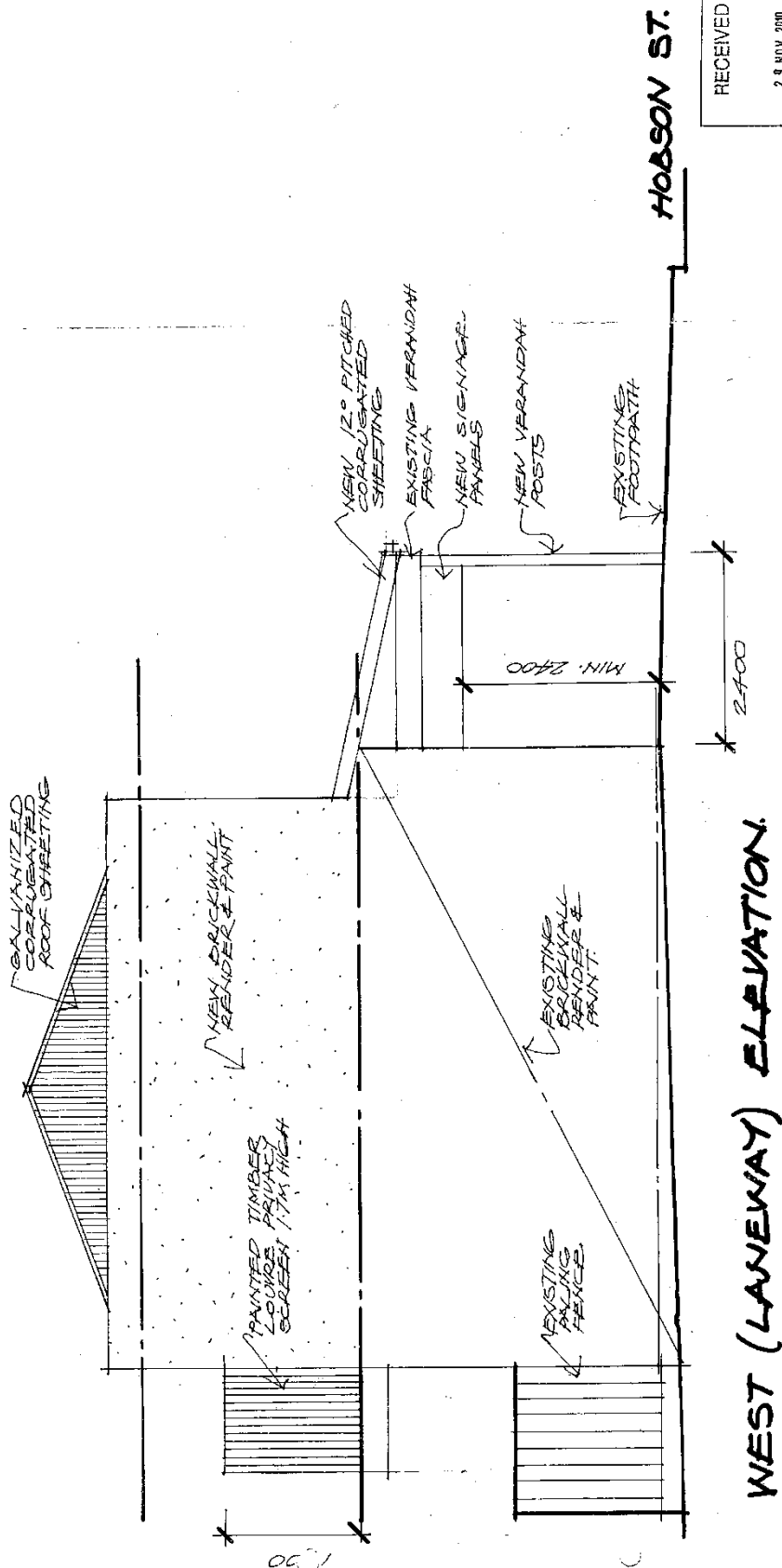
NOTE: FOR FULL STREETSCAPE-
DRAWINGS SEE KU371/06



PROPOSED FIRST FLOOR ADDITION TO EXISTING SHOP
FOR RUSTIC COURT P/L 10 HOBSON ST. QUEENSLAND
PLANNING SUBMISSION NOV 2010 1:50 KU371/03

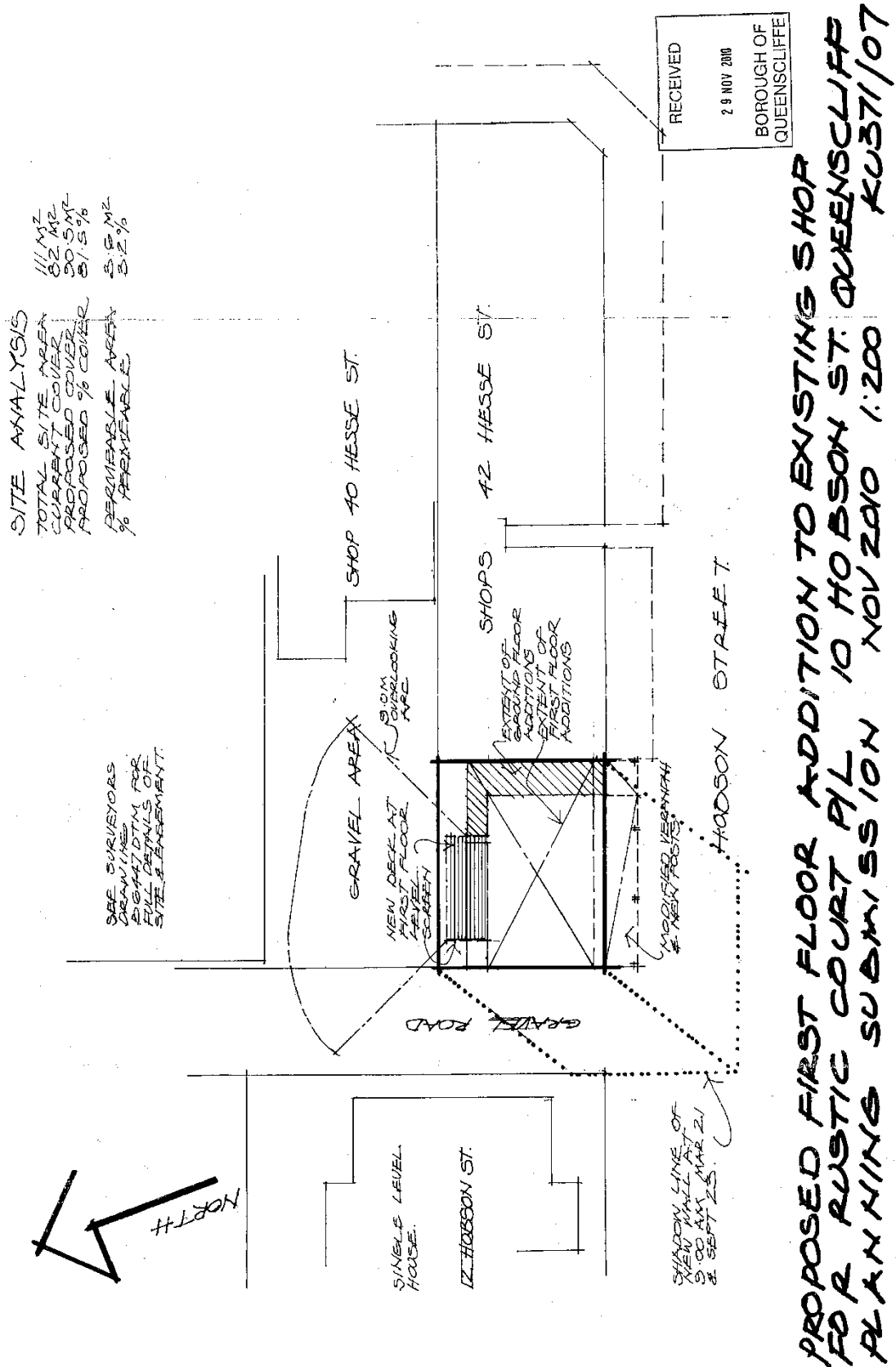


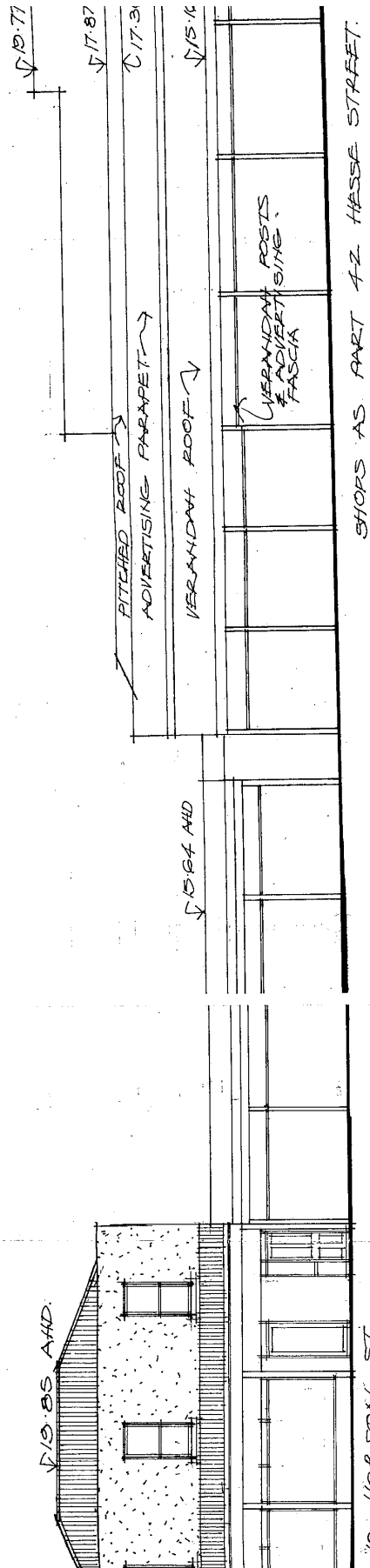
PROPOSED FIRST FLOOR ADDITION TO EXISTING SHOP
FOR RUSTIC COURT P/L 10 HOBSON ST. QUEENSLIFFE
PLANNING SUBMISSION NOV 2010 1.50 KU371/04



RECEIVED
29 NOV 2010
BOROUGH OF
QUEENSCLIFFE

PROPOSED FIRST FLOOR ADDITION TO EXISTING SHOP
FOR RUSTIC COURT PL 10 HOBSON ST. QUEENSCLIFF
PLANNING SUBMISSION NOV 2010 1:50 KU371/05





HOBSON STREET

OVERALL STREETSCAPE.

PROPOSED FIRST FLOOR ADDITION TO
FOR RUSTIC COURT HL 10 HOB
PLANNING SUBMISSION NOV 20



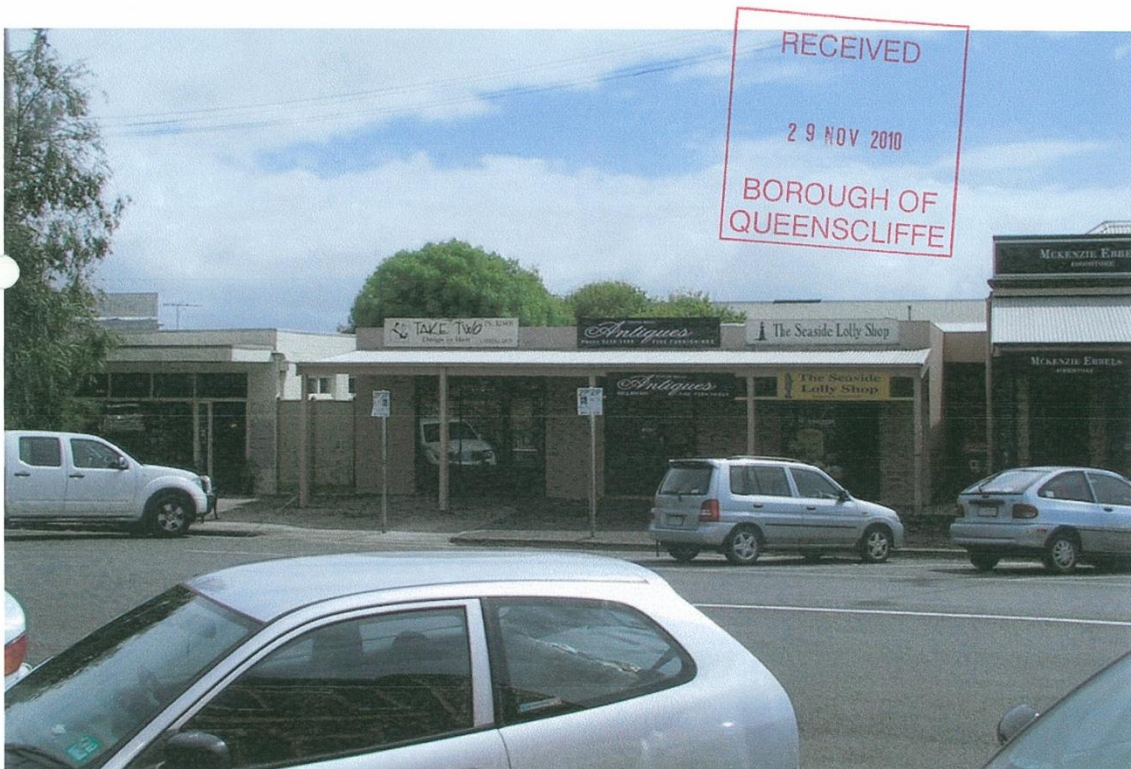
VIEW OF STREET LOOKING WEST TO ST. GEORGES CHURCH PRECINCT



FACE ON VIEW OF SITE AND ADJOINING PROPERTIES



42 HESSE STREET WITH 40 HESSE STREET IN BACKGROUND



SEPARATION OF BUILDING HEIGHTS FOR EXIST. BUILDINGS HOBSON ST.



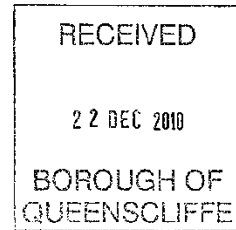
40 HESSE STREET, SIMILAR DESIGN TO APPLICATION PROPOSAL



38 HESSE STREET, 2 STOREY COMMERCIAL BESIDE SINGLE LEVEL SHOP



APPENDIX 3:



Borough of Queenscliffe
Planning Department

Re: Objection to planning permit for 10 Hobson Street Queenscliff - Reference number 2010/108

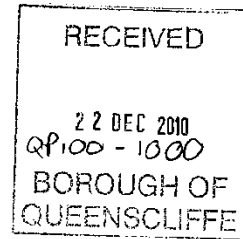
To whom it may concern,

The reasons for our objection are as follows:

1. CAR PARKING: No car parking spaces have been allocated – where will the residents park? Most likely they will park in Hobson Street (out the front of our home).
2. CHARACTER: The proposed two-storey development is out of character with the adjoining properties (which are all single-storey properties). No set-back of the second storey has been proposed which makes the impact worse. This affects the overall character of the street.

Regards,

Brendan Baran
14 Hobson Street, Queenscliff
Tel: 0407 872 247



To – Borough of Queenscliffe

Re – Application for Planning Permit for 10
Hobson St Queenscliff

From – Paul Farmer 12 Hobson St Queenscliff

I would like to object to this application for the
following 2 reasons.

1 – The car parking issue. No parking space is
currently available for the existing building and
now they wish to add another dwelling on top
without a car space as well. The existing street
parking at the front of them is only 2 hours but
the parking in front of my property has no
restrictions at all. This is where I believe they will
park their cars. Parking in the laneway does not
solve the problem as they do not own the lane.

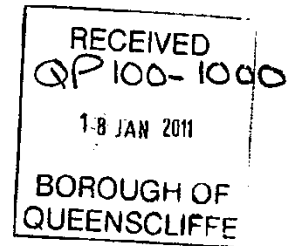
2 – Bulk. Visual Bulk and with no set back from
the lane way. Also all property either side of
number 10 Hobson St from Hesse St to
Learmonth St do not have a 2 story building built
on them. These single story shops and houses
are a great part of Queenscliffs visual and living



history and this application if approved, would cause a big visual bulk.

Regards

Paul Farmer
12 Hobson St
Queenscliff



To - Borough of Queenscliffe

Karen Hose

Re – 10 Hobson St, Queenscliff

Dear Karen,

I refer to your latest letter re the response from applicant.

My concerns from my original letter still remain. The issue of car parking and no other 2 storey buildings, secret or no secret, still remains as does the visual bulk issue.

Another concern is whether or not there are provisions on the property for housing garbage bins for the existing business and proposed new residence.

Regards

Paul Farmer
12 Hobson St
Queenscliff



APPENDIX 4:

Town planning/fletcher/correspondence/letter to council5

K A
consultants
"building industry advisory services"

12th January, 2011

Mr. M. Hodgson,
Senior Statutory Planner,
Borough of Queenscliffe,
50 Learmonth Street,
Queenscliff
3225

Dear Mitch,

RE: APPLICATION FOR UPPER LEVEL ADDITION
AT
10 HOBSON STREET, QUEENSLIFF

I am in receipt of the 2 objections forwarded to me by your office. It would be fair to say that both objections are reiterating the same concerns, albeit from individual property owners to the West of the site.

In our submission we have made no secret of the fact that there will be no onsite parking, or that there are no other 2 storey buildings in this section of Hobson Street on the North side.

We have based our submission on the fact that the planning overlay does permit 2 storey developments in the Business 1 Zone and under DDO1 of the planning scheme. We have offered a solution that provides for a much needed improvement to the current building albeit not single storey. We confirm that the building is not setback from the laneway boundary but this is not unexpected within a Business 1 zone. We have set the upper level back from the street frontage and the rear of the existing ground floor area.

The central business area of Queenscliff is already a mixture of 1 and 2 storey structures and even a cursory glance along Hesse Street to the North of Hobson Street shows this character to the fullest. No part of our submission is contrary to the planning scheme when considered against the prevailing zone and overlay requirements. We strongly defend our submission as being considerate of the locale by not echoing the current flat roofed modern single storey buildings to the East of the site. The design is representative of many adjacent buildings in Hesse Street and Hobson Street, and fully appropriate for the site.

We do not believe the project will have any adverse effects on either properties owned by the objectors as issues such as overshadowing and overlooking have all been dealt with. Car parking for an additional car does not impose a strain on the public domain, specifically where there is unrestricted parking surrounding the site. The 2 properties concerned are in a Mixed Use Zone adjoining a Business 1 Zone which suggests that the normal expectations of residential amenity have to be tempered against the legitimate use of commercial buildings, including parking within the street.

Please do not hesitate to call me if you have any further questions regarding the information supplied or if you wish to discuss the application in any way.

Yours Sincerely,

John Gullan

p 52584820 f 52584620 m 0407 101947 email john@kandu.net.au
21 SILVER RIDGE ROAD, POINT LONSDALE 3225
KANDU CONSULTANTS PTY. LTD. ABN 20 221 556 612



5. CLOSE OF MEETING