



Agenda

Planning Review Meeting

Wednesday 13 January 2021 at 7.00pm

Via videoconference (ZOOM)

Distribution

Councillors

Cr Ross Ebbels (Mayor)

Cr Donnie Grigau

Cr Michael Grout

Cr Fleur Hewitt

Cr Susan Salter

Officers

Martin Gill – Chief Executive Officer

Johann Rajaratnam – General Manager Planning & Infrastructure

Phillip Carruthers – General Manager Organisational Performance & Community Services

Dinah O'Brien – Planning Program Leader

In accordance with the Borough of Queenscliffe *Local Law No. 1* 2010, the information contained within this Agenda is for the confidential and privileged use of Councillors until at least 48 hours prior to this meeting.

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL



Council Vision

Inspired by the Borough's Latin motto, 'Statio Tutissima Nautis', that translates as "the safest anchorage for seafarers", our vision for the future is that:

The Borough remains a safe haven defined by its unique heritage, rich culture and significant natural environment. It is a special and restorative place for an involved and caring community and our visitors.

Council acknowledges the traditional owners of this land, the Wadawurrung people, one of some 25 clans that form part of the Kulin nation.

We acknowledge and respect their continuing connection to the Land, Water, Culture and the Contribution they make to the life of our Community.

We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.



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.
4. Submitters are asked to elaborate on their written submissions – not just read out their letter/email – 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

The meeting opened at:

2. APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES

Councillors:

Officers:



4. PLANNING & DEVELOPMENT

4.1 6 Beach Street, Queenscliff

Planning permit application number: 2020/039

SUMMARY

Proposal	Demolition of outbuildings (garage and shed), removal, repositioning, restoration and painting of an outbuilding (former fisherman's cottage), construction of side and rear boundary fences, construction of a double vehicle crossover and removal, repositioning, restoration of an outbuilding (former fisherman's cottage) in a Heritage Overlay area.
Zones/Overlays	Neighbourhood Residential Zone – Schedule 2 (NRZ2) Heritage Overlay 1 (HO1) Design and Development Overlay – Schedule 6 (DDO6)
Public notification	<ul style="list-style-type: none">• Advertised by registered post to adjoining and abutting property owners and occupiers• Signs (2) placed on site• Application made available for viewing on Council's website
Submissions	Ten (10) objections have been received to the proposal Copies of submissions are provided to Councillors – refer <i>Confidential Appendix 2</i>
Key issues raised by submitters	<ul style="list-style-type: none">• Demolition and relocation of fisherman's cottage will result in degradation of the heritage values in Fisherman's Flat.• Proposal is not in accordance with the requirements of the Queenscliffe Planning Scheme.



	<ul style="list-style-type: none">• Potential fire risk associated with the relocated cottage against the existing dwelling at 8 Beach Street.• Potential that the relocated building will need to be raised to mitigate flood risk – further diminishing heritage value of the cottage.• Proposed fencing and rear gate design is not appropriate for the area.• Lack of detail in the application does not allow full appreciation of the visual impact of the proposal.
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4.1.1 Applicant to present to Council

4.1.2 Submitters to present to Council

4.1.3 Applicant to readdress Council