



Agenda

Planning Review Meeting

Wednesday 4 November 2009 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Councillors

Cr. Bob Merriman (Mayor)

Cr. Helene Butler

Cr. Lloyd Davies

Cr. David Mitchell

Cr. John Burgess

Officers

Lenny Jenner - Chief Executive Officer

Karen Hose, General Manager Planning & Places

Michelle Watt - Senior Planner

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 62 Mercer Street, Queenscliff

Planning Application: 2009/110

Summary:

Proposal	Three lot subdivision. Subdivision of unit development approved by VCAT Refer Appendix 1
Zone/Overlays	Residential 1 Zone Heritage Overlay Schedule 9 Design and Development Overlay Schedule 1
Permit triggers	Clause 43.01-1– Works in heritage overlay area Clause 43.02-2– Works in design and development overlay area Clause 32.01-2– Subdivision in Residential 1 Zone
Discussion	<p>This application has been referred to the servicing authorities nominated by the planning scheme and none of the authorities have objected to the issue of a planning permit.</p> <p>The application was not advertised, as it is not considered that the subdivision of land will result in material detriment. None of the physical characteristics will change and amenity, heritage and character concerns were considered in depth as part of the application for three dwellings on the site which ultimately was approved by VCAT.</p>



APPENDIX 1 - 62 MERCER STREET, QUEENSCLIFF

PLAN OF SUBDIVISION		STAGE No. —	LRS use only EDITION	PLAN NUMBER PS 630 489 Y										
<p>LOCATION OF LAND</p> <p>Parish: PAYWIT Township: QUEENSCLIFF Section: 16 Crown Allotment: 10 (PART) Crown Portion: —</p> <p>Title References: VOL 4305 FOL 981</p> <p>Last Plan Ref: TP 387586Q Postal Address: (at time of subdivision) 62 MERCER STREET QUEENSCLIFF, 3225 MGA94 Co-ordinates: E 294 950 (of approx centre of land in plan) N 5 761 615 Zone: 55</p> <p>VESTING OF ROADS AND/OR RESERVES</p> <table border="1"> <tr> <th>Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>		Identifier	Council/Body/Person	NIL	NIL	<p>COUNCIL CERTIFICATION AND ENDORSMENT</p> <p>COUNCIL NAME: BOROUGH OF QUEENSCLIFFE REF.:</p> <p>ADDITIONAL INFORMATION</p> <p>THIS PLAN IS FOR REFERRAL PURPOSES ONLY AND IS SUBJECT TO SURVEY.</p> <p>TIMING</p> <p>ISSUING OF THE PLANNING PERMIT WILL BE SOUGHT AS SOON AS POSSIBLE.</p> <p>CERTIFICATION OF THE PLAN WILL BE SOUGHT SHORTLY AFTER ISSUE OF THE PLANNING PERMIT.</p> <p>CERTIFICATION OF THE PLAN IS REQUIRED PRIOR TO CONSTRUCTION.</p> <p>CURRENT STATUS OF THE LAND/BUILDINGS</p> <p>ALL SERVICES ARE CURRENTLY AVAILABLE TO THE PARENT TITLE. ALL LOTS ARE VACANT.</p>								
Identifier	Council/Body/Person													
NIL	NIL													
NOTATIONS														
<p>SURVEY: This Plan is based on survey. The land is in proclaimed Survey Area No.: This Survey has been connected to Permanent Marks No.(s): PM 3 & PM 4</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.</p> <p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>OWNERS CORPORATION: LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS — SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS.</p>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARNING</p> <p>THIS IS A PROPOSED PLAN OF SUBDIVISION AND THE DIMENSIONS, OWNERS CORPORATION DETAILS AND LOT & COMMON PROPERTY BOUNDARIES MAY BE SUBJECT TO ALTERATION UPON COMPLETION OF THE FINAL SURVEY.</p> </div>												
EASEMENT INFORMATION				LRS USE ONLY										
<p>LEGEND A—Appertenant Easement E—Encumbering Easement R—Encumbering Easement (Road)</p> <p>SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL OF THE LAND IN THIS PLAN.</p> <table border="1"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (metres)</th> <th>Origin</th> <th>Land Benefited/in Favour of</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/in Favour of						<p>Statement of Compliance/ Exemption Statement</p> <p>Received <input type="checkbox"/></p> <p>DATE: / /</p>
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/in Favour of										
<p>VERSION DATE: 13 AUG 09</p>				<p>LRS USE ONLY</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>PLAN REGISTERED RECEIVED TIME DATE: / / - 2 SEP 2009 Assistant Registrar of Titles. BOROUGH OF QUEENSCLIFFE SHEET 1 OF 5 SHEETS</p> </div> <p>Date / /</p> <p>Original Sheet Size A3</p>										
<p>SZIROM, McGRATH & Co. LAND SURVEYORS 113 CHURCH ST, KEILOR 3036 Tel.: (03) 9331 7099</p>		<p>LICENSED SURVEYOR: GEORGE M SZIROM</p> <p>SIGNATURE: DATE / /</p> <p>SURVEYOR'S REF: 7697 VERSION 1</p>		<p>QUEENSCLIFFE</p>										



PLAN OF SUBDIVISION	Stage —	Edition	PS 630 489 Y
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KING STREET

MERCER STREET

LOT 1: 313m²

LOT 2: 194m²

LOT 3: 201m²

MG494 ZONE 55

RECEIVED

- 2 SEP 2009

BOROUGH OF QUEENSLIFFE

WARNING

THIS IS A PROPOSED PLAN OF SUBDIVISION AND THE DIMENSIONS, OWNERS CORPORATION DETAILS AND LOT & COMMON PROPERTY BOUNDARIES MAY BE SUBJECT TO ALTERATION UPON COMPLETION OF THE FINAL SURVEY.

VERSION DATE: 13 AUG 09

SZIROM, McGRATH & Co. LAND SURVEYORS, 113 CHURCH St. KEILOR 3036 — Tel 9331 7099		SHEET 2
SCALE 1:200 <div style="text-align: center; margin-top: 5px;">0 5 10</div> <p style="font-size: small; margin: 0;">LENGTHS ARE IN METRES</p>	Original Sheet Size A3 LICENSED SURVEYOR: GEORGE M SZIROM SIGNATURE: _____ DATE / / SURVEYOR'S REF: 7697 VERSION 1	Council delegate signature: _____ Date / /



	OWNERS CORPORATION SCHEDULE	STAGE No. —	PLAN NUMBER PS 630 489 Y					
Owners Corporation No.: 1		Plan No.: PS 630 489 Y						
Land affected by Owners Corporation : LOTS 1, 2 & 3								
Limitations on Owners Corporation : LIMITED								
Notations : PURPOSE OF OWNERS CORPORATION: THE PURPOSE OF OWNERS CORPORATION No.1 PLAN No. PS 630489 Y IS TO MANAGE THE COMMON SERVICES.								
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> WARNING <small>THIS IS A PROPOSED PLAN OF SUBDIVISION AND THE DIMENSIONS, OWNERS CORPORATION DETAILS AND LOT & COMMON PROPERTY BOUNDARIES MAY BE SUBJECT TO ALTERATION UPON COMPLETION OF THE FINAL SURVEY.</small> </div>								
VERSION DATE: 13 AUG 09								
LOT ENTITLEMENT AND LOT LIABILITY								
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	100	100						
2	100	100						
3	100	100						
Total	300	300	Total			Total		
SZIROM, McGRATH & Co. LAND SURVEYORS 113 CHURCH STREET, KEILOR, 3036 Tel.: (03) 9331 7099			LICENSED SURVEYOR: GEORGE M SZIROM SIGNATURE: DATE / / SURVEYOR'S REF: 7697 VERSION: 1				RECEIVED	
							SHEET 25 SEP 2009	
							Council delegate signature: BOROUGH OF QUEENSCLIFFE	
							Date / / Original Sheet Size A3	



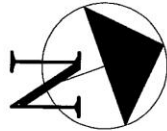
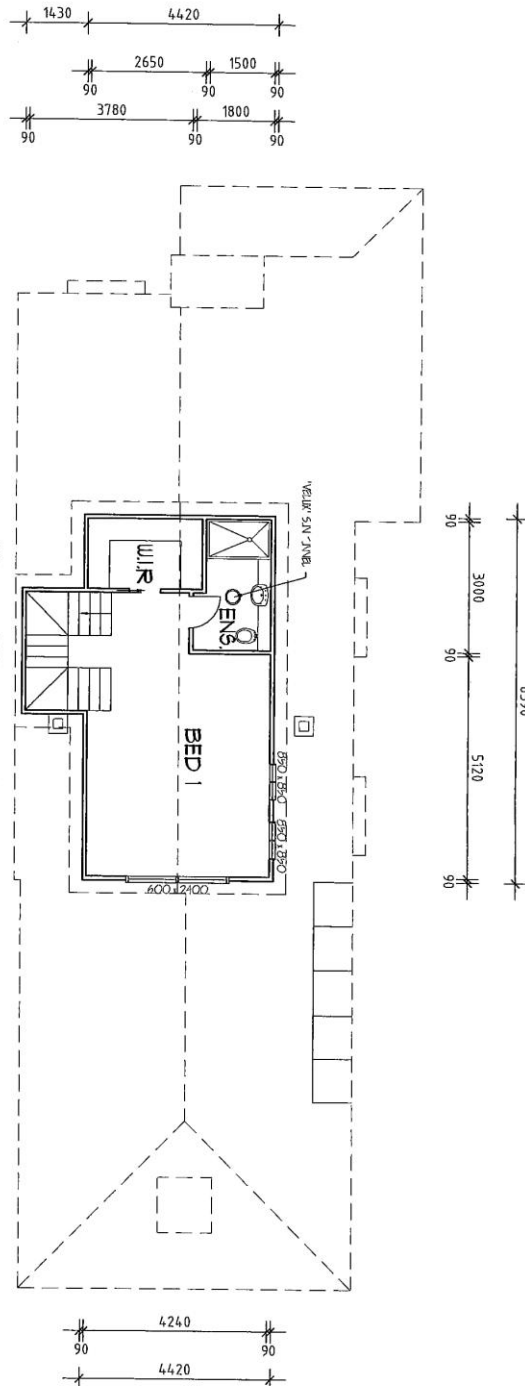
5. Planning Development

4.2 103 Hesse Street, Queenscliff

Planning Application: 2005/075

Summary:

Proposal	<p>Amendment sought to permit through VCAT, some changes to plans are proposed and the most significant change sought is to allow the double storey component to be 600mm higher than previously approved. Overall dwelling height sought is 7.3 metres, approved dwelling height is 6.7 metres.</p> <p>Refer Appendix 1</p>
Zone/Overlays	<p>Residential 1 Zone</p> <p>Heritage Overlay Schedule 6</p> <p>Design and Development Overlay Schedule 1</p>
Permit triggers	<p>Clause 43.01-1– Works in heritage overlay area</p> <p>Clause 43.02-2– Works in design and development overlay area</p> <p>(There is no ResCode assessment required as part of the planning permit application)</p>
Discussion	<p>This application has been lodged with VCAT and VCAT have directed that public notification of the application be undertaken. Any objections are lodged with VCAT which is the decision maker for this application.</p> <p>Council is required to make a submission to VCAT and the purpose of this application being considered at the Planning Review Meeting is to establish Council's position which will then be presented to VCAT.</p> <p>At this point in time a hearing date has not been set by VCAT but it is expected that the application will be heard prior to Christmas.</p> <p>Council's Heritage Advisor has provided advice on the proposal and considers that the additional building height should not be supported, however there are no concerns with the modifications proposed to the rear of the dwelling. The Heritage Advisor is concerned that 'the additional height will further increase its intrusion in this single storey streetscape and further increase the difference between it and its highest neighbour, both key reasons for the former Heritage Advisor's original stance. I support this stance and believe it would not be 'protecting and enhancing this section of Hesse Street as one of the main entrances to the centre of Queenscliff.'</p>



PROPOSED FIRST FLOOR PLAN

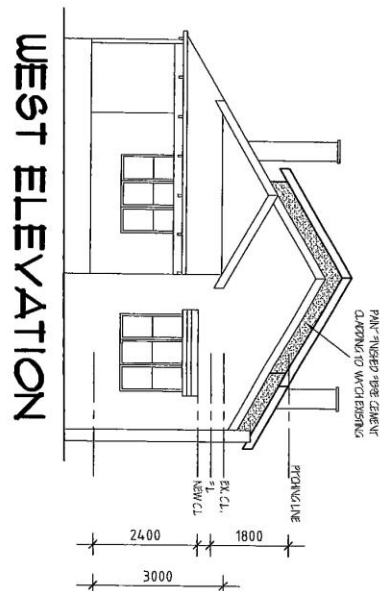
FIRST FLOOR AREA: 41,250 SQM (4,455 SQ)

JWF Drafting
JULIE FREELAND
PH: 5251 1387
MOB: 0409 140 194
DP-AD 19097

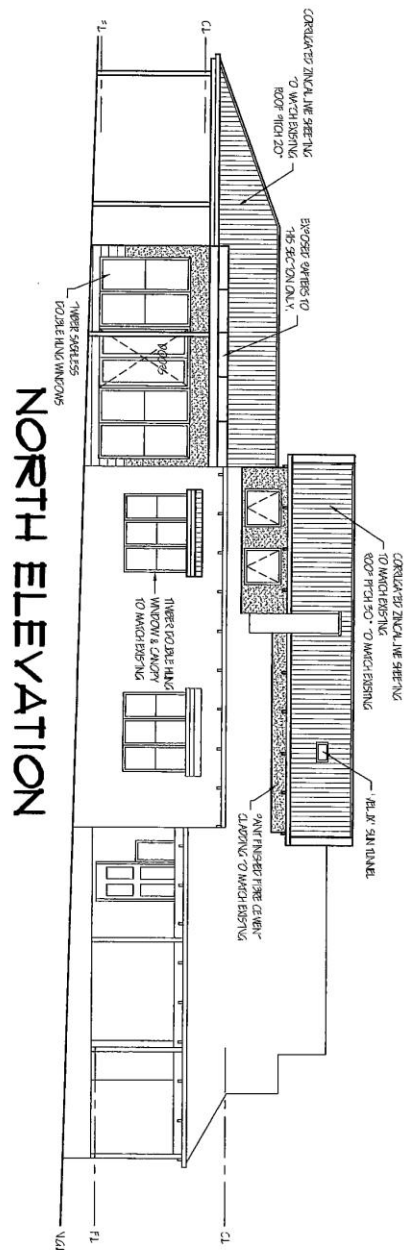
PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
105 HESSE STREET, QUEENSLIFFE.
PRELIMINARY DRAWINGS ONLY

DESIGNER: JWF
DATE: 21/10/08
SCALE: 1:100
DWG. No: 2 OF 4
REF. No: 0274/2008

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WEST ELEVATION



NORTH ELEVATION

JWF Drafting

DP-AD 19097

JULIE FREELAND
PH: 525 | 1387
MOB: 0409 | 40194

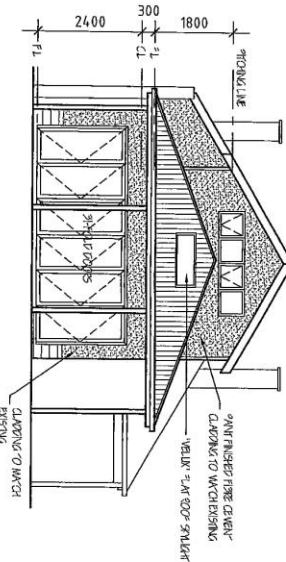
PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
103 HESSE STREET, QUEENSLIFF.
PRELIMINARY DRAWINGS ONLY

DRAWN: JAF
DATE: 21/10/08
SCALE: 1:100
DWG No: 3 OF 4
REF No: 0274/2008

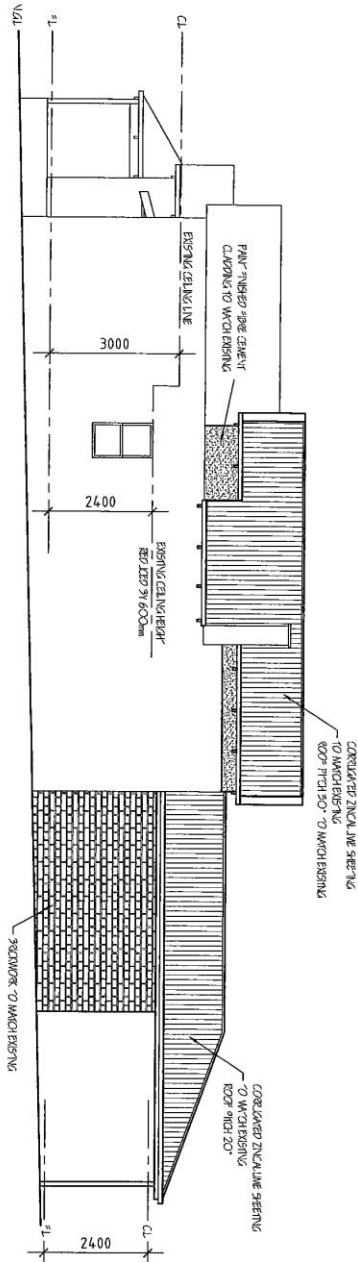
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EAST ELEVATION



SOUTH ELEVATION



JWF
Drafting

BP-AD 19097

JULIE FREELAND
PH: 5251 1387
MOB: 0409 140 194

PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
105 HESSE STREET, QUEENSLIFFE.
PRELIMINARY DRAWINGS ONLY

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ATTACHMENT 2

8 March 2009

To whom it may concern,

RE: 103 Hesse Street, Queenscliff

In regards to the works anticipated to be carried out at 103 Hesse Street Queenscliff, it has come to my attention that and through my experience as a Registered Building Practitioner that there are certain elements of the construction process that need to be considered:

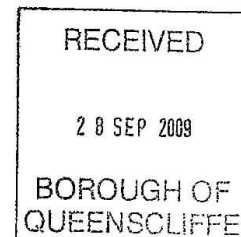
1. The lower ceiling must be kept at the height of 2.7m to allow for lintels above windows and doors as per framing manual AS1684.
2. The works required to lower ceilings therefore lowering height of overall house would require greatly reduced window and door height creating impracticality.
3. The costs involved in lowering the lower ceiling and external rear walls is far from cost effective and would not be considered creditable building practice, considering the client is requiring minimal change in height for a presentable well constructed practical outcome.



Please consider the above points in your decision for the works at 103 Hesse Street, Queenscliff.

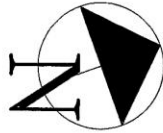
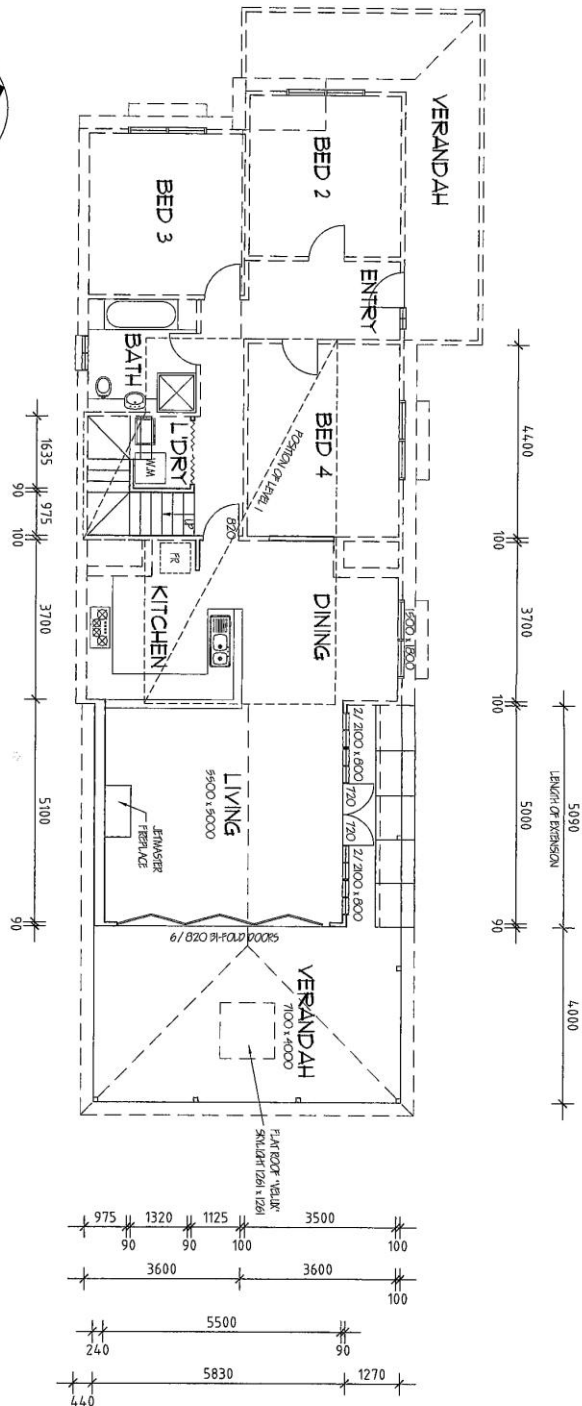
Regards,

Duncan Pascoe
Duncan Pascoe Builders Pty Ltd
DB-U 24386





ATTACHMENT 3



PROPOSED GROUND FLOOR PLAN

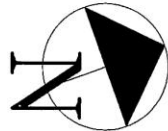
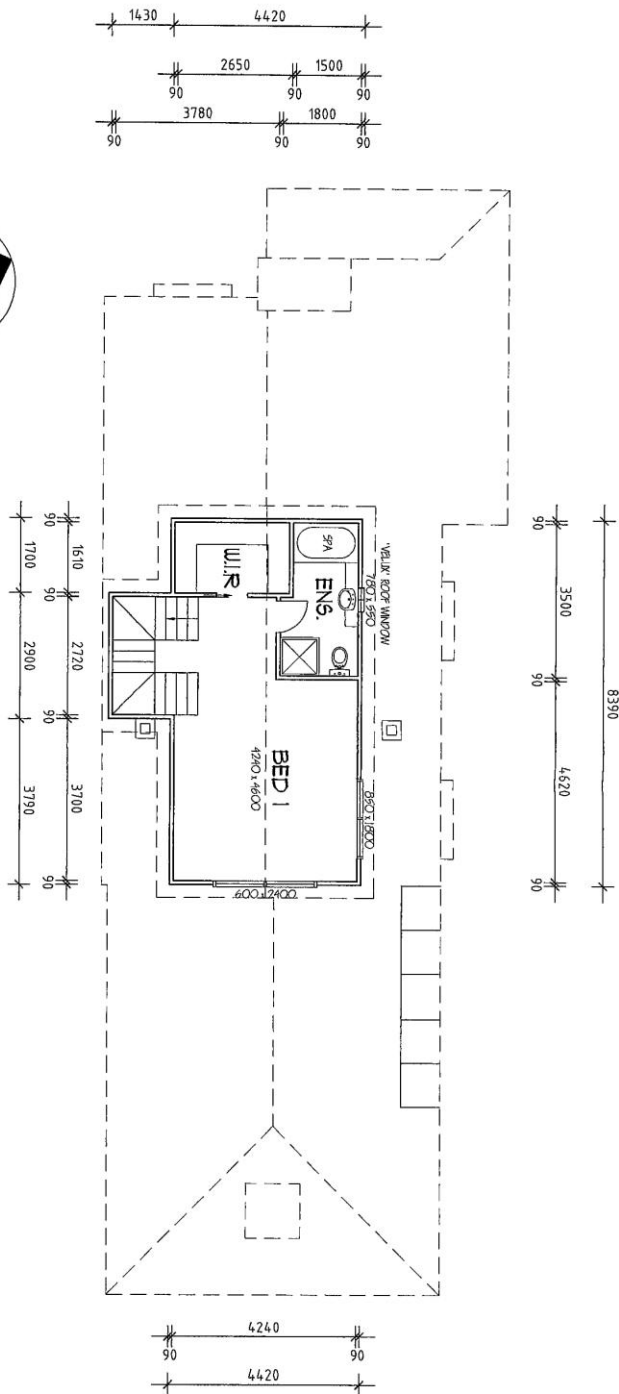
EXTENSION AREA: 29, 675 SQM (3, 20 SQ)
VERANDAH AREA: 34, 864 SQM (3, 75 SQ)

JWT Drafting
JILLIE FREELAND
PH: 5251 1387
MOB: 0409 140 194
DP-AD 19097

PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
103 HESSE STREET, QUEENSLIFFE.
PRELIMINARY DRAWINGS ONLY

DESIGNER: JWF
DATE: 15/11/08
SCALE: 1:100
DRAWN BY: JWF
REF No: 0274/2008

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PROPOSED FIRST FLOOR PLAN

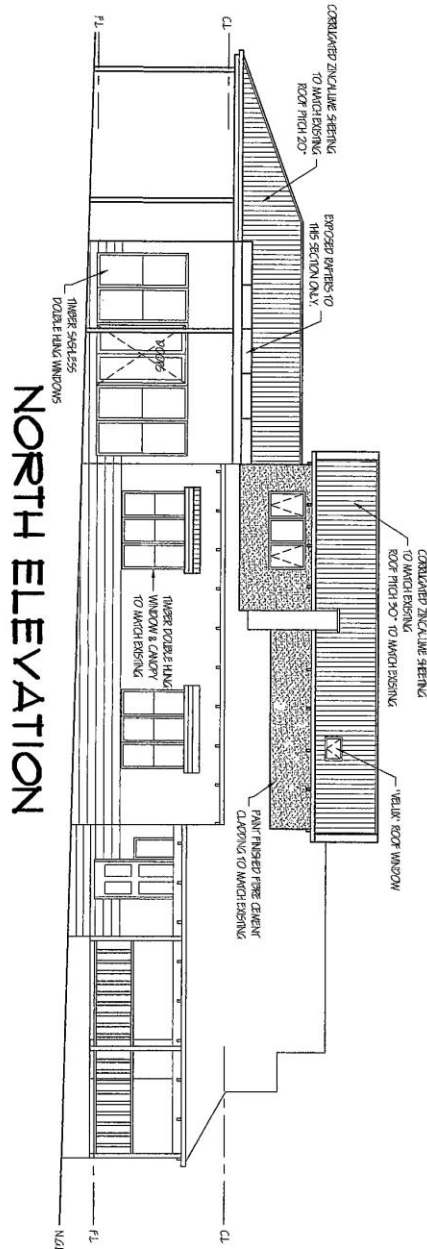
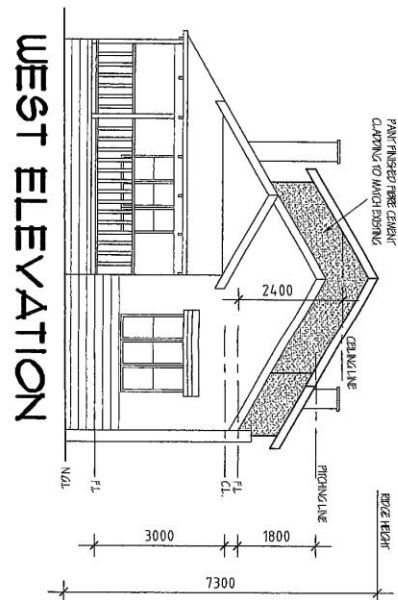
FIRST FLOOR AREA: 41.250 SQM (4.45 SQ)

JWF Drafting
JULIE FREELAND
PH: 5251 1387
MOB: 0409 140 194
DP-AD 19097

PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
105 HESSE STREET, QUEENSLIFFE.
PRELIMINARY DRAWINGS ONLY

DESIGNER	JWF
DATE	15/11/08
SCALE	1:100
DRAWN BY	2 OF 4
REF No.	0274/2008

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JLIE FREELAND
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MOB: 0409 140 194
DP-AD 19097

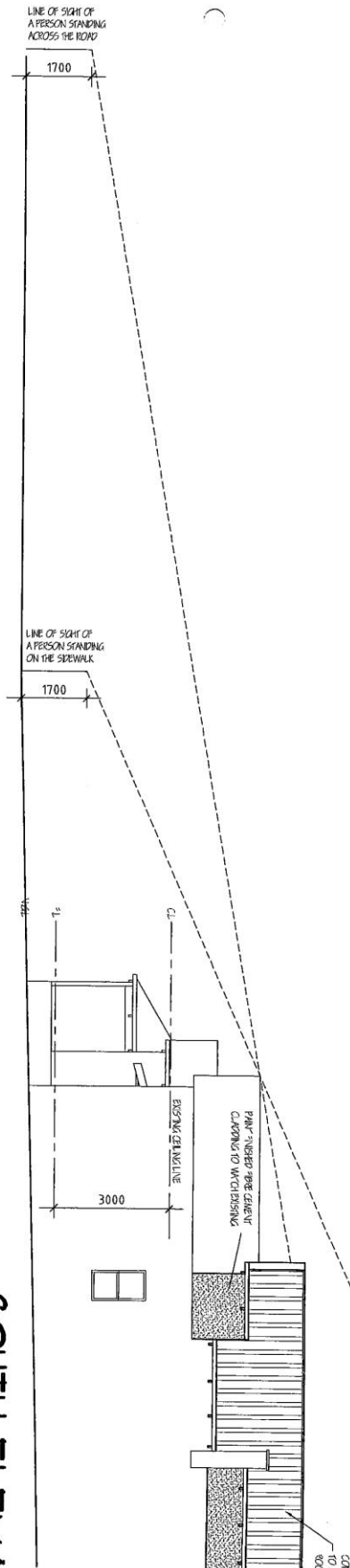
PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
103 HESSE STREET, QUEENSLIFFE,
DRAWINGS ISSUED FOR PLANNING PERMIT APPLICATION

DRAWN: JWF	DATE: 10/12/08
SCALE: 1:100	DWG No: 5 OF 4
REF No: 0274/2008	

28 SEP 2009
BOROUGH OF QUEENSLIFFE



ATTACHMENT 4



JWF Drafting
JULIE FREELAND
PH: 5251 1387
MOB: 0409 140 194
DP-AD 19097

PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
105 HESSE STREET, QUEENSLIFFE.
DRAWINGS ISSUED FOR PLANNING PERMIT APPLICATION

DRAWN: JF
DATE: 15/11/08
SCALE: 1:100
DWG No: 4 OF 4
REF No: 0274/2008

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ATTACHMENT 1 5

Page 1 of 4

Jim Black

From: Peter Collings architecture [pcarchi@gmail.com]
Sent: Thursday, August 06, 2009 8:07 PM
To: Jim Black
Subject: Images 103 Hesse St addition

Jim

Images of existing and proposed attached. Note that the new 2nd storey addition will only be visible from a distance away (I estimate about 6 metres @ 1650mm eye level) west of the footpath if directly (centred) in front of the house.





Page 2 of 4



9/9/2009





ATTACHMENT 6



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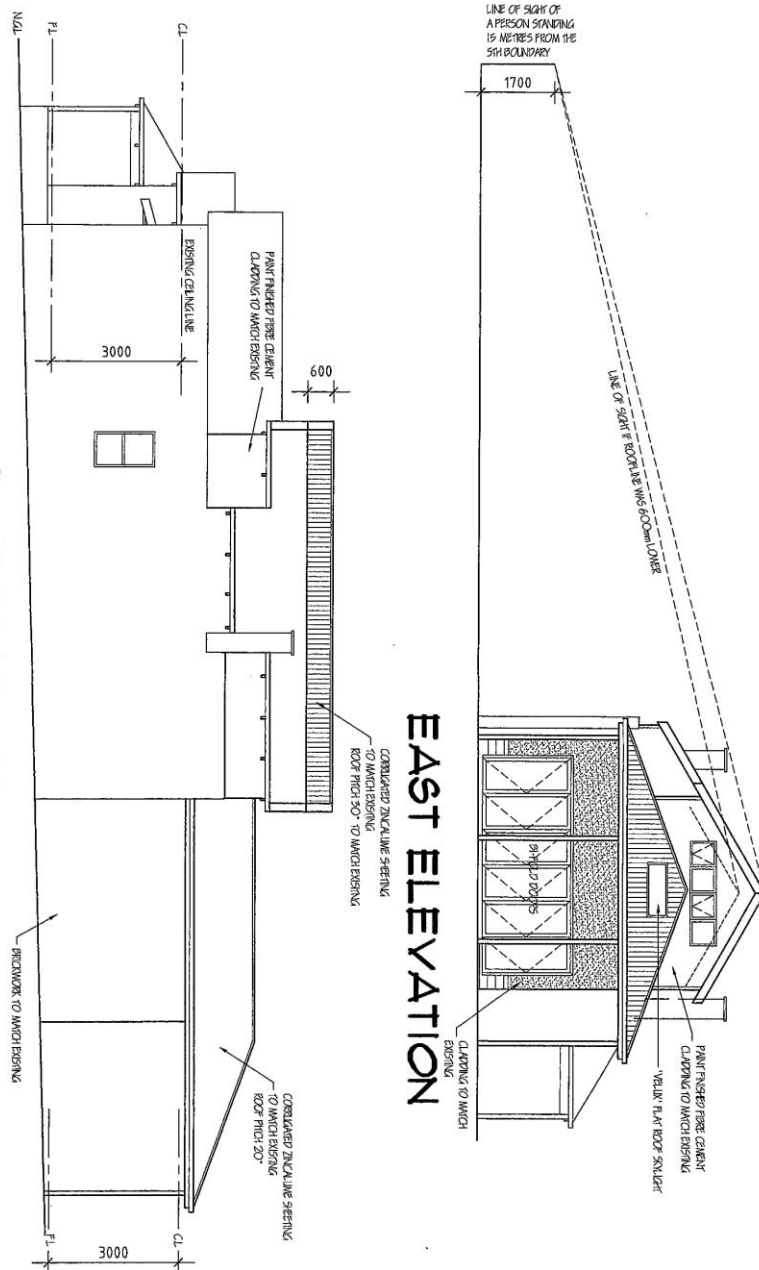








ATTACHMENT 7



JWF Drafting

DP-AD 19097

JILL FREELAND
PH: 5251 1387
MOB: 0409 140 194

PROPOSED ALTERATIONS & ADDITION
FOR J. BLACK
105 HESSE STREET, QUEENSLIFFE.
DRAWINGS ISSUED FOR PLANNING PERMIT APPLICATION

DRAWN: JWF
DATE: 4/9/09
SCALE: 1:100
DWG No: 1 OF 1
REF No: 0274/2008

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6. CLOSE OF MEETING