



# Planning Review Meeting of Council

## AGENDA

WEDNESDAY 2 SEPTEMBER 2009

QUEENSCLIFF TOWN HALL

50 Learmonth Street,  
Queenscliff, 7.00pm

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

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL.

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**1. OPENING OF MEETING**

**2. APOLOGIES**

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



## 4 Planning Development

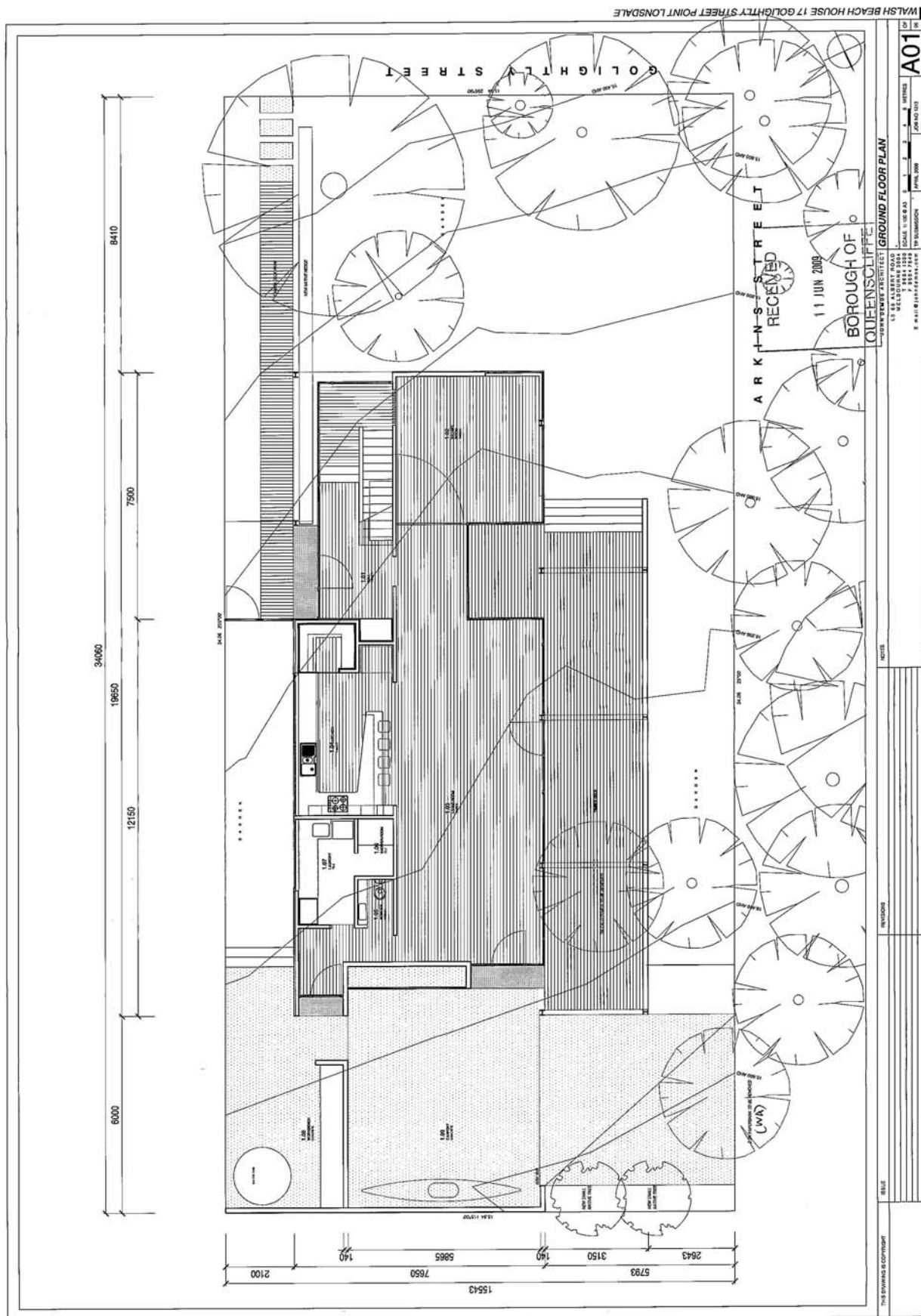
### 4.1 17 Golightly Street, POINT LONSDALE

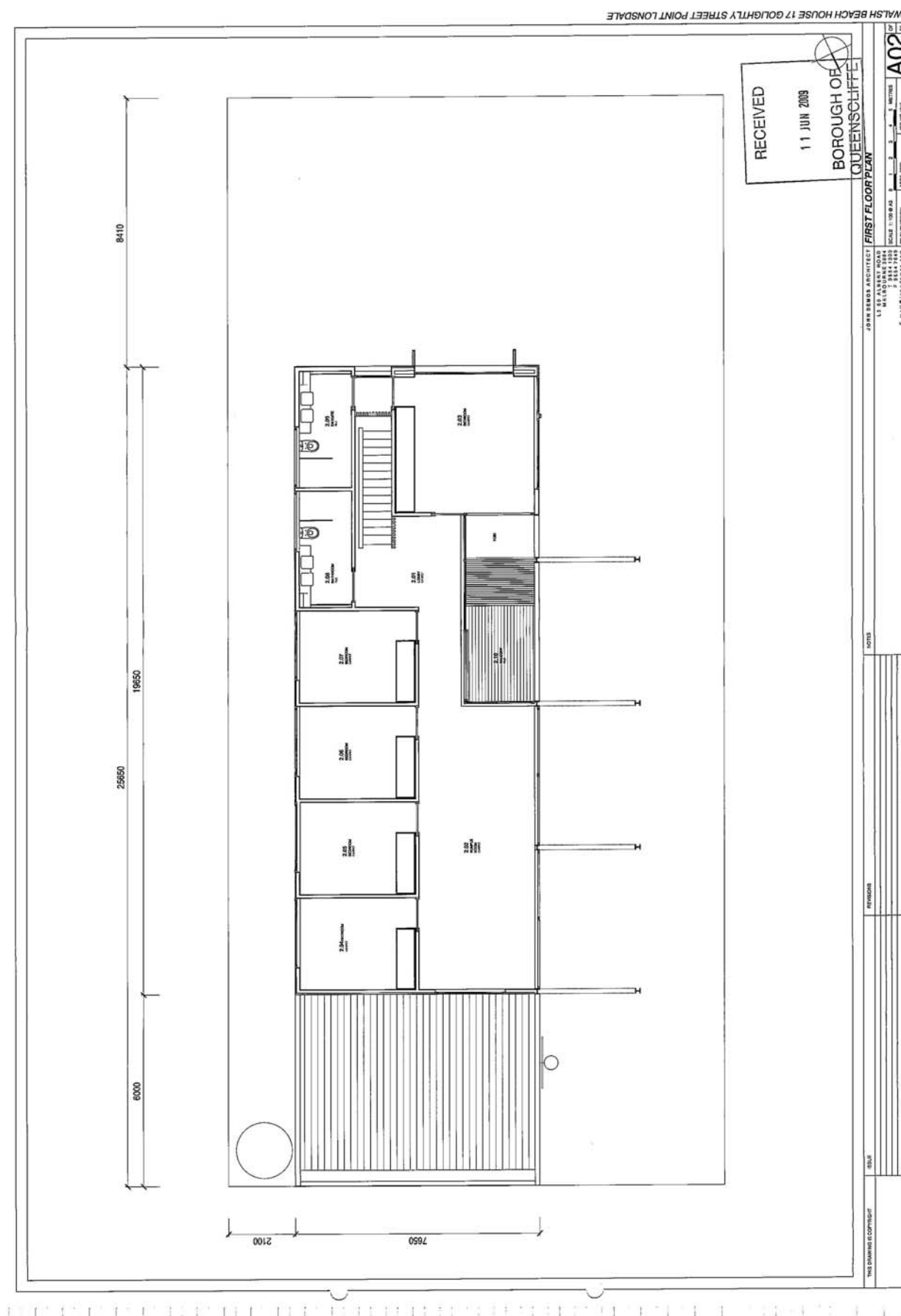
#### Planning Permit Application: 2009/066

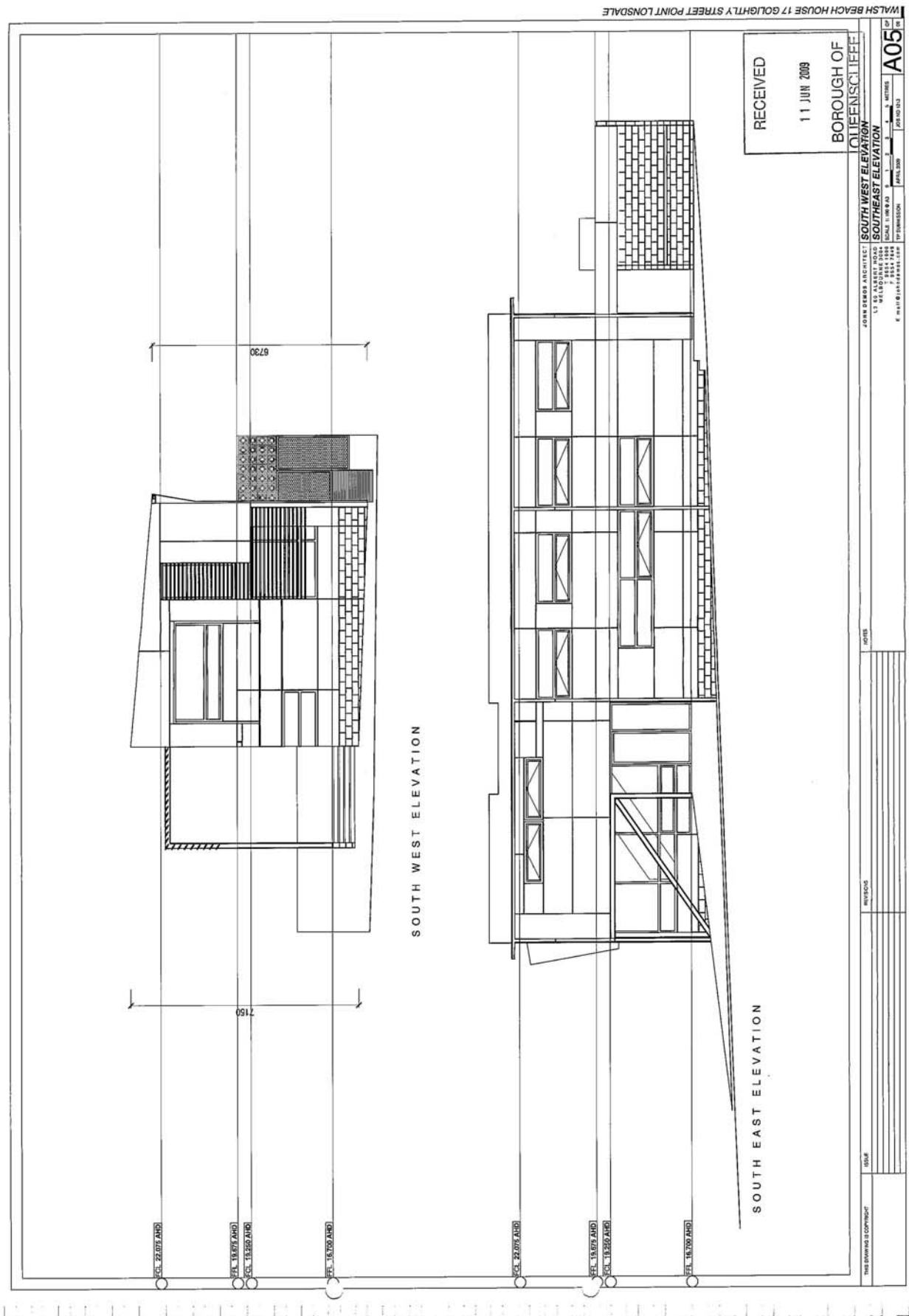
##### SUMMARY:

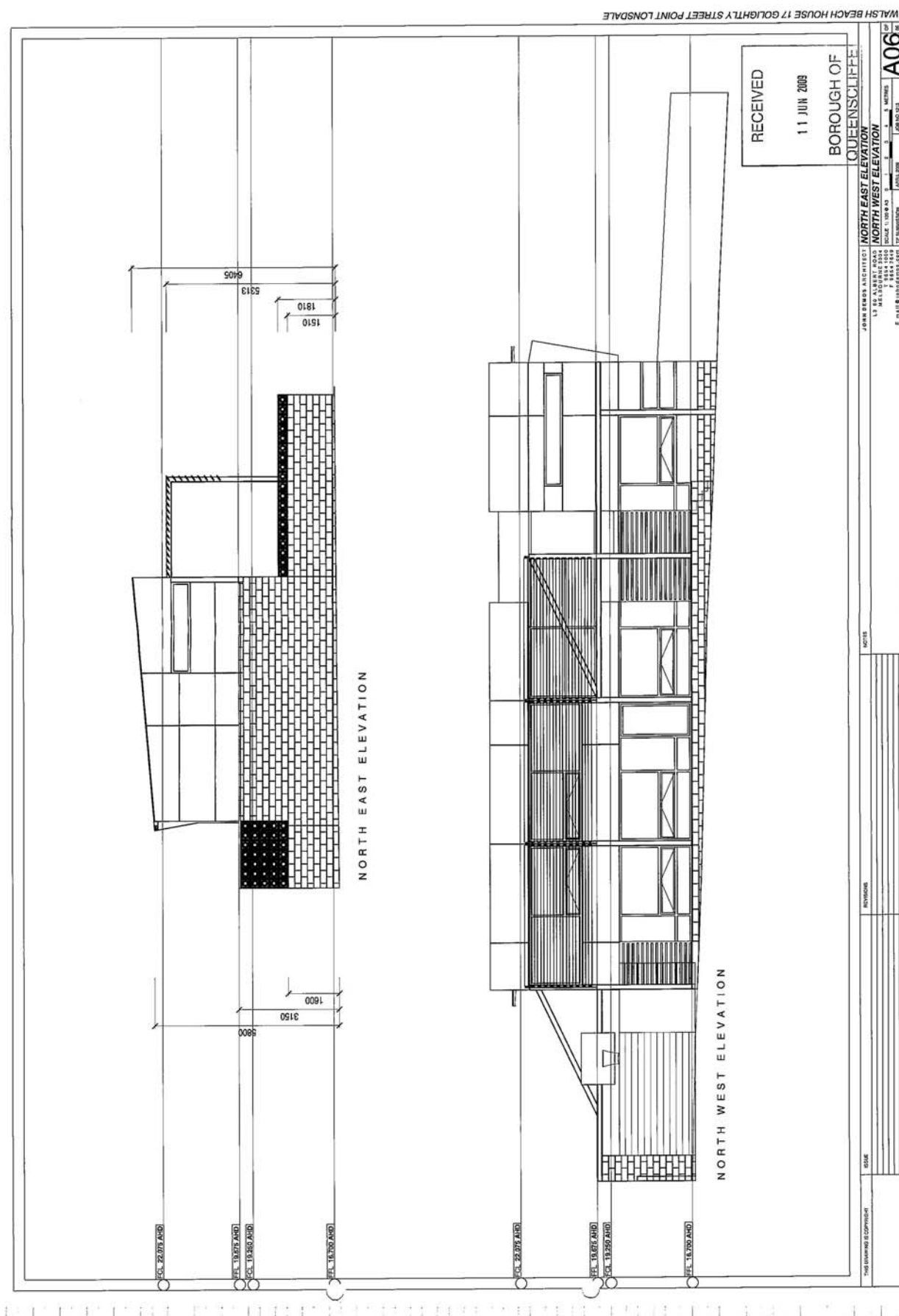
<b>Proposal</b>	The development of a two storey dwelling up to 7.150 metres in height
<b>Zone/Overlays</b>	Residential 1 Zone Design and Development Overlay 4 Vegetation Protection Overlay 1
<b>Permit triggers</b>	<p>Design and Development Overlay 4– Permit is required for buildings and works, no requirement for a ResCode assessment. There are no variations required to the requirements of the DDO in relation to height, setbacks, permeability and site coverage.</p> <p>Note: A non native bottlebrush is required to be removed, this does not trigger the need for a planning permit</p>
<b>Processing of application</b>	<p>Application lodged, 11 June 2009</p> <p>Public notification required, 22 June 2009</p> <p>Public notification completed, 17 July 2009</p> <p>Four objections lodged</p> <p>Attempt made to arrange consultation meeting, unable to schedule a time which suits all objectors</p>
<b>Summary of objections</b>	<p>The dwelling does not contribute to the urban character of Point Lonsdale and does not comply with the objectives of the DDO and Clause 22.04-2– Point Lonsdale.</p> <p>The development does not accord with the character of the area particularly in relation to height, bulk, shape and materials.</p> <p>Overlooking.</p>

## Appendix 1







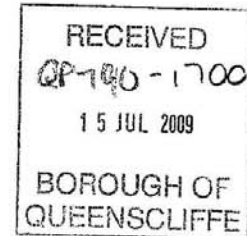






## Appendix 2

123 Richmond Terrace,  
Richmond, Vic. 3121



13<sup>th</sup> July, 2009

The Planning Department,  
Borough of Queenscliffe

Dear Sir/Madam,

**OBJECTION RE: 17 GOLIGHTLY STREET –  
RESIDENTIAL PROPOSAL - Application reference 2009/066**

As owners of 19 Golightly Street, Point Lonsdale, we herewith lodge our objections regarding the application for a planning permit for the property 17 Golightly Street, Point Lonsdale. We feel that the proposed re-development at the above address as advertised, is inappropriate and contradicts sections of the Queenscliff Planning Scheme.

**Contentious Points:**

- The immediate localised housing stock is predominantly of single-storey construction with either hip or gable roofs. The proposed neighbouring residence is double storey, together with a skillion type roof (see attached architect's view).





- Cladding materials used on existing housing in the immediate area tends to be of weatherboard or masonry. These materials together with a predominant single storey approach, help give this section of Old Point Lonsdale its attraction and charm.

The proposed cladding material is of a modern pre-finished compressed sheet. The windows are of a bold aluminum section which tends to highlight an overall Ultra Modern Urban look which has no relevance to the Moonah woodlands and sand dunes of Point Lonsdale.

- The proposed two storey residence does not **FIT** the neighbourhood character as it does not reflect the prominent building height in this local precinct. We feel that the bulk and shape, together with the materials used, do not reflect the ambience of Old Point Lonsdale.
- The views toward the building from Arkins and Golightly Streets will be of modern urban hard-edged sterility and certainly reflects a '**TOP DOWN**' rather than the '**BOTTOM UP**' design approach which is clearly set out in the Queenscliff Planning Scheme.
- We are particularly worried about our loss of amenity in relation to **OVERLOOKING** our secluded Private Open Space, as our extended family enjoys back the deck and garden area for gatherings, dining, reading, sunbaking and recreation on a regular basis. We feel that outdoor living is part of the particular attraction of a 'holiday area' like Point Lonsdale, and that matters of light, sun and privacy should be



of primary importance in design decisions as they interact with neighbouring properties. The height and bulk of the proposed design extends deeply along the western side of our property that would overlook and overshadow the deck and much of the garden and would create an intolerable and intrusive presence.

- The proposed building includes two bathrooms and four bedrooms which overshadow and overlook our family room, a bedroom, kitchen and bathroom.
- There is no reference to any overshadowing diagrams, particularly from the west during March and September and more particularly, on or about the shortest day in June.

**Summary:**

In recent times we have witnessed a trend of replacing older Point Lonsdale housing stock with newer more modern designs that perhaps might suit city developments, but have little regard to the feel and charm of Point Lonsdale.

We therefore strongly object to the proposed re-development of No.17 Golightly Street as per prepared Architectural documents, as the building certainly does not FIT the localised Lonsdale landscape and we also feel that we will lose too much of the amenity that we currently enjoy.

In future we would certainly prefer clear, readable drawings to scale that have not been reduced. We also would seek provision of shadowing diagrams and plans showing the relationship of the proposed building to



the neighbouring buildings, as well as streetscape drawings with views along both Golightly and Arkins Streets, clearly setting out building shapes and heights prepared by a licensed Land Surveyor.

Yours sincerely,

  
Jill Birrell and John Ross





## Queenscliffe Community Association Inc.

Reg. No. A00 323 01V  
PO Box 19 Queenscliff 3225  
08790-1700

To: The major & councillors  
Subject: 17 Golightly Street

The Queenscliffe Community Association wishes to make the following objection to 17 Golightly St. on the corner of Golightly & Arkins St. Pt Lonsdale

The **DD04** Pt Lonsdale Natural Coastal Area under Design Objectives refers to respect for existing built form through the use of building height, and set backs for new development. We are concerned that while the building may meet height requirements of less than 8.5 metres the street is dominated by single storey houses.

**Clause 22.04-2 POINT LONSDALE** (Urban Character) in its opening statement under Objectives it states that the following distinguished elements of Point Lonsdale need protecting: *Prevailing low scale, detached early 20<sup>th</sup> century residential buildings that recede within the vegetated coastal environment.*

Under **Building design** it states that new development may express a contemporary coastal design as long as it has respect for holiday building types of 'Old Point Lonsdale' including the.... *'massing and articulation, scale, design features, materials and finishes of such buildings.'*

The QCA fails to see how this house contributes to the urban character of Pt Lonsdale as demonstrated by the enclosed image.

Thank-you for your consideration of this matter.

Yours sincerely

C. Johnson ( secretary QCA )





1. of 2.  
NORMA AND JOHN THOMSON  
28 SOLISHTLY ST P.L.  
AND 48 DAVIS ST KEW 3101  
23/7/09  
98174969

PLANNING DEPT, BOROUGH OF QUEENSLIFFE

DEAR SIR/MADAM.

THIS IS AN OBJECTION RE. RESIDENTIAL  
PROPOSAL 2009/066, 17 SOLISHTLY ST P.L.

THE PROPOSED DEVELOPMENT SUGGESTS A  
CUBIST VARIATION OF NED. KELLY'S ARMOUR, MORE  
APPLICABLE TO GLENROWAN THAN P.L. STILL,  
EVERYBODY TO HIS OWN TASTE - CHACUN À SON GOÛT!  
POINT LONSDALE IS A QUIET AREA OF ESCAPE  
FOR SOME OF US; FOR OTHERS IT IS A GLORIOUS HOME,  
AWAY FROM THE BIG CITIES, ITS QUIET AMBIENCE  
IS DUE TO THE HARMONY PREVAILING - PEOPLE,  
BUILDINGS, TREES & PEOPLE ... GENERAL GOODWILL.  
THE SUGGESTED DEVELOPMENT STANDS OUT AS STARKLY  
DIFFERENT, AND DOES NOT ACCORD WITH THIS HARMONY,  
OR WITH THE SPIRIT OF THE QUEENSLIFFE PLANNING  
SCHEME. IT MIGHT BE O.K. FOR OCEAN GROVE





2.2f2

BOROUGH OF QUEENSLIFFE!

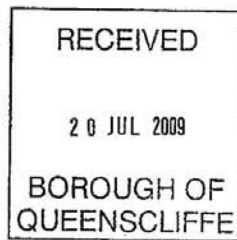
MAY I OFFER A FEW SUGGESTIONS?

(1) SOFTEN THE EFFECT BY USING LIGHT  
COLOURED MATERIALS, PAINTS AND RENDERING

(2) CONSIDER THE POSSIBILITY OF RE-DESIGNING  
IT SO AS TO REFLECT OLDER STYLES  
AND PARADOXS, ON THE OUTSIDE, THE ARCHITECT  
AS A PROFESSIONAL MAN/WOMAN WILL KNOW  
(3) THAT SOME OF THE MOST SUCCESSFUL AND  
MOST LOVED <sup>MODERN</sup> MUSICAL CREATIONS ARE BASED  
ON OLD STYLES — AND SO WITH OTHER FORMS  
OF ART.

(3) ALLOWME FOR THE ARCHITECT TO MEET  
THE NEIGHBOURS, TO SEE IF HE/SHE CAN  
MEET SOME OF THEIR OBJECTIONS.

Shirley  
Norma J. THOMSON  
John Thomson



To  
the Planning Dept.  
Borough of Queenscliffe

D. G + R. Houseman  
20 Golightly ST  
Point Lonsdale  
0407 354 354

POSTAL ADDRESS: 12 FERRARS PL  
SOUTH MELBOURNE  
VIC 3205.

Dear Sir/Madam,

Objection re: 17 Golightly ST  
Residential proposal. Application reference  
2009/066

As owners of 20 Golightly ST we herewith lodge  
our objections regarding the application for a  
planning permit for 17 Golightly ST

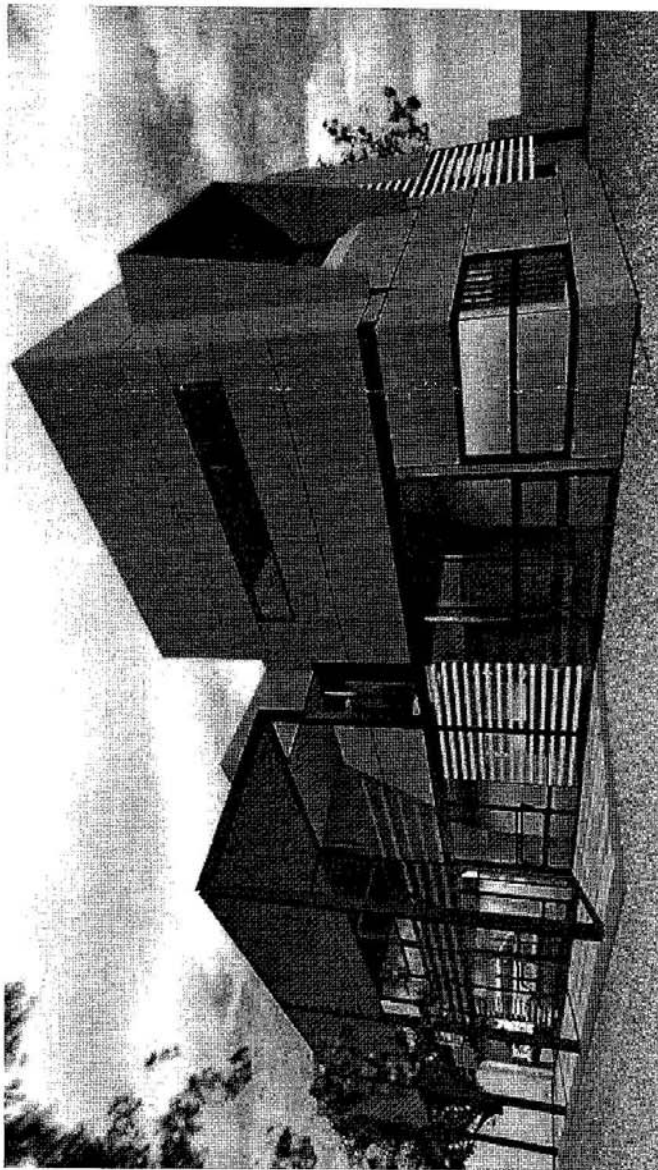
As proposed we consider the redevelopment  
as advertised inappropriate and contrary to sections  
of Queenscliff Planning Scheme.

The proposed two story development does  
not fit the neighbourhood character in height,  
bulk, shape or materials used. The hard  
edge urban, modern style is dominating on  
a prominent corner site and does not  
reflect the ambience of this key section  
of old Lonsdale Sincerely Rosemary Houseman  
David Houseman





John Demos Architect



WALSH HOUSE, POINT LONSDALE

back | next  
© 2007 JOHN DEMOS

[http://www.johndemos.com/walsh\\_main.html](http://www.johndemos.com/walsh_main.html)

13/07/2009



## Appendix 3

20 July 2009

Michelle Watt  
Planning Department  
Borough of Queenscliffe

Sent by email to [michelle.watt@queenscliffe.vic.gov.au](mailto:michelle.watt@queenscliffe.vic.gov.au)

Key points in relation to the objection to our new house plans for 17 Golightly Street.

IMPORTANTLY THE PICTURE INCLUDED WITH THE OBJECTION IS AN OLD DESIGN VERSION DOWNLOADED FROM THE WEB. IT IS NOT CORRECT AND WAS AN EARLIER VERSION WITHOUT ELEVATION OR OTHER COMPONENTS, DECKS AND FINISHINGS THAT ARE KEY PARTS OF THE OVERALL LOOK. THIS PRESENTATION MAKES THE HOUSE LOOK STARK AND THE BLOCK LOOK BARREN.

The house is for our family. We have four children, hence the number of bedrooms.

Overall, the comments in the objection seem to reflect their personal different views on design and a preference for no change rather than a new house or a preference for a house that meets their needs rather than ours. We feel strongly that the new house is very appropriate and consistent with the principles and application of the Queenscliff Planning Scheme which considers community views and a balance of outcomes.

The new house is modern, **and** it is consistent with the Queenscliff Planning Scheme. It is replacing a poorly designed, poorly positioned grey brick house with a façade that features mismatched grey bricks where the old carport was turned into a sunroom. The new house will significantly improve the streetscape.

I provide some additional information in order of the dot points raised.

1. The immediate housing stock is **actually** a mixture of single and double storey houses. Both new and older homes have been constructed which are double storey, both in Golightly Street and Arkins Street. This was considered before choosing a double storey design. The use of a double storey design is also efficient and minimises site coverage.

The double storey design is consistent with the local area. Double storey houses are clearly contemplated within the Queenscliff planning scheme. The house is well below the height guidelines and is consistent with housing in Golightly Street and Arkins Street. The roofing style of the surrounding houses is actually a mixture of roof types including a substantial number of Skillion roofs.

Skillion roofs are consistent with the iconic 1950's beach houses that are synonymous with the area – including the properties in Kirk Road which is our direct neighbour and their neighbour as well.



Our view is that it looks great and it is a very valid design approach.

### **Materials**

The existing house was built with a mixture of compressed cement sheet (asbestos) and light grey bricks. We replaced the asbestos cement sheet with ecoply. We have a lot of difficulty contemplating comments that cement sheet is not appropriate for the new house.

The new house is a mixture of glass and cement sheet. It is by nature a lightweight construction, materials are consistent with the planning scheme and the local area and the materials are the most appropriate choice for a house on this site

Cladding on housing in the immediate area is in fact a mixture of weatherboard, rendered effect, and mixed materials with compressed sheet and weatherboards. There are also two brick houses (one cream brick and one with light brown brick)

Compressed cement sheet and asbestos cement sheet are two of the primary materials used in "old lonsdale" and are very consistent with the planning scheme both in its intention and in the way it is applied. We couldn't think of material choices that could possibly be more consistent with the planning scheme.

The objection mentions that it is pre-finished – This simply means that it is compressed cement sheet that is painted offsite rather than on-site and this does not change the nature of the materials or the look.

The design also uses aluminium window frames which are a natural choice for a seaside area. The frames will cater for double glazing which will reduce noise and improve energy efficiency.

The objection claims that the windows are bold section – They are not. They are normal section – The panels that open are a bit wider because of the hinges. Quite normal.

The proposed building absolutely fits with the neighbourhood character. It utilises clean lines and is ultimately a simple rectangular house with the use of glass and simple lines. It is designed considering the very essence of coastal design and the planning scheme.

In terms of bulk it is important to note:

- The house fits well within height limits
- The house fits well within the site coverage limits
- We have four children and have designed a family home.





The objector's claims as to what the design reflects are an opinion and we do not agree with them at all. The house will enhance the streetscape. The design was thoroughly considered and thought through and the comment that it "certainly reflects a TOP DOWN" approach is wrong. They have also looked at an old picture. There is no obligation to provide 3d drawings however we did provide these drawings to council.

We disagree with their opinions on the design and the look of the house. They have the right to their own opinion and it is wrong to expect us to follow their lead on design. Our design is consistent with the Planning scheme.

In terms of scale and overlooking the house fits well under the maximum allowable height and at the northern end of the property the house comes down to single storey (garage). The outdoor areas to which they refer are at that end of the block. Our siting specifically considered their amenity (as well as ours).

In terms of light and overshadowing we note that:

- The new house is offset further from the boundary than the existing house.
- The objectors house at 19 Golightly Street has wide eaves
- The residents at 19 Golightly Street have put up lattice on top of the existing fence to make it particularly high.

The offset to the boundary for the new design is 2m

We have not undertaken shadow diagrams on the current design. We understand that this is not a requirement of the planning process, particularly with reference to specific dates in mid winter.

The Architect and us were concerned that the design was sympathetic to neighbours, whilst also recognising our accommodation requirements and we believe that the balance is fair and neighbourly. The windows in the bathrooms they refer to are very high. The bedroom windows are not of an unusual size or shape for a bedroom. As bedrooms the primary use will be at night

We understand from the final comments that they don't like replacing older housing stock with designs that they don't like at Point Lonsdale. The house we are replacing is no beauty to look at. Concerns such as these general concerns were considered alongside all other interests in laying down the planning scheme within which we have worked

In terms of their summary comments we regard these as wrong or unfair. The comment in respect of the size of the drawings - these were mailed out in A4 which was acceptable to the council. The A3 drawings provided to council were all to scale. The objector called me on the day the drawings arrived and said he



had difficulties reading them and I immediately arranged for printing and hand delivered 2 full sized copies of the plans to them that evening. I am concerned that the comment presents us as being unhelpful.

With regard to the additional requests we have provided all required information to council in relation to this proposal. If the council requires additional information or comment at this stage we will help in any way reasonable. The objector is very aware of the siting of the property and the height of their own property. The requests in relation to a street survey seem to be focussed on delaying us. We have provided all relevant information to council and I understand that it was all available for inspection.

Overall, the comments are general and in many instances not correct:

- The fundamental point on scale is wrong or simply reflects a personal opinion – It is within every concept of building envelope contemplated by the scheme.
- The fundamental point on materials is wrong – The materials are absolutely consistent with the planning scheme and are appropriate.
- The various references to information levels and additional requests are not correct – We have met or exceeded all information requirements and have sought to be helpful when contacted.
- Their design opinions are their own and we strongly disagree with them – We love the design and it is well thought through.

Their commentary also ignores the improvement of amenity that exists for all those that like the design and seems to object to the number of bedrooms/bathrooms. We also have strong views on maintaining the character and amenity of Point Lonsdale and have worked very conscientiously with the Architect to create a design that is consistent with and will enhance the area, fits within the scheme and meets our needs.

Hope this helps clarify some of the points.

LODGED BY  
T. WALSH  
21.07.09



16 August 2009

Michelle Watt  
Senior Planner  
Borough of Queenscliffe  
50 Learmonth Street  
Queenscliffe 3225

Further to the objection raised by C. Johnston you have invited us to provide additional comment or information as appropriate.

Firstly we note that the objection has been raised significantly after the notification period.

Secondly the objector has not reasonably identified how they are impacted by the construction of our house.

The objector in a very general way questions the bulk of the property and the design. The approach seems to be that whilst it fits within the guidelines they don't like it and "cant see how it contributes to the urban character of the area". It is very difficult to respond objectively to a very general commentary supporting a view that the objector should be able to express their opinion on a design and seek to impede its progress through to approval.

The design is a thoroughly considered coastal property that has been designed to fit in with the local area and enhance the environment. The objector has made very general comment which is simply an opinion on their view of the look of the house and does not take into account the surrounding houses and the vegetation cover that will surround the house.

Two storey houses are a feature in both Golightly street and Arkins Street. Importantly Golightly street features two storey houses that have been constructed over many years including traditional beach-house designs, a Tudor two storey house, and many others – Please refer to the photos on the following pages.

Historically, the surrounding area has always had a mix of single storey and two storey residences. This has continued with more recent new developments and accordingly a two storey house is a very appropriate design solution for this site and is entirely in keeping with the streetscape.

These factors, the nature of the block, the housing requirements of our family and guests were all very thoroughly considered in choosing this design.

The following photos are all houses in Golightly street and Arkins street.





As this objection is late and not factually based our view is that the council should disregard it or that the council should be provided with sufficient factual information to ensure that it is not misled by the objection.

This design has been very carefully considered. It complies with all of the requirements of the planning scheme and all requirements which have been provided by the Borough. The design fits within every concept of 'building envelope' and is representative of an approach to design which is entirely consistent with the overall objectives for the "old lonsdale" area.

The setback from both Arkins Street and Golightly Street are both well in excess of the requirements under the planning scheme. The height is well within the scheme and is (our estimate) significantly lower than a range of houses in both Golightly street and Arkins Street.

Our view is that this house will substantially improve the area and is replacing a substandard house that detracts from the street.

Importantly – 3D drawings were provided to council to show the nature of the property. These deliberately did not include landscaping and mature trees that will soften the view of the property. We anticipate that any approval will be subject to a landscape design that is appropriate and acceptable to council.

The following photos shows a range of the style of houses within golightly street and Arkins Street including 13 examples of 2 storey homes. Neither Arkins Street nor Golightly Street are long streets.

Importantly – We are not advocating that each of the houses in these photos represent the best of good design or planning. We are simply highlighting that the area has a mix of single storey and two storey homes and a mix of housing styles. Our design has been considered in this context. The parties making the objection are making comments which are misleading and we thought it important to highlight the actual position.



Example of a two storey house in Golightly st  
within 200m of proposed house.





Example of 2 storey house (older) in Golightly st  
within 100m of proposed house



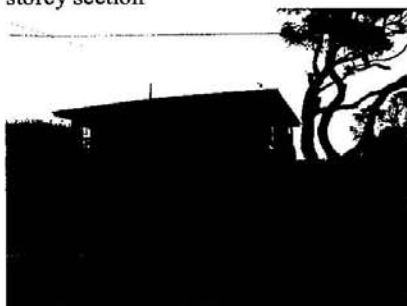
Example of two storey house within 100m of  
proposed dwelling –Within last couple of years. There are two similar houses.



Example of 2 storey house in Arkins Street  
within 200m of proposed dwelling.



Example of new house on Arkins Street with 2 storey section



Example of 2 storey house on Arkins Street within 150m of proposed dwelling



Recent single storey brick veneer house 2 doors down from proposed dwelling on Golightly street set close to the street



A two storey "Tudor" house in golightly street – Older 2 storey house within approx 100m of the proposed dwelling



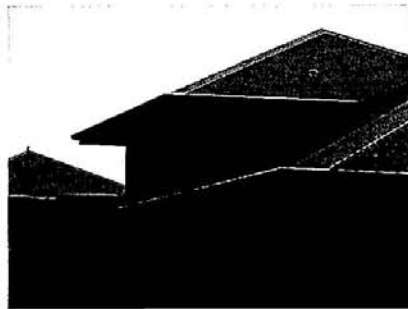
Another older 2 storey house on Golightly Street within approx 150m of the proposed dwelling.



Another older 2 storey dwelling on Golightly Street within approx 150m of the proposed dwelling.



A group / pod of modern two storey/split level houses on golightly street built within the last 5 years – materials a mix of rendered effect, iron roof and weatherboards



Part of the same group above showing higher  
pitch roof



A two storey house on the corner of kia ora  
street and Golightly street within 150m of the proposed dwelling



A two storey house on the other corner of  
golightly and Kia Ora Street within 150m of the proposed dwelling

I note that all photos have been taken from street level with no enhancements or effect.  
Again – We are not implying that these are all examples of great design – Quite simply  
the architecture is a mix of styles and there are an abundant number of examples of 2  
storey houses.

Should you have any questions please do not hesitate to contact me at your convenience.  
If you or any of the councillors would like to discuss any aspects of the design with  
myself or the Architect we would be pleased to arrange this.



We are also happy to meet with any of the people that have objected and to take a proactive approach to resolving any residual questions.

Yours sincerely

Terry Walsh  
17 Golightly Street Point Lonsdale  
0414887728



## **5. CLOSURE OF MEETING**