



Agenda

Planning Review Meeting

Wednesday 2 December 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 47 Hesse Street, Queenscliff

Planning Permit Application: 2009/072

SUMMARY

Proposal	Demolition of outbuildings, the development of a dwelling (two storey up to 8.5 metres) and garage, variation to the site coverage, setback and wall height requirements of the DDO1. Refer Appendix 1 Revised plans: Refer Appendix 2
Zone/Overlays	Business 1 Zone Heritage Overlay Schedule 7 Heritage Overlay Schedule 103 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 Variation to site coverage requested (41.8%), setback (refer plans) and maximum wall height on boundary (approximately 5.5 metres in height)
Public Notification	Advertised by registered post to adjoining property owners, a notice on site for 14 days, notice in municipal offices and public notice in the Echo
Submissions	1 Refer Appendix 3
Key Issues	Overlooking Height Bulk



APPENDIX 1:



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

QPO70-4700

Office Use Only \$791	RECEIVED #135394 Date Lodged: / / 26 JUN 2009 BOROUGH OF QUEENSCLIFFE
Application No.:	

Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
	47	Hesse St
Suburb/Locality: Queenscliff		Postcode:

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

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

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

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

- ② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

Construction of a new two storey dwelling under 8.5m

☒ Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$ 495,000 ⚠ 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.

Rear Garden of existing Post Office & 3 car Garage

☒ Provide a plan of the existing conditions. Photos are also helpful.



Title Information

⑤ Encumbrances on title *

If you need help about the title, read:
[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
☐ No
☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

⑥ Provide details of the applicant and the owner of the land.

Applicant *

The person or organisation who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:
Title: First Name: Surname:
Organisation (if applicable): David McDonald Builders Pty Ltd
Postal Address: Unit No.: St. No. P.O. Box 8 St. Name: If it is a P.O. Box, enter the details here:
Suburb/Locality: Port Lonsdale State: Vic Postcode: 3225

Contact person's details * Same as applicant (if so, go to 'contact information') ☐
Name:
Title: Mr First Name: David Surname: McDonald
Organisation (if applicable): As Above
Postal Address: Unit No.: St. No.: St. Name: If it is a P.O. Box, enter the details here:
Suburb/Locality: State: Postcode:

Contact information
Business Phone: Email:
Mobile Phone: Fax:

Name: Same as applicant ☒
Title: Mr First Name: Chris Surname: Player
Organisation (if applicable):
Postal Address: Unit No.: St. No.: 47 St. Name: Hesse St If it is a P.O. Box, enter the details here:
Suburb/Locality: Queenscliff State: Vic Postcode: 3225
Owner's Signature (Optional): Date: 26/6/09
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: [Signature] Date: 26/6/09
day / month / year



DDO1 RESPONSE

47 Hesse Street Queenscliff

01 Design Objective

Development has been designed to keep in character with existing buildings in the street, with gable and hip roof construction brick and weatherboard cladding and timber windows.

Design of proposed residence and garage have been pushed to south of block to allow viewing of Post office building from bottom of street as a historical building significant to townscape commercial building area is not obstructed.

Existing trees and gardens along existing high fences to be retained to keep existing streetscape and private open spaces.

New residence has been designed with hip roof to match in with the older surrounding houses in the street.

Garage kept to east of block off laneway where existing garage was located to allow good north facing outdoor areas behind. Brickwork matching in with existing brick wall with Hardies Scyon line weatherboards to blend in with heritage houses of Queenscliff. Timber Casement and Fixed windows to be used to keep in with character of newer homes.

02 Building and Works Objective

Permit requirements

Permits are to be sought to remove existing garage and weatherboard outbuildings at rear of post office. These buildings are separate to brick building and are used for storage and have now heritage significance to site.

Building Height

Proposed building height is 8.50 m to top of roof above natural ground. Dwelling is not out of character with joining buildings as Post office Building is taller and proposed residence makes the heights of buildings less imposing with a stepping of heights along Hobson street.

Private Open Space

Paved private courtyard to north of residence with indoor living areas opening into landscaped courtyard or onto first floor decks. The design of proposed building allows the views from existing post office building to be unobstructed.

Street Setback

A setback of 5.70m from front boundary has been adopted keeping with house back of existing houses on joining properties along street, and confirming to Rescode requirements as there is no other building facing Hobson Street, under rescoding a setback of 4.0m can be allowed but to confirm with DDO1 who have kept residence further back to allow back verandah of Post office to obtain views and be viewed being a significant building to streetscape.

Side boundary Setback

Existing brickwall to south boundary to be retained on boundary where existing public toilets are located this wall to become part of the proposed residence.

Landscaping

There are a few trees to block which will not be removed smaller shrubs not of the gardens being removed are cottage gardens and where possible will be retained.

Plants native to the area to be planted with good areas around the proposed dwelling provided to landscape 50% of private open space to be soft landscaping

Stormwater drainage is not a problem on site with discharge to proposed underground water tanks with overflow to run underground water tanks and overflow to discharge to Hobson street. Site has approx. 35% permeable area

Front Fences Objective

Existing front fence and gates on north boundary are to remain for proposed residence. New gates matching fence for off street parking for existing post office residence.

Site Coverage

Site coverage is in keeping with neighbourhood character with 41.8% coverage of site. Under the Queenscliff Planning Scheme the Post Office is under the Heritage Overlay 7 and is zoned as bussiness. The site is not in a primary residential area with mixed zoned surrounding sites therefore site should be able to have consent to a higher site coverage than 40% as discussed with council.

Conclusion

The design responds to the site and the objectives of Borough of Queenscliff DDO1 guidelines & requirements. The design solution balances the objectives for the reasonable development of the site from the perspectives of the community (through the responsible authority) and the owner of the land. It is our assessment and considered opinion that the proposal meets the objectives of the DDO1 guidelines and is worthy of support by the responsible authority.

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- 3 SEP 2009

BOROUGH OF

DU Sheet number

1A of 15



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Drawn	Brendan Henry
Date	June 2009
Issue	B
Scale	1:100
Job No.	



Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

RESCODE DESIGN RESPONSE 47 Hesse Street Queenscliff

Neighbourhood Character Objective

New residence has been designed with hip roof to match in with the older surrounding houses in the street. Garage kept to east of block off laneway where existing garage was located to allow good north facing outdoor areas behind. Brickwork matching in with existing brick wall with Hardies Scyon linea weatherboards to blend in with heritage houses of Queenscliff. Timber Casement and Fixed windows to be used to keep in with character of newer homes.

Street Setback Objective

A setback of 5.70m from front boundary has been adopted keeping with house back of existing houses on joining properties along street, and confirming to Rescode requirements

Building Height Objective

Proposed building height is 8.50 m to top of roof above natural ground. Dwelling is not out of character with joining buildings as Post office Building is taller and proposed residence makes the heights of buildings less impose with a stepping of heights along Hobson street.

Site Coverage Objective

Site coverage is in keeping with neighbourhood character with 41.8% coverage of site. Under the Queenscliffe Planning Scheme the Post Office is under the Heritage Overlay 7 and is zoned as business. The site is not in a primary residential area with mixed zoned surrounding sites therefore site should be able to have consent to a higher site coverage than 40% as discussed with council.

Permeability Objective

Stormwater drainage is not a problem on site with discharge to proposed underground water tanks with overflow to run underground water tanks and overflow to discharge to Hobson street. Site has approx. 35% permeable area

Energy Efficiency Protection Objective

The proposed layout of the site acknowledges and responds to its orientation placing living areas (open plan with windows to the north and outdoor living to the west where will have sun most of the day.

All habitable rooms would receive good levels of day light with main areas having a northern orientation (thus achieving good sunlight penetration) reducing the need to high usage of fossil fuels House is to be built on concrete slab and will achieve the required 5 star energy rating

Significant Trees Objective

There are a few trees to block which will not be removed smaller shrubs most of the gardens being removed are cottage gardens and where possible will be retained. Plants native to the area to be planted with good areas around the proposed dwelling provided to landscape

Parking Objective

Carparking to be in garage allowing 2 car spaces for 3 bedroom home. Visitors parking on street or in driveway. Carparking for existing Post Office Residence allows for single garage with min 3.5m x 6.0m with a second space uncovered in driveway of 4.9m x 2.6m as required under rescode.

Side & Rear Setbacks Objective

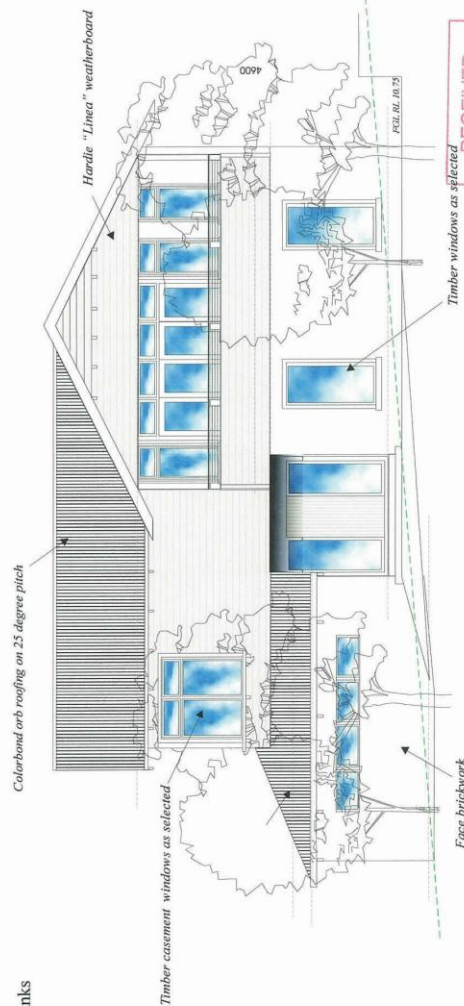
A setback from side & rear boundaries are within the building envelope specified in 54.04-1.

Walls on Boundaries Objective

Proposed garage to have a maximum average height of 3.00m maximum height and is setback 150mm from boundary.

Daylight to Existing Windows Objective

There are windows on adjoining property facing block.



Hobson Street Elevation

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- 3 SEP 2009

Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

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Date	June 2009
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Sheet number
QUEENSCLIFF
1 of 15

North Facing Windows Objective

Proposed residence do not effect any north facing windows of other residences
Proposed Dwelling has been designed to achieve the greatest light and solar gain to habitable rooms.

Overshadowing Open Space Objective

Proposed residence casts shadow onto joining property at 9:00am but by 10:00am it is not overshadowing any private open space or effect any other residences and allows the min 3 hours light between 9am and 3pm joining properties.

Overlooking Objective

Proposed residence does not overlook other residences or private open space.
Residence has been designed to also give privacy for private open space, and looks out over Hobson street.

Daylight to New Windows Objective

All habitable rooms would receive good levels of day light with main areas having a northern orientation (thus achieving good sunlight penetration).

Private Open Space Objective

Paved private courtyard to north of residence with indoor living areas opening into landscaped courtyard or onto first floor decks.

Solar Access to Open Space Objective

Private courtyard has sunlight for most of day with access directly from main living areas. Courtyards are to north of proposed residence.

Design Detail Objective

Development has been designed to keep in character with existing buildings in the street , with gable and hip roof construction brick and weatherboard cladding and timber windows . Design has been developed to provide best solar efficiency maintaining privacy for neighbours & owners of residence. Design also respects the need to conserving native trees & bushes & street appearance. Garage has been designed to have no effect to existing native trees and allow visual flow thru to residence and gardens.

Front Fences Objective

Existing front fence and gates on north boundary are to remain for proposed residence.
New gates matching fence for off street parking for existing post office residence .

Conclusion

The design responds to the site and the objectives of RES code & Borough of Queenscliff guidelines & requirements.

The design solution balances the objectives for the reasonable development of the site from the perspectives of the community (through the responsible authority) and the owner of the land.

It is our assessment and considered opinion that the proposal meets the objectives of the Rescode Design Guide, suggests a good solution to the problems posed and is worthy of support by the responsible authority.



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StreetScape Elevation

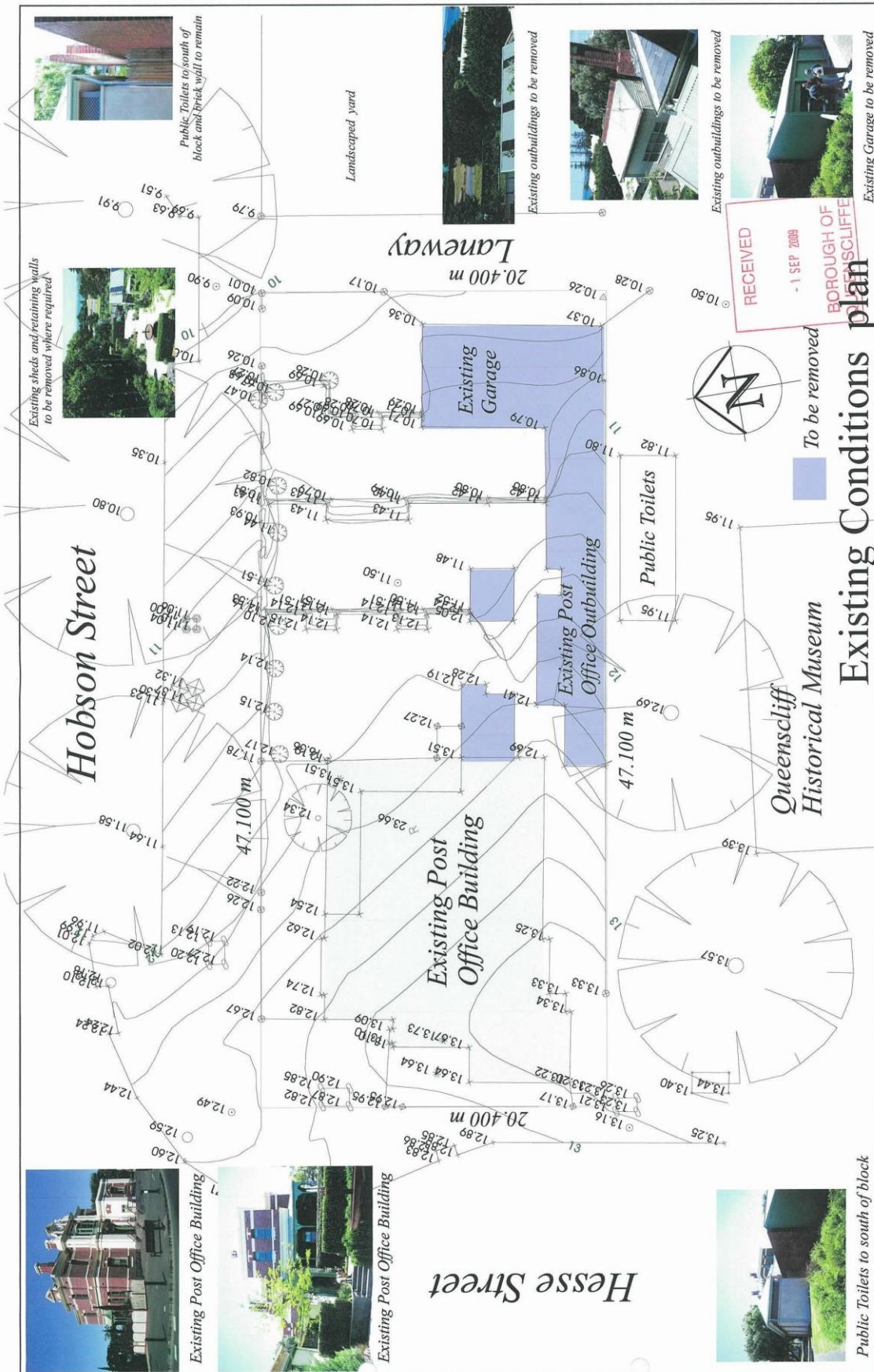
Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

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Sheet number
2 of 15
QUEENSClIFFE



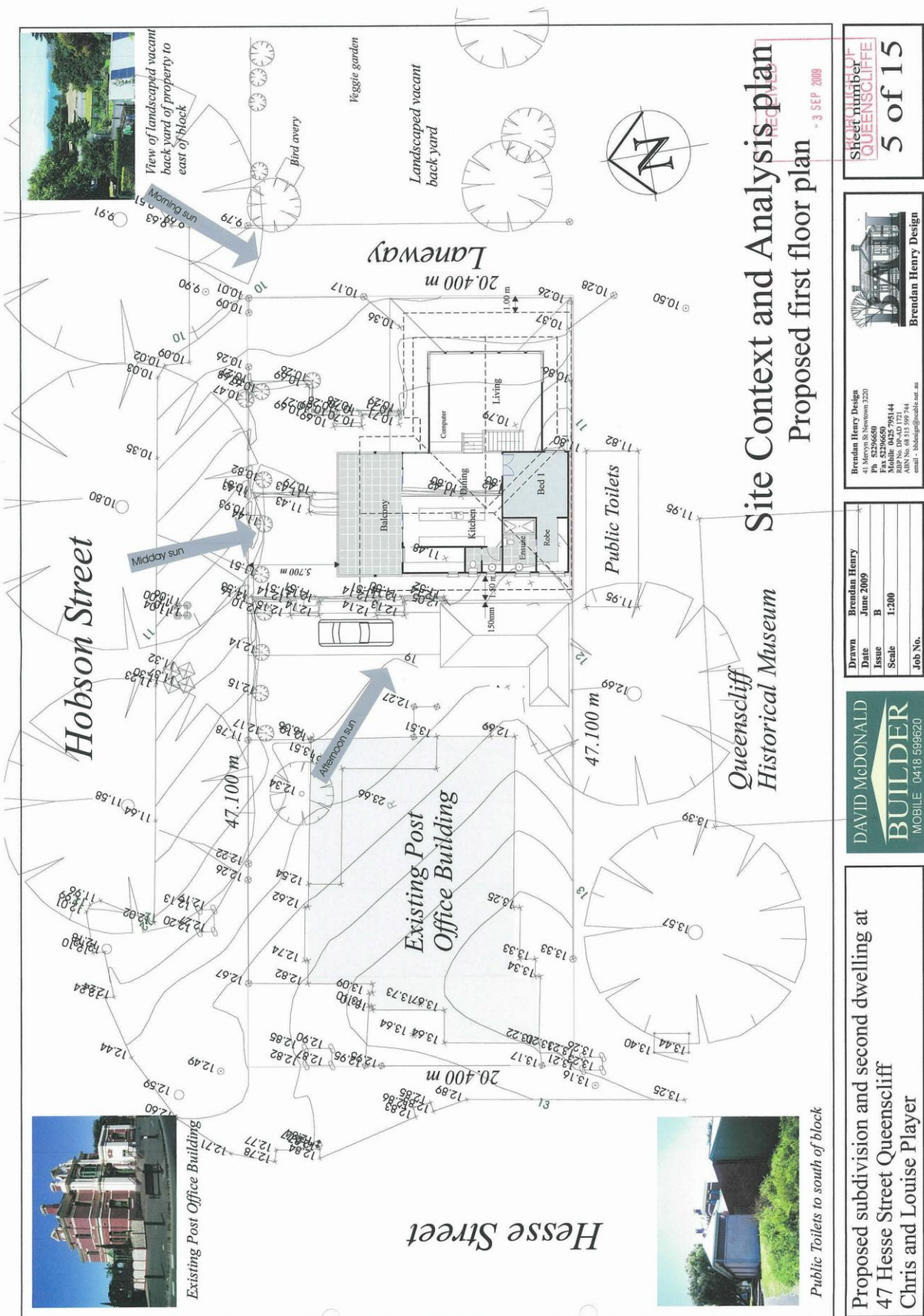
Sheet number
3 of 15

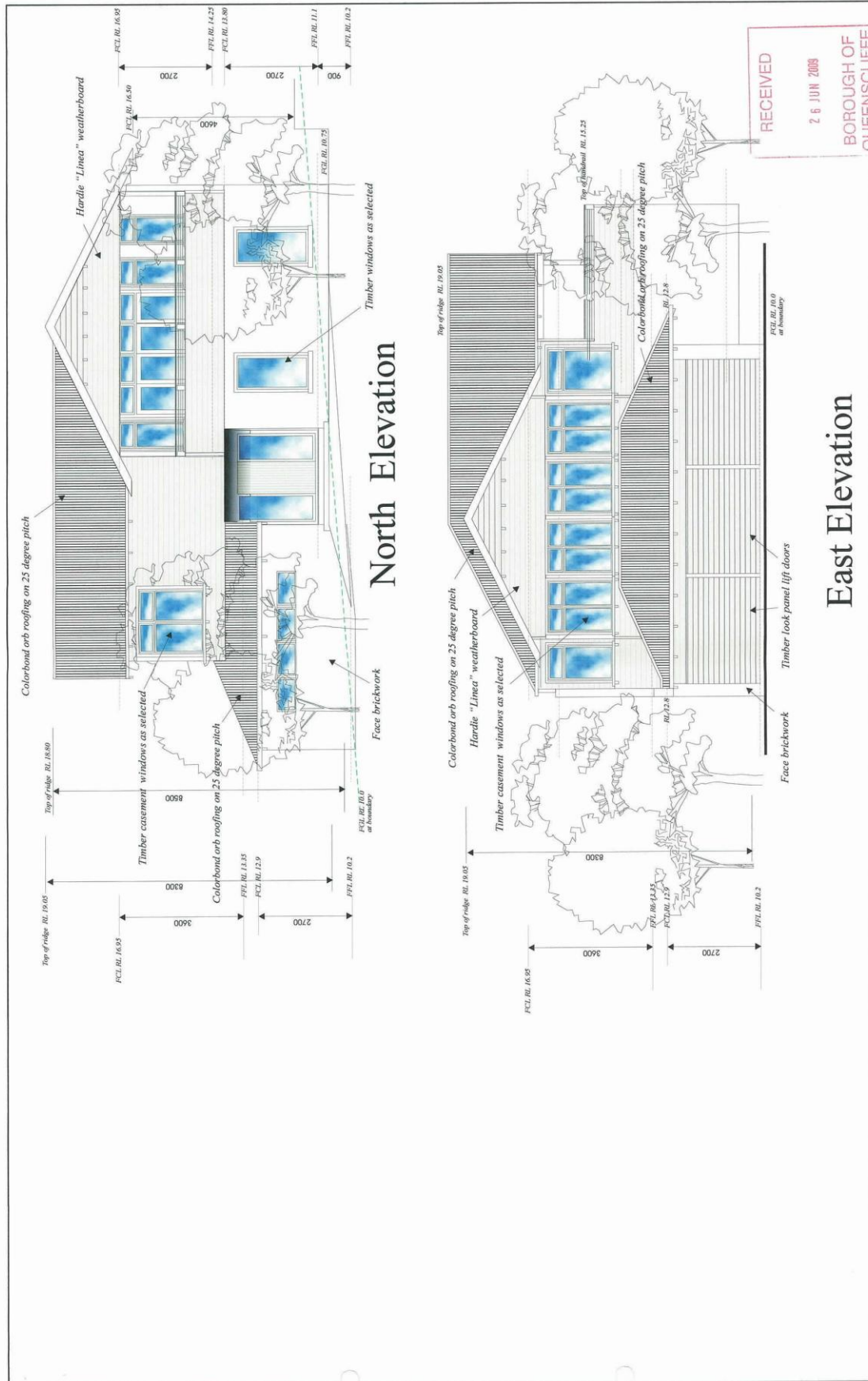


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Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

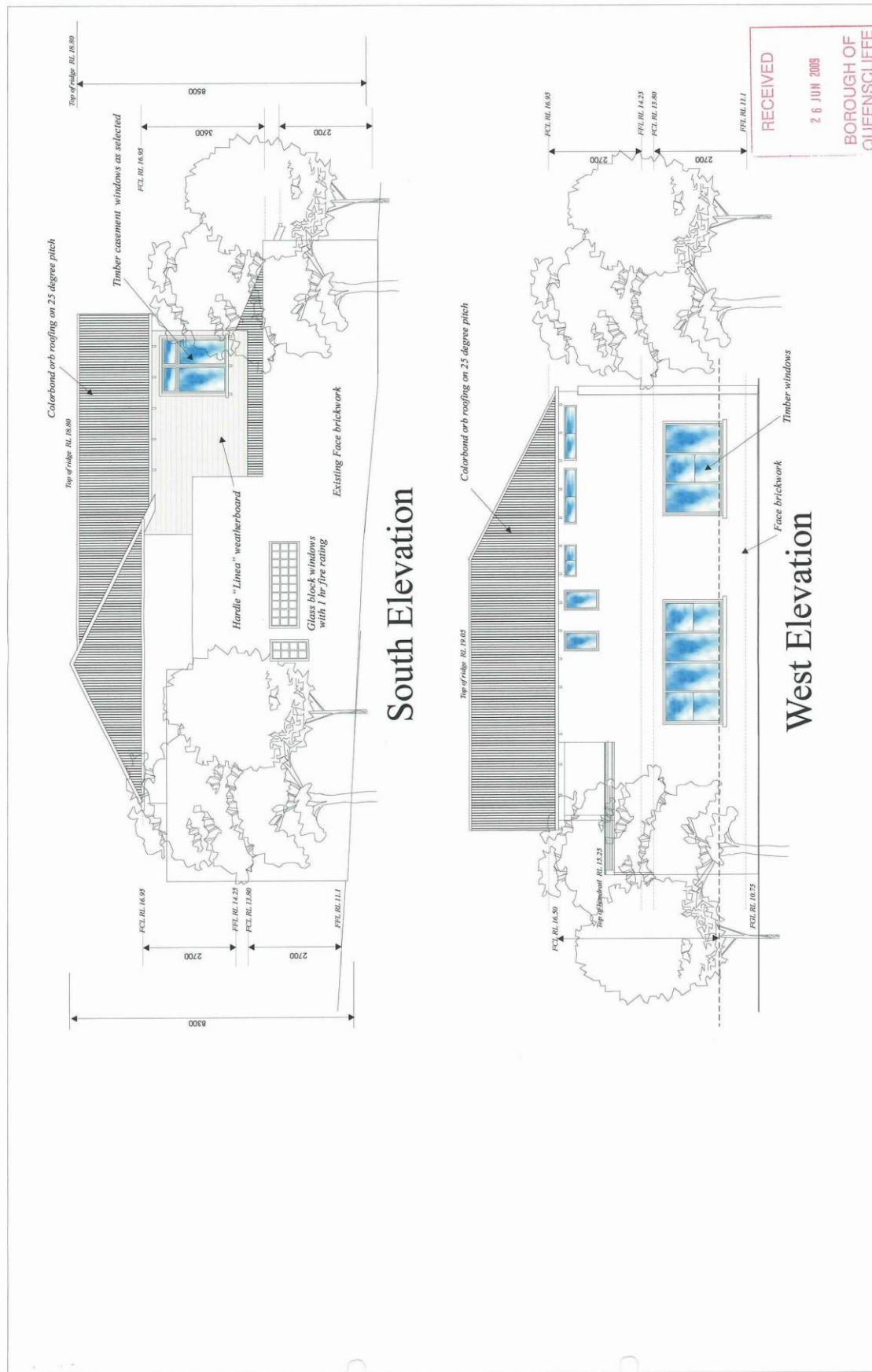
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Sheet number
13 of 15



Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player



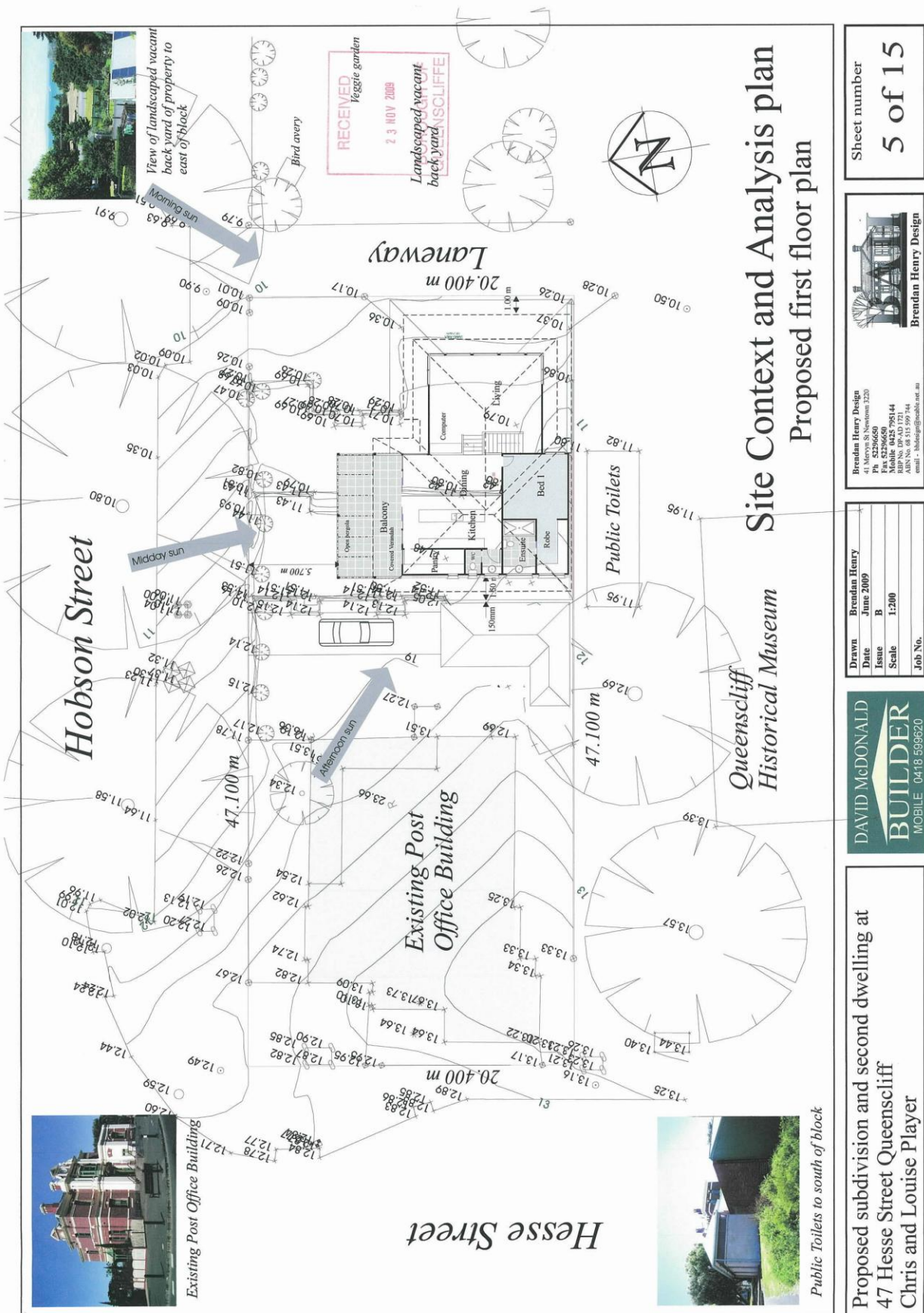
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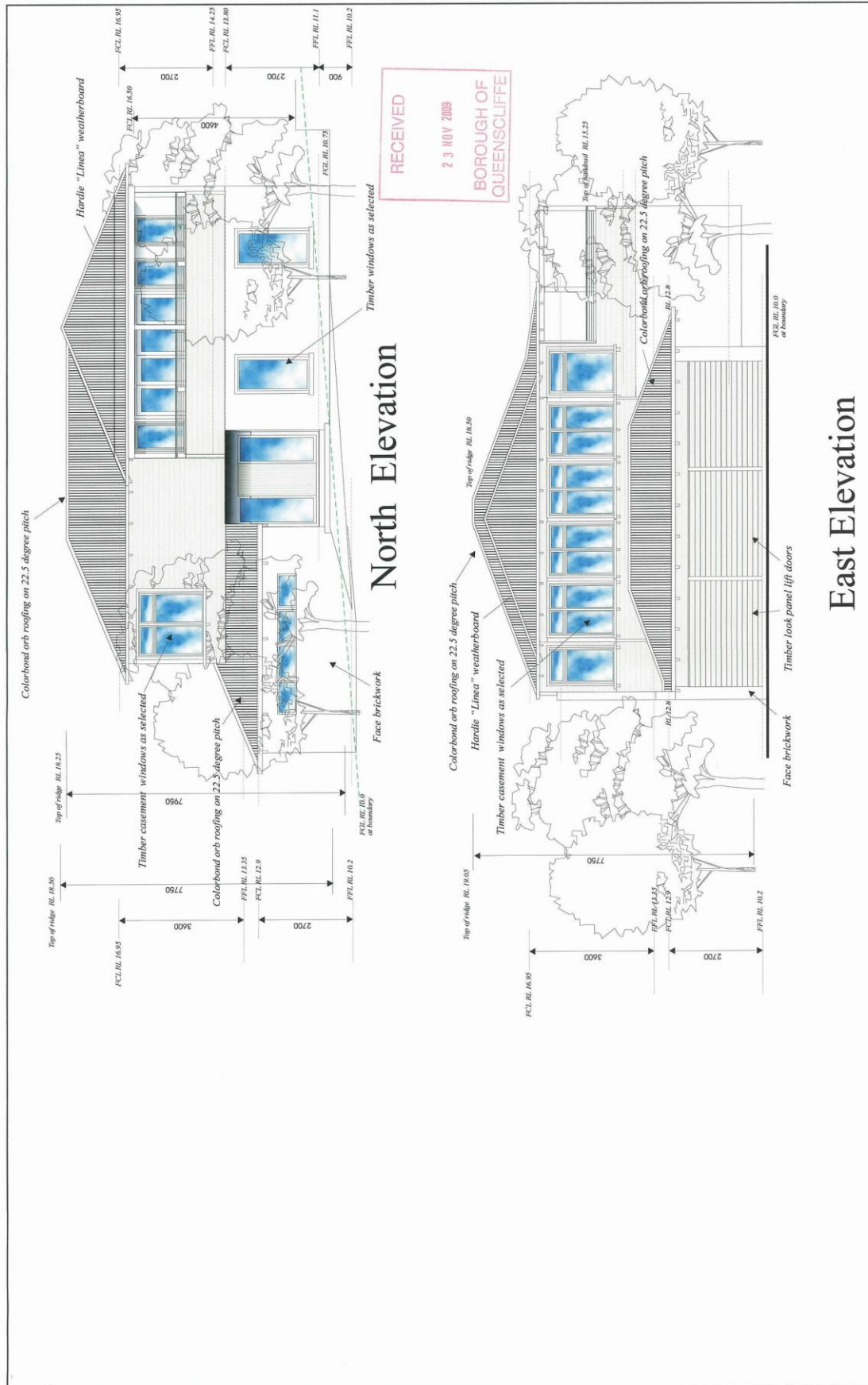
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Sheet number
14 of 15

APPENDIX 2:





Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

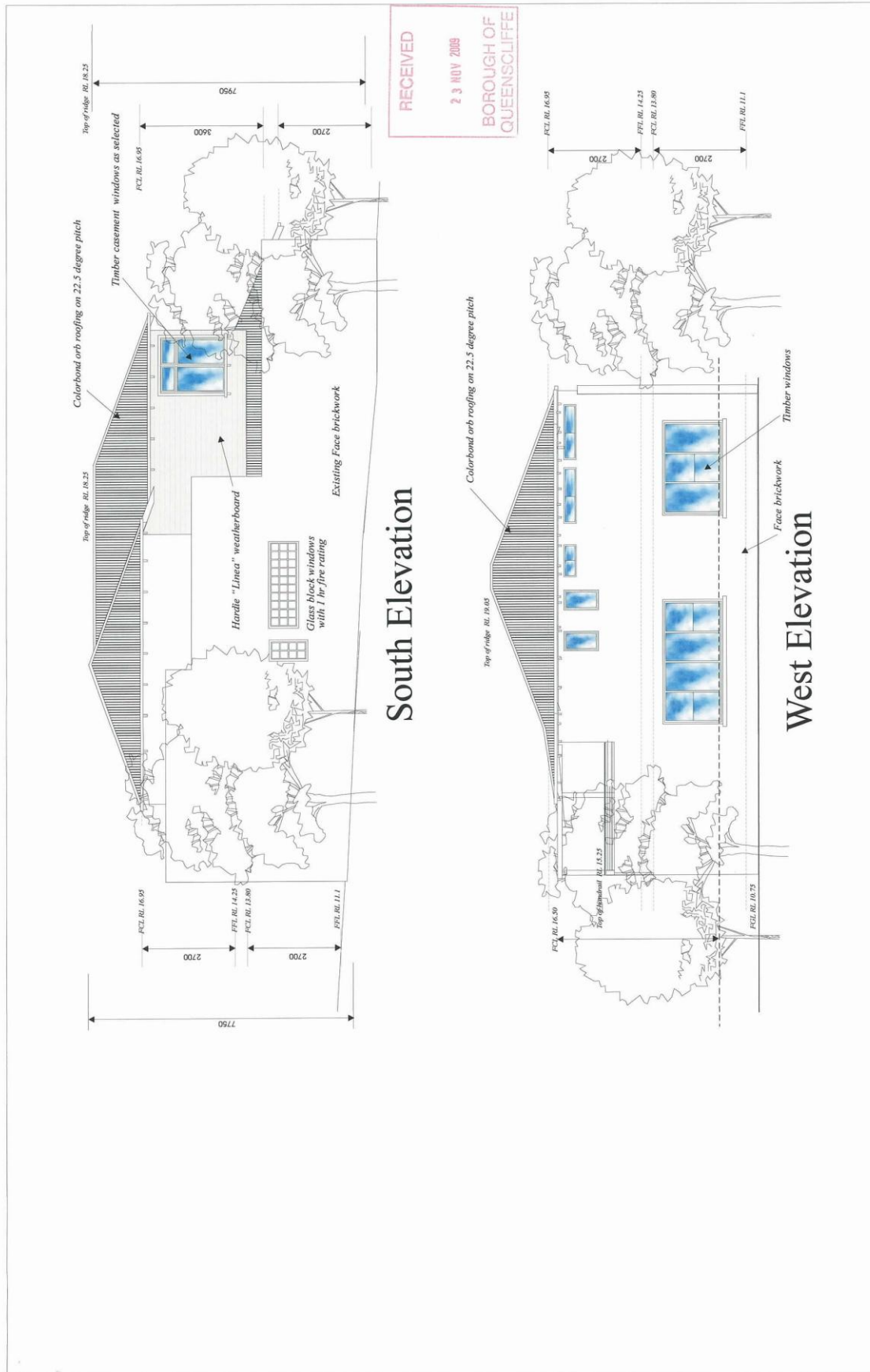
DAVID McDONALD
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Sheet number
13 of 15



Proposed subdivision and second dwelling at
47 Hesse Street Queenscliff
Chris and Louise Player

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Date	June 2009
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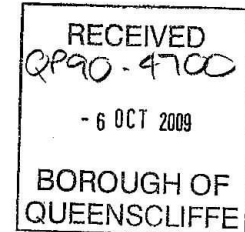


Sheet number
14 of 15



APPENDIX 3:

KELP
HOLDINGS PTY LTD



6th October 2009

Planning Department
Borough of Queenscliffe
50 Learmonth Street
Queenscliff Victoria 3225

Re : Proposed subdivision and second dwelling at 47 Hesse Street
Queenscliff VIC 3225 / *No reference number supplied*

I refer to documentation received by Registered mail and further email of the East elevation received today indicating a proposed new dwelling and garaging to be erected at the rear of No. 47 Hesse Street Queenscliff.

After having received documentation (not supplied with the original application proposal) which shows the East elevation plan indicating an extensive bank of windows at the first floor level which we believe may cause serious overlooking issues to the adjoining allotment and which we object to.

Furthermore the overall roof height shown on the plans of 8.5 m together with the 'bulk' of the colourbond roof and building on both the North and East elevations we considered to be inappropriate in relation to the heritage streetscape and views from Gellibrand & Hobson Street of the historic post office building.

It is of interest to note that after extensive consultation with the owners of 47 Hesse Street a proposal to build an office & studio incorporating garaging / Planning Application No. 2005/92 at No. 1 Hobson Street was negotiated to include buildings that did not exceed 6.7 m in height.

kind regards Robert & Kathryn Hendrey



A C N 105 289 538



4.2 82 King Street, Queenscliff

Planning Permit Application: 2009/103

SUMMARY

Proposal	Demolition of an existing dwelling and outbuildings, construction of a dwelling and outbuildings, variation to the front and side setback requirements of the DDO3. Refer Appendix 4
Zone/Overlays	Residential 1 Zone Design and Development Overlay Schedule 3 Significant Landscape Overlay Schedule 1
Permit Triggers	Clause 43.02-2– Works in design and development overlay area Clause 42.03-2 - Works in a significant landscape overlay Variation to setback requested (4.2 metres from King Street - refer plans)
Public Notification	Advertised by registered post to adjoining property owners, a notice on site for 14 days and a notice in municipal offices.
Submissions	2 Refer Appendix 5
Key Issues	Amenity impact Character Height of roof pitch Loss of view Impact on property value



APPENDIX 4:



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

Office Use Only

Application No.:

Date Lodged:

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BOROUGH OF
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Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
	82	KING ST
Suburb/Locality: QUEENSLIFFE		Postcode: 3225
A Lot No.: 1 <input type="radio"/> Lodged Plan <input type="radio"/> Title Plan <input checked="" type="radio"/> Plan of Subdivision No.: 020867		
OR		
B Crown Allotment No.:		Section No.:
Parish/Township Name:		

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

The Proposal

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

- 2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

DEMOLITION OF EXISTING DWELLING & OUT BUILDINGS, CONSTRUCTION OF NEW DWELLING & OUTBUILDINGS, REDUCTION IN FRONT SETBACK AND REDUCTION IN SIDE SETBACK RELATED TO BUILDING HEIGHT.
<input checked="" type="checkbox"/> Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$ OVER \$100,000

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 STREET DWELLING & ASSOCIATED OUTBUILDINGS
<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 or organisation who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: MR	First Name: JOHN	Surname: GULLAN
Organisation (if applicable): KANDU CONSULTANTS		
Postal Address:		
Unit No.:	St. No.: 21	St. Name: SILVER RIDGE RD
Suburb/Locality: PT LONSDALE	State: VIC	Postcode: 3225
Contact person's details:		
Same as applicant (if so, go to contact information) <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Contact information:		
Business Phone: 52584820	Email:	
Mobile Phone:	Fax:	
Name:		
Title: MR & MRS	First Name: ROBERT & MICHELLE	Surname: MC KINLAY
Organisation (if applicable): N/A		
Postal Address:		
Unit No.: 142	St. No.: 1	St. Name: ALBERT ST
Suburb/Locality: MELBOURNE	State: VIC	Postcode: 3004
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: **John Gullan** Date: **28-08-09**
day / month / year



SUPPORTING INFORMATION
FOR PLANNING PERMIT
UNDER DEVELOPMENT OVERLAY OF THE
BOROUGH OF QUEENSCLIFFE
PLANNING SCHEME



FOR
82 KING STREET
QUEENSCLIFF

KU344/MCKINLAY





rescode/mckinlay/reports/rescode summary

**SUMMARY OF REQUIREMENTS FOR A
PLANNING PERMIT FOR A
NEW SINGLE DWELLING COVERED BY A
CHARACTER OVERLAY
AT 82 KING STREET,
QUEENSCLIFF**

EXECUTIVE SUMMARY

This submission outlines a proposal to remove all existing structures from 82 King Street, Queenscliff and erect a new single level dwelling, detached outbuilding and attached garage.

There will be a slight increase in the new ground floor development and consequently the current site cover will increase but within the parameters of the prevailing overlay.

This submission considers the requirements of local and State planning requirements and addresses, in detail, the provisions of local overlay DDO3.

This report, together with other supporting information and documents prepared by SJB Architects, is presented in support of the issue, by council, of a planning permit for the construction of a new single level stand alone dwelling and outbuildings.

KU344

27/8/2009





rescode/mckinlay/reports/rescode summary

INTRODUCTION

This site is covered by an Urban Character Overlay which requires a range of criteria to be met in assessing the suitability of the development. The Local Planning Policy of the Queenscliffe Planning Scheme, Clause 22.04-1 is the relevant reference for this development. The site is also covered by the Statewide Rescode standards which are subservient to the overlay where common areas are referenced. Rescode criteria for this site are contained in Part 4 of The Victorian Building Regulations.

The subject site is located in a residential zoned area of the planning scheme known as King Street, Queenscliff. The street has restricted through access and all traffic must enter and leave the location through island control points. The works proposed are for demolition and reconstruction of a single stand alone dwelling and associated outbuildings. None of the proposals are prohibited in the planning scheme.

This submission has been prepared as the support information in an application for the issue of a planning permit and assesses the proposal against the criteria of Clause 22.04-1 of the planning scheme and, where relevant, reference is made to Rescode standards.

KU344

27/8/2009



rescode/mckinlay/reports/rescode summary

GENERAL PROJECT DESCRIPTION

- The property forming the basis of this proposal is a single level house which is clad with plywood sheeting with a vertical ribbed profile, and was probably built during the 1940's or 1950's. It is not classified individually or covered by a heritage overlay. The site is covered by the urban character overlay "Foreshore Areas" and schedule DDO3 "Swan Bay Foreshore".



The site is irregularly shaped and is located on the corner of King Street and Nankervis Parade. The land slopes down from the Eastern boundary of the site to its Western frontage to Nankervis Parade.

The existing house has been located close to the Eastern boundary to provide an elevated view to Swan Bay to the North and West. It is proposed to demolish the dwelling and all outbuildings on the site and construct a new dwelling in a similar location.



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rescode/mckinlay/reports/rescode summary

The intention in rebuilding the dwelling and relocating the garage and driveway to King Street is to provide car accommodation of a size consistent with current standards, and to provide safer access from the street. Currently, entry and egress from Nankervis Parade is difficult due to its narrow width and the blind corner to the North. The site offers enormous opportunities to capitalize on the water views that only a completely new development can maximize. In undertaking the new works the opportunity will be taken to maximize solar contribution to the living areas and harvest water from the various roof areas.

The architecture of the existing building is that of a simple beach-side shack from the 1950's era. It is basically a U-shaped form surrounding a raised terrace area, and is of lightweight construction with plywood cladding and corrugated roofing. The roof pitch is quite low, but with the central terrace area cut-out of the centre, the two arms of the "U" present skillion roof profiles to the street. The existing garage sits under the roof-line of the house. Some works have been undertaken on the existing dwelling internally and externally over the past few years without substantially modifying the size or layout of the building.

There is a large variety of building styles along the streets skirting the shores of Swan Bay, ranging from large two storey rendered houses to small shacks with lightweight cladding. Some properties are of a late 19th or early 20th century nature and generally single storey.



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rescode/mckinlay/reports/rescode summary

Most houses which front Swan Bay along King Street to the West of the site are either rendered or have face brickwork. It is however proposed to clad the majority of the new house with timber lining boards with some alternate materials to the base and selected walls. This sits more comfortably with the immediate neighbourhood and streetscape.

The roofing would be of a paneled type zinc material reminiscent of an early style, handmade tray deck roof.

As shown on the attached concept plans and elevations the proposed new dwelling and out buildings is of a simple rectangular form with pitched roof elements juxtaposed with low pitch areas. The collection of building and roof forms are reminiscent of coastal cottages and associated sheds. The pitched roof elements are pitched at 45% but do not overly increase the appearance of building mass as both slope and materials differentiate these elements from other components of the building. The overall ridge heights are shown as being less than any adjoining building and out buildings.

In essence, the proposed forms for the new house and garage will still embrace the casual coastal lifestyle, but without dominating the scale of the original house or neighbouring buildings.

Note that a site context plan has not been provided with this application as there is only 1 adjoining property to be considered. This building has been shown in plan and elevation in a number of the sketches to provide direct comparison and compatibility between the existing and proposed building massing. The proposed additions will have no impact on the neighbouring property to the East, nor will it affect any viewlines to or from Swan Bay.

KU344

27/8/2009





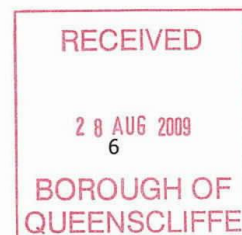
rescode/mckinlay/reports/rescode summary

New works will comprise;

1. Removal of all existing structures on site;
2. Construction of a single level dwelling with attached garage accessed directly from King Street;
3. New outbuilding with day room and bathroom facilities;
4. Construction of a deck adjacent to living and dining areas and connecting to the out building;
5. External paving and landscaping to the whole site;
6. Materials used externally are sympathetic with the intent of the DDO and will incorporate paneled sheet roofing, timber lining boards, rendered walls and chimney, metal window and door frames, and various sunshade structures.

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rescode/mckinlay/reports/rescode summary

MINIMUM STREET SETBACK

- The replacement of the existing building affects the street setbacks to King Street and Nankervis Parade. The new building is to be located 4.2m from the King Street frontage in lieu of the current 4.5m with the garage set back 6.0m. The main West wall will be 3.6m from Nankervis Parade with a small cantilevered projection coming within 2.4m. Setbacks to Nankervis Parade are consistent with Rescode recommendations for side roads.

DDO3 states that front setbacks should be equal to the adjoining buildings or an average thereof or 6.0m whichever is the lesser. The property at 80 King Street is setback 8.8m. As this is the only adjoining building this would be taken as the prescribed setback or the minimum recommended of 6.0m. In the particular circumstances of this site it is requested to amend the front setback to 4.2m. This is requested for a number of reasons. Firstly the site is not large and is quite irregular in shape, the existing building is within 4.5m of the frontage and thirdly the main thrust of the redevelopment is to remove vehicle access from Nankervis Parade to King Street. This places some compromises on the design parameters albeit the garage has been located to the east boundary and is setback from the house and the minimum 6.0m set out in DDO3.

With the intention to remove all street frontages fencing, providing professionally constructed landscaping and the rejuvenation of the public areas adjoining the site, a holistic approach has been taken to the building sitting. It is therefore requested that approval be granted for the setback to be at variance to the minimum recommendations.

- Minimum setback provisions are satisfied for Nankervis Parade but approval is sought for a 4.2m setback to King Street.

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rescode/mckinlay/reports/rescode summary

BUILDING HEIGHT

- The maximum building height of proposed works is to be 7.2m above natural ground level to the Western end of the living room ridge line. The site topography is such that the Eastern end of the ridge line is only 6.2m. The highest point at the ridge line over the bedroom areas will be at the Northern end and will be 5.8m above natural ground line. These heights relative to the adjoining property are shown on drawings 16 & 17. As the new works are single storey and do not exceed 8.5m above natural ground level there is no conflict with the objectives or policy of the Queenscliff Urban Character Policy, Building Heights & Setbacks.
- Building height provision is satisfied.

SITE COVERAGE

- Total site coverage of all new building works is 231.85m² for an overall site area of 543.3m². Total site coverage is therefore 42.6%. As the DDO recommends a site cover objective of a maximum of 55%, the proposed site is considered to meet that objective.
- Building area provision is satisfied.

PERMEABILITY

- The total site area of 543m² has 232m² of building works and approximately 45m² of hard landscaping for total site coverage of 277m² leaving 266m² or 49% of the site as permeable area. This figure considerably exceeds the 30% minimum permeability required by the DDO.
- Permeability provision is satisfied.

KU344

27/8/2009



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rescode/mckinlay/reports/rescode summary

CAR PARKING

- The existing single garage will be demolished and replaced with a double garage to the East boundary accessed from King Street. As there is no formal road edge along the King Street frontage a new vehicle access point will be required to be constructed across the grassed nature strip. The footpath does not extend beyond the front of 80 King Street. The clear internal dimensions of the new garage will be 5.8 x 5.6m. This will provide on-site undercover parking for 2 vehicles.

There will be on-site parking in the driveway for an additional vehicle.

- Car parking provisions are satisfied.

REAR AND SIDE SETBACKS

- The works proposed are shown to have a minimum 1.2m setback to the East boundary and along the Northern boundary to Nankervis parade. The wall height to the top of the gable on the East elevation is 6.2m and would require a building setback of 1.78m under Rescode. The wall height to the top of the gable adjacent to the Nankervis Parade is 5.2m and would require a building setback of 1.48m under Rescode. The Western setback to Nankervis Parade and the Southern setback to King Street have been discussed under "Minimum Street Setbacks" above.

The incursions into the minimum setbacks relative to height almost completely relates to the specific architecture adopted and the steepness of the gable ends. This proposed style is part of the holistic approach to the site and how shapes and volumes have been combined to represent a cluster of buildings rather than a single mass. The incursions are minor and their approval is requested

- Side and rear setback provisions are contrary to Rescode and approval is required for the setbacks proposed.

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WALLS ON BOUNDARIES

- There are 2 locations where there are walls on boundaries. The DDO permits walls on boundaries for outbuildings under certain circumstances and the proposed walls are considered to meet this requirement and are assessed below in accordance with the DDO:
 1. The East wall of the garage is on the boundary for a length of 6.4m. The height of the wall will not exceed 3.0m at any point. Both length and height comply with the DDO;
 2. A 3.6m length of wall for the studio area will be on the east boundary. This wall does not face into any habitable area of the building but serves to align the stepped wall profile with the boundary. The maximum height will not exceed 3.0m at any point. Both length and height comply with the DDO.
- Walls on boundaries provision are satisfied.

DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

- The setbacks proposed for the new works are such that no impact will occur to the adjoining property owner. The new building works are 2.4m to any windows to habitable rooms on the adjoining site to the East.
- Daylight to existing windows provision is satisfied.

SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS

- The new building works are not adjacent to any North facing windows to properties to the South which are on the other side of King Street.
- Solar access to existing North windows provision is satisfied.

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rescode/mckinlay/reports/rescode summary

OVERLOOKING OF SECLUDED PRIVATE OPEN SPACE

- The planning overlay does not consider overlooking as one of the decision guidelines and this matter will be determined by the responsible building surveyor should a building permit be applied for. However, in the interest of ensuring that the requirements of Part 4.19 of the building code are satisfied consideration has been given to this item. Under Rescode if the floor level is greater than 800mm at the boundary line then a screen must be erected to at least 1.7m above the floor level. At the moment the no part of the habitable area of the building will be above 800mm above ground level at the East boundary.

Additionally there are no windows to habitable rooms facing the east boundary.

As there is currently a high paling fence on the East boundary this will be sufficient to prevent overlooking.

- Overlooking provisions can be satisfied under 4.19 of the building code.

OVERSHADOWING OF PRIVATE SECLUDED OPEN SPACE

- In a similar manner to overlooking this objective will be evaluated under part 4.18 of the building code. It is not anticipated that overshadowing will be of any concern as single storey works of the height proposed and setbacks shown will have little effect of any neighbor beyond existing situations. There will be some small area of shading to the West elevation of the adjoining property during the afternoon at the equinox (March & September)
- Overshadowing provisions can be satisfied under part 4.18 of the building code.

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rescode/mckinlay/reports/rescode summary

DAYLIGHT TO NEW HABITABLE ROOM WINDOWS

- All habitable rooms are provided with natural light through windows in external walls. In all cases new windows have a minimum of 1.0m clear to the sky natural light.
- Daylight to habitable room provisions is satisfied.

PRIVATE OPEN SPACE

- An area of approximately 9.0m x 6.0m, total 54m², is available as decking to the North of the dwelling, is available as the nominated secluded private open space. This area exceeds in size and minimum dimension the requirements of Rescode. This area has good access to North light and the deck is directly accessible from the new living space.
- Private secluded open space and daylight provisions are satisfied.

FENCING

- No new fencing is proposed for the site street boundaries; although the fence to the common boundary to the East may be replaced as part of the overall landscape works. All of the existing fencing to King Street Nankervis Parade will be removed and replaced with native landscaping and retaining walls.
- Fencing provision is satisfied.

KU344

27/8/2009



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rescode/mckinlay/reports/rescode summary

VEGETATION

- The new dwelling is to replace an existing building and garage which is adjacent to screen planting on the King Street boundary. This screening is to generally to be removed. No mature indigenous trees are to be removed as part of the project. A native shrub on the grassed road reserve is to be removed for the new cross-over, but this will be more than offset by landscaping works to the street frontage and driveway area including plantings that are of predominantly indigenous and native species.



KU344

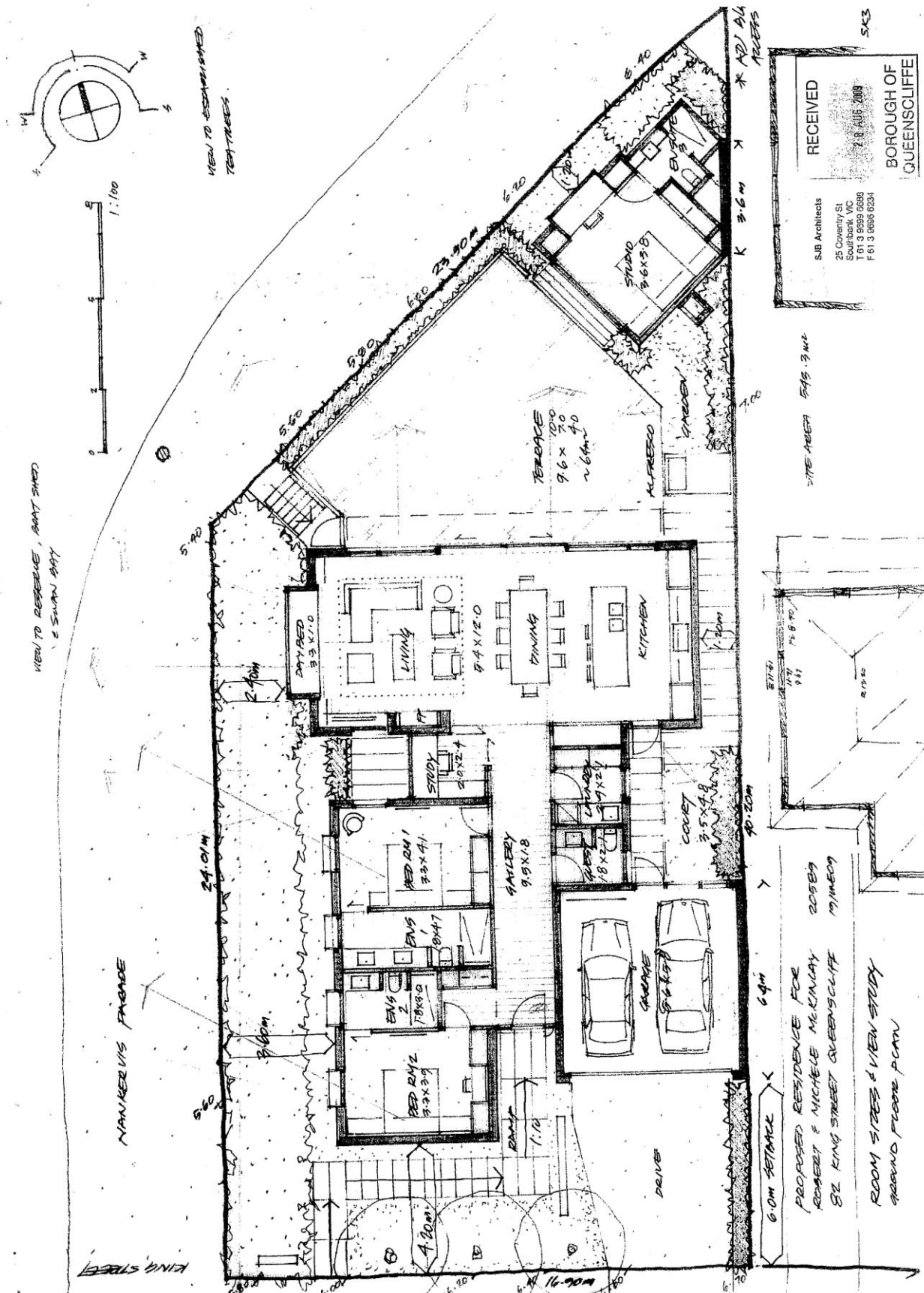
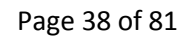
27/8/2009

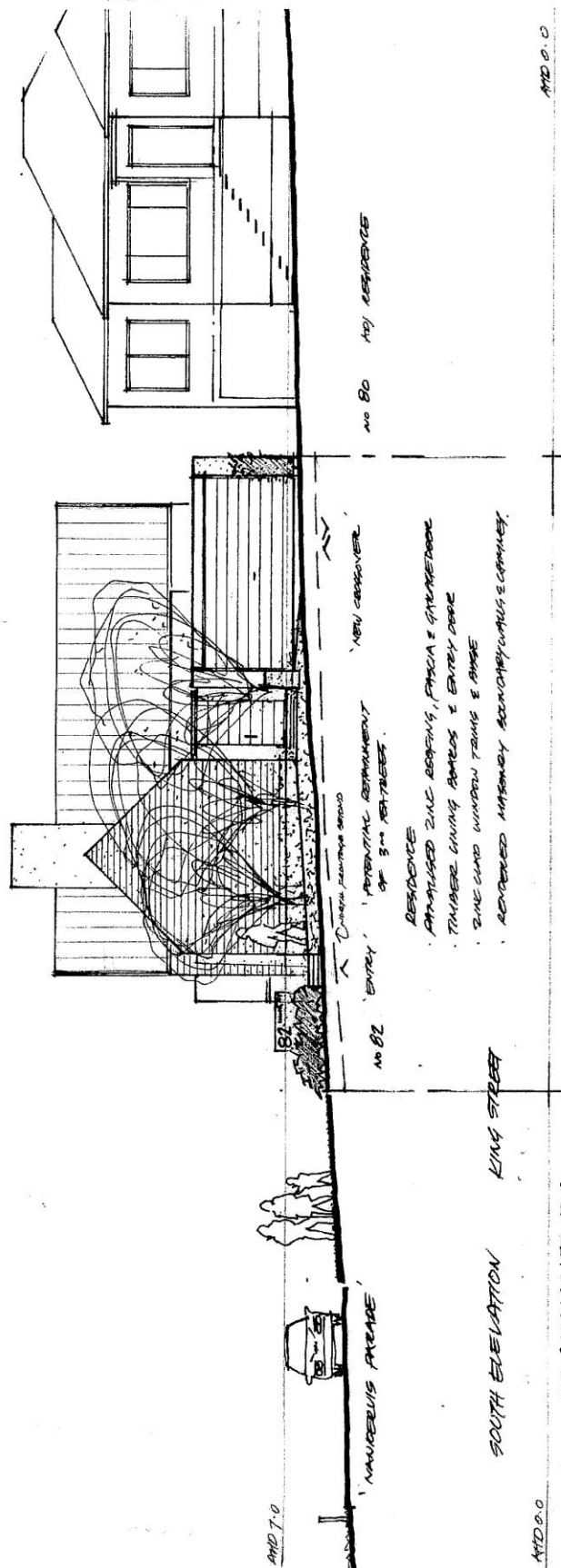


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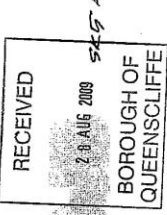


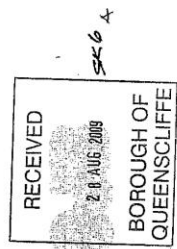
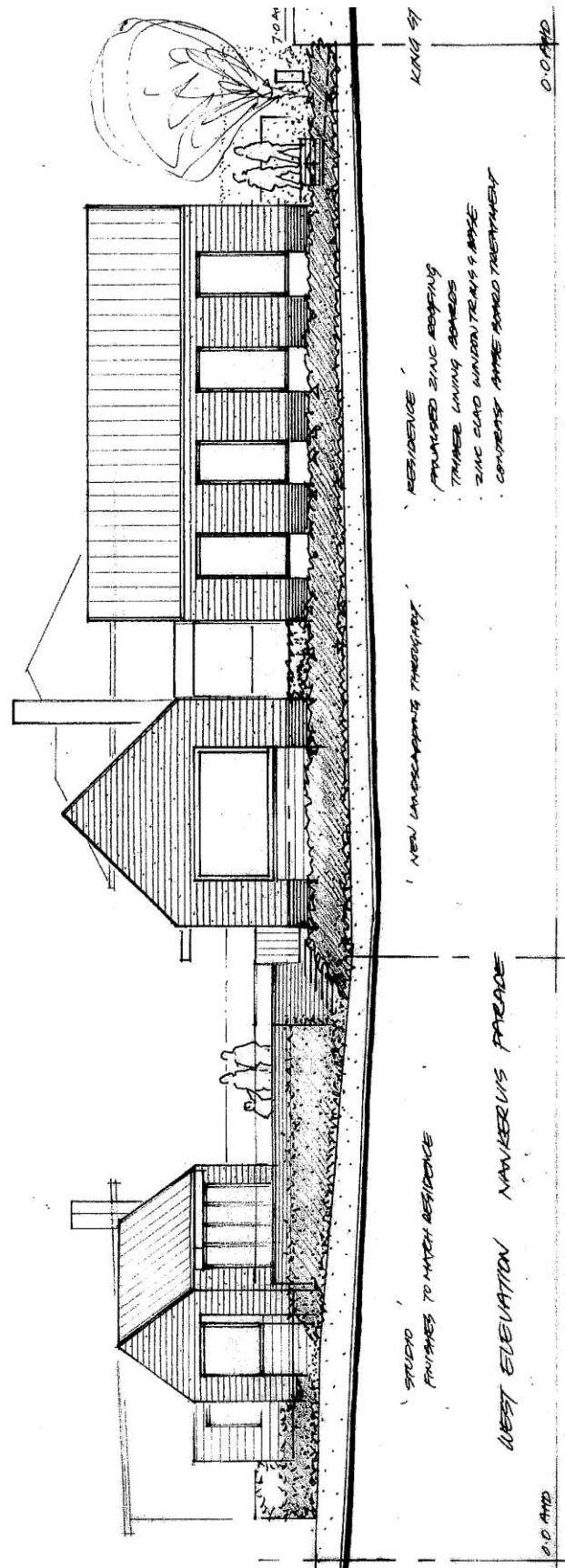




PROPOSED RESIDENCE FOR
ROBERT & MICHELE MACKAY
82 KING STREET QUEENSLIFF
2058A
19/06/09

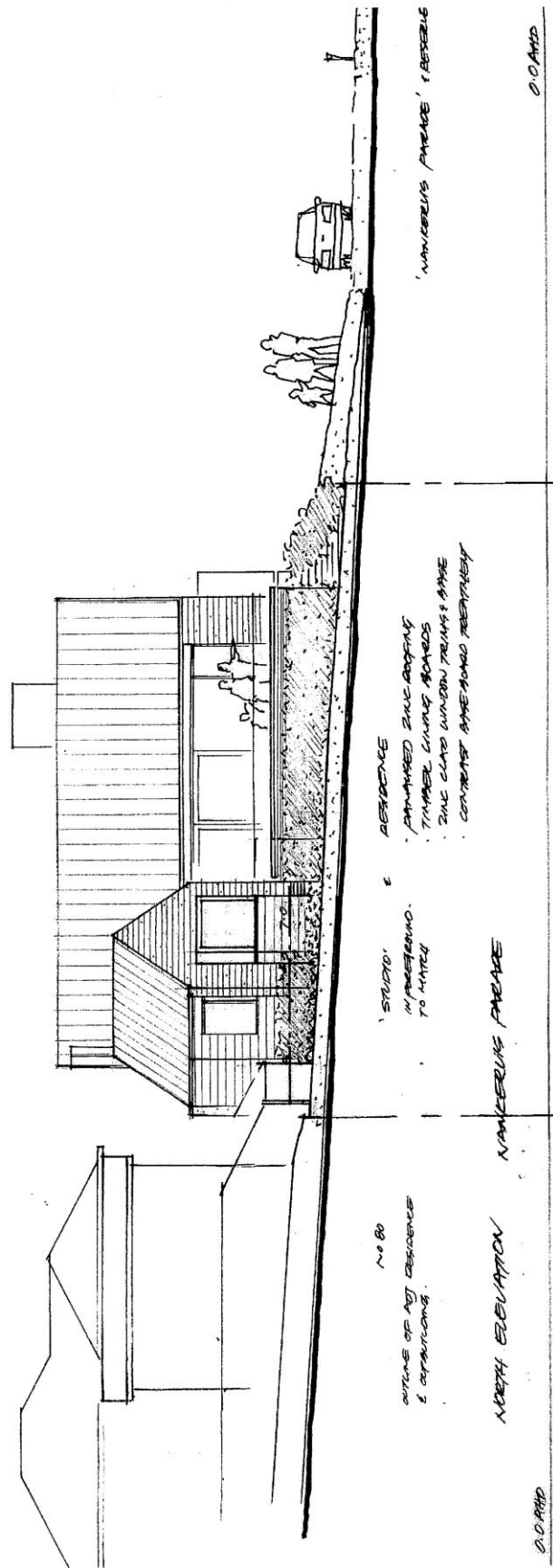
SJB Architects
25 Coventry St
Geelong, VIC
T 03 5262 6268
F 03 5262 6234





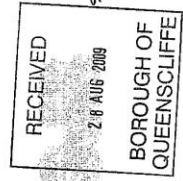
SJB Architects
25 Coventry St
Melbourne VIC
TEL 3 9609 6688
F 61 3 9609 6234

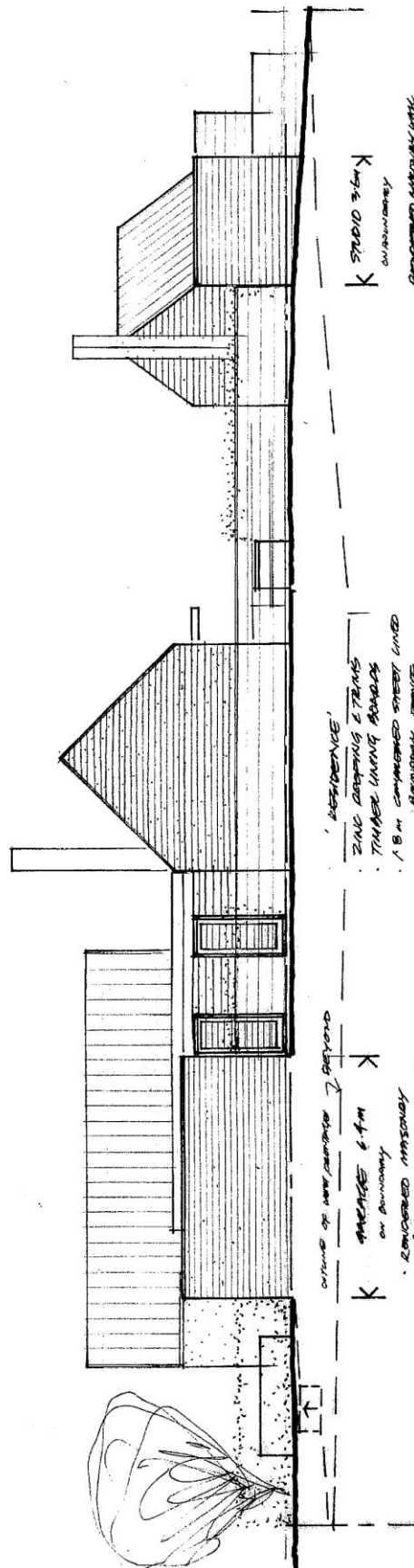
PROPOSED RESIDENCE FOR
ROBERT & MICHELE McINULAN 20089
82 KING STREET QUEENSLIFFE 19/10/09



PROPOSED RESIDENCE FOR
ROBERT & MICHELLE MCINLAY 2009
82 KING STREET QUEENSLIFFE 19/11/2009

SJB Architects
25 Coventry St
Southbank VIC
T 61 3 9699 6588
F 61 3 9699 6234





EAST ELEVATION

0.0 AND

PROPOSED RESIDENCE FOR
ROBERT & MICHELLE MCKINLAY 20 FEB
82 KING STREET QUEENSLIFFE 19 JAN 2009

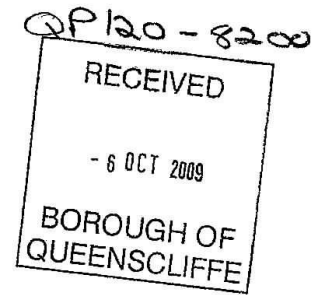
SJB Architects
25 Coventry St
Southbank VIC
T 61 3 9559 0888
F 61 3 9559 6234

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28 AUG 2009

BOROUGH OF
QUEENSLIFFE

SLB A



The Town Planner
Borough of Queenscliffe
50 Learmonth Street
Queenscliff VIC 3225

**OBJECTION TO PLANNING PERMIT
82 KING STREET, QUEENSCLIFF**

Dear Marcelle

I refer to the above and my recent objection.

Having further considered the plans I wish to add to my objections. I believe that one portion of the building in particular will have a substantial impact on my residential amenity and will impact on the character of the surrounding area.

There is a substantial gable wall only 1.2 metres from my side boundary, which is a flat brick wall, some 6 metres high. This wall should be at least 1.7 metres away from my boundary according to the standard rescode and building regulations in Victoria. These regulations and the stipulated setback of 1.7 or 1.8 metres ensures my access to sunlight and daylight, it allows adequate setback for aesthetic reasons and allows me some sense of openness (so I don't feel the building is right over my property and house). This additional 500 mm setback also ensures I have at least some outlook from the rear balcony of my house.

I believe it is only fair and reasonable that the standard rescode and building regulations requirements are adhered to given that the application site is quite large and there are other reasonable options instead of building illegally so close to my boundary.

I still wish to proceed with my other objections as well as the concerns in this letter.

Gwen James

G. James
6.10.09



I HAVE LIVED IN QUEENSCLIFF ALL MY
LIFE, JOINING THE ARMY AT 18 YEARS
OF AGE AFTER BASIC TRAINING I
~~WAS~~ WAS POSTED TO KOREA
ON MY RETURN I WAS SENT TO
AUSTRALIAN STAFF COLLEGE
AT FORT QUEENSCLIFF, THE THIRD
GENERATION OF OUR FAMILY
TO DO SO

GRANDFATHER SON, AND GRAND SON
THE HOUSE NEXT DOOR IS TO BE
KNOCKED DOWN, AND THE NEW ONE
EXCEEDS THE LENGTH AND WIDTH OF
THE OLD ONE

AS I AM AN EXTREMELY DISABLED
WAR VETERAN AND RESTRICTED IN
MY MOVEMENTS I SIT WHEN ITS SUNNY
ON MY DECK AT THE REAR OF MY HOUSE
EVERYDAY. IF THE NEW HOUSE GOES
AHEAD AS PLANNED ALL I WILL BE
LOOKING AT WILL BE A HIGH PITCHED
ROOF, THIS COULD CAUSE ME TO
SUFFER DEPRESSION AND STRESS
WHICH COULD BRING ON ANOTHER
STROKE

James

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22 SEP 2009

BOROUGH OF
QUEENSCLIFF



4.3 37 Bethune Street, Queenscliff

Planning Permit Application: 2009/112

SUMMARY

Proposal	The development of a dwelling (two storey up to 7.2 metres) and variation to the setback requirements of the DDO1 Refer Appendix 6
Zone/Overlays	Residential 1 Zone Design and Development Overlay Schedule 1
Permit Triggers	Clause 43.02-2– Works in design and development overlay area Variation to setback requested (4 metres from Bethune Street & 2 metres from Flinders Street - refer plans)
Public Notification	Advertised by registered post to adjoining property owners, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
Submissions	No objections lodged
Key Issues	Not applicable



APPENDIX 6:



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

QP030-3700

Office Use Only	\$476 -
Application No.: # 136875	Date Lodged: RECEIVED
- 9 SEP 2009	
BOROUGH OF QUEENSLIFFE	

Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.:	St. No.: 37	St. Name: Bethune St
Suburb/Locality: Queenscliff		Postcode: 3225

Formal Land Description *
Complete either A or B.

▲ This information can be found on the certificate of title.

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

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

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

- ② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

Dwelling

☒ Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$ 200,000 + ▲ 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.

Dwelling

☒ Provide a plan of the existing conditions. Photos are also helpful.



Title Information

5 Encumbrances on title *

If you need help about the title, read:
[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
☒ No
☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person or organisation who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:
Title: Mrs First Name: Lesley Surname: McQuire
Organisation (if applicable):
Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: 15 St. Name: Wiltons Rd
Suburb/Locality: Ocean Grove State: 3226 Postcode:

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: Email:
Mobile Phone: Fax:

Name: Same as applicant ☒
Title: Mrs 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:
Owner's Signature (Optional): Date: day / month / year

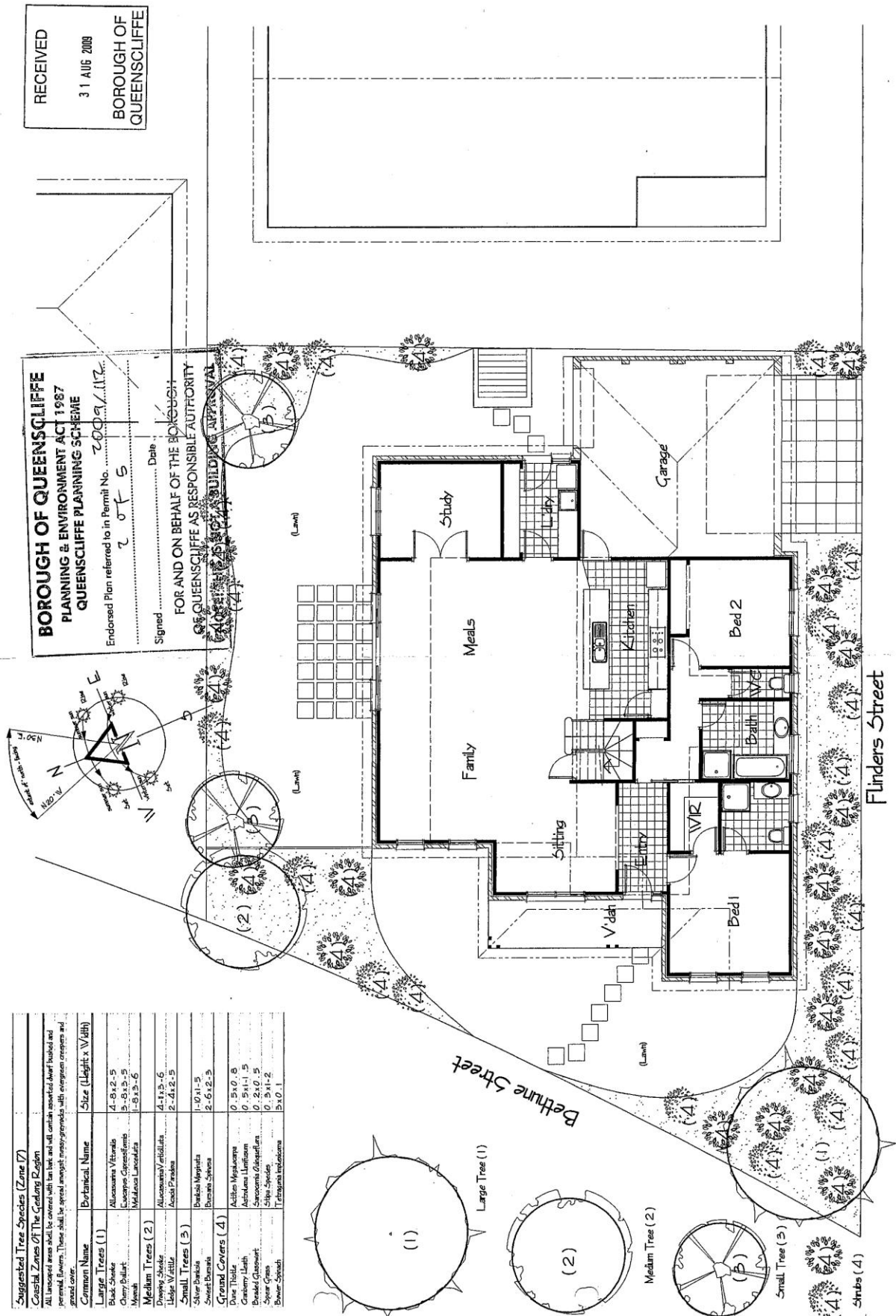
Declaration

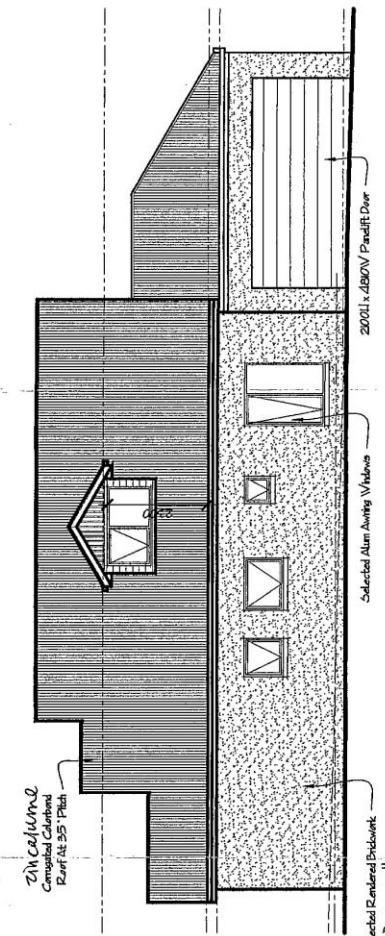
7 This form must be signed by the applicant *

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

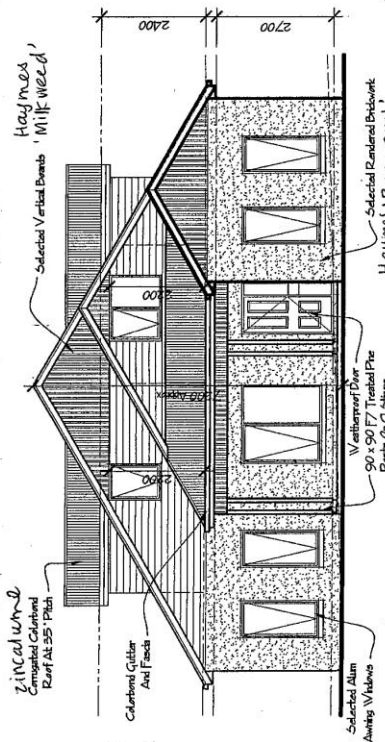
I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Date: 9/9/09 day / month / year

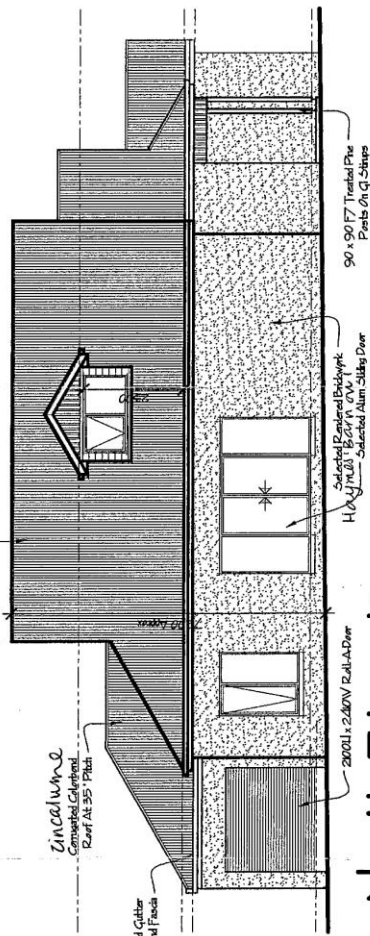




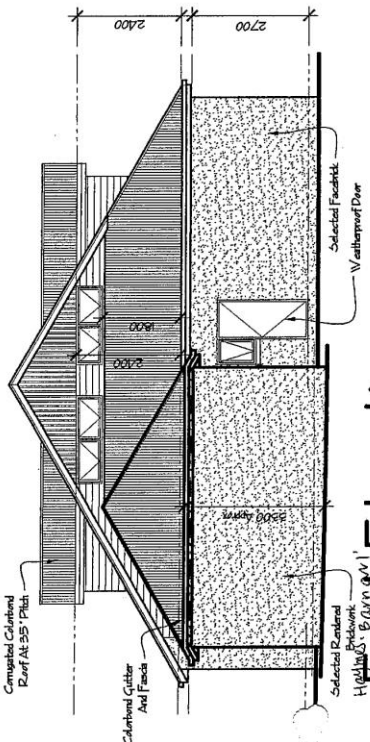
South Elevation



West Elevation



North Elevation



East Elevation

Proposed Unit Development	
For Mr & Mrs Mc Guire	
At No' 37 Bethune Street	
Queenscliff	
Date - August 2009	Scale - 1:100
Drawn - Tony Alves	

Corinthian Design Studio

Res N/D P - A.D 904
4 Thurlfield Road
Clifton Springs, Vic 3222
Ph N° 5055 2546
Fax N° 5055 2546

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31 AUG 2009
BOROUGH OF QUEENSCLIFFE

BOROUGH OF QUEENSCLIFFE
PLANNING & ENVIRONMENT ACT 1987
QUEENSCLIFFE PLANNING SCHEME

Endorsed Plan referred to in Permit No. 2009/112
5 of 5

Signed _____ Date _____
FOR AND ON BEHALF OF THE BOROUGH
OF QUEENSCLIFFE AS RESPONSIBLE AUTHORITY
NOTE: THIS IS NOT A BUILDING APPROVAL



4.4 57 Mercer Street, Queenscliff

Planning Permit Application: 2009/131

SUMMARY

Proposal	Construct second dwelling (two storey to 7.35 metres), variation to the side setback requirements and site coverage requirements of the DDO1, and two lot subdivision
-----------------	---

Notification has been received from the applicant that the proposal has been amended.

Therefore, the current application has been withdrawn from this agenda to allow for public notification of the amendment to occur.



4.5 65A Flinders Street, Queenscliff

Planning Permit Application: 2009/123

SUMMARY

Proposal	The development of a dwelling (two storey up to 8.3 metres) and variation to the front setback requirements of the DDO3 Refer Appendix 7
Zone/Overlays	Residential 1 Zone Design and Development Overlay Schedule 3 Vegetation Protection Overlay Schedule 1
Permit Triggers	Clause 43.02-2– Works in design and development overlay area Variation to front setback requested (4.5 metres - refer plans)
Public Notification	Advertised by registered post to adjoining property owners, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
Submissions	4 Refer Appendix 8
Key Issues	Character Over-development and out of context Vegetation Overshadowing



APPENDIX 7:



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

Office Use Only

Application No.: 2009/123

Date Lodged: / /

Application for Planning Permit

RECEIVED

23 SEP 2009

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.:	St. No.: 65A	St. Name: Flinders Street
Suburb/Locality: Queenscliffe		Postcode: 322508731

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: PS607662T

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

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

- ② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

Development of land for a dwelling

☒ Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$ 300,000 ▲ 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.

Vacant

☒ Provide a plan of the existing conditions. Photos are also helpful.



Title Information

⑤ Encumbrances on title *

If you need help about the title, read:
How to Complete the Application for Planning Permit Form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
☒ No
☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

⑥ Provide details of the applicant and the owner of the land.

Applicant *

The person or organisation who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Wild Design Architecture		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 13	St. Name: Star Street
Suburb/Locality: Geelong	State: VIC	Postcode: 3220

Contact person's details *

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

Name:		
Title:	First Name: Phyl	Surname: Wild
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: 03 5221 7276	Email: wilddesign@bigpond.com
Mobile Phone:	Fax: 03 5221 9276

Name:		
Title:	First Name: Antoinette & Angelo	Surname: Inguanti
Organisation (if applicable): Taragin Homes		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 53	St. Name: Flinders Street
Suburb/Locality: Queenscliffe	State: VIC	Postcode: 3225
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: 21/9/09
	day / month / year



***Project Assessment
Response to DDO3 and VPO1 of the
Borough of Queenscliffe Planning Scheme***

Project: Development of land for a dwelling

Location: 65A Flinders Street Queenscliff

Owner: Taragin Homes

Ref: 291121

Date: August 2009

.Wild Design.

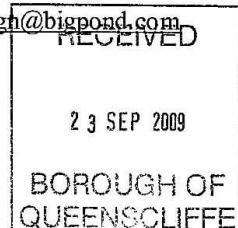
13 Star Street, Geelong. 3220
ABN: 63 785 673 675

.Architecture.

Ph: 03 5221 7276
Fax: 03 5221 9276



Email: wilddesign@bigpond.com





65A Flinders Street Queenscliff

Page 2 of 9

Preface

This is an application to allow the use of the land known as 65A Flinders Street Queenscliff for a dwelling. The site has an area of 353 sq metres, is located in a R1Z where a permit is not required for a dwelling.

The site however is burdened by a vegetation protection overlay (VPO1) as well as a design and development overlay (DDO3), both these overlays have triggered the need for a planning permit.

This site, the property to the east and the two properties behind were once one parcel of land, which had the two road frontage, Flinders Street to the north and Fraser Street to the south.

It appears that this original site was subdivided into two lots sometime between 2003 and 2005. In 2006 a permit was issued (2006/34) which allowed the development of two, two storey dwellings and a two lot subdivision. The subdivision has been acted upon and 65 Flinders Street has been developed, although not as per the original plans submitted with the planning application.

The development of 65A Flinders Street has not been enacted upon and as such the development permit has lapsed.

The new owners now wish to develop the site with a two storey dwelling, but not the same design as that which was originally approved.

42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO** with a number

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies

To protect areas of significant vegetation

To ensure that development minimises loss of vegetation

To preserve existing trees and other vegetation

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance

To maintain and enhance habitat and habitat corridors for indigenous fauna

To encourage the regeneration of native vegetation

Response

This area of Queenscliff contains some pockets of quite significant vegetation; but apart from the one solitary tree located close to the western boundary this particular site has no vegetation at all. This application will have no effect on any existing areas of significant vegetation located in this area.



65A Flinders Street Queenscliff

Page 3 of 9

SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO1**

REMNANT AND VEGETATION PROTECTION AREA

1.0 Statement of nature and significance of vegetation to be protected

Response

This site as well as the adjoining sites has no substantial vegetation cover as described in the schemes statement of nature and significance of vegetation to be protected. This site is located in an urban area where the character is distinguished by not only the existing native and indigenous vegetation but also by the buildings located in this area, neither one here dominates the other.

More importantly though, the one tree on this site, whether significant or not, is not really relevant to this application as it is proposed to be retained.

2.0 Vegetation protection to be achieved

Response

This site has no substantial vegetation cover; the single tree is to be retained, so therefore the vegetation protection intent for this site has been achieved.

43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies

To identify areas which are affected by specific requirements relating to the design and built form of new development

Response

This site is located in an area covered by schedule 3 to this design and development overlay. The specific requirements relating to the design and built form of this development has been assessed against the requirements of this schedule 3 as described below.

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

FORESHORE AREAS

1.0 Design objectives

The objective is to ensure that all new developments maintain, protect and enhance the distinguishing elements of the urban character of the foreshore area.

The distinguishing elements of this particular area are:



65A Flinders Street Queenscliff

Page 4 of 9

- The varied styles and ages of the one and two storey buildings which make up the urban entrance into the township.
- The informality of streetscape materials and finishes and lack of formal footpaths, verges, front fences, constructed driveways and varied setbacks.

Response

This proposal will add to the varied styles of buildings and will compliment the proliferation of newer, larger and taller dwellings in the immediate vicinity. It will help to maintain the informality of the streetscape with its varied setbacks, lack of front fencing etc.

The height, form, mass, materials and construction of this proposed building is responsive to the coastal environment, the land form and the conditions of this site.

The development does not visually dominate the coastal landscape nor does it visually dominate the dwellings around it.

The proposed design has had regard to the *"Borough of Queenscliffe Urban Character Study"* (July 2000) in particular the guideline pack no. 3 – *building siting & design guidelines for: foreshore areas*.

This guideline pack takes into account the character of the foreshore area as well containing design objectives for the following:

- Site layout
- Building design
- Building height and setbacks
- Fencing, driveways & landscape

Other requirements

A permit may be granted to vary the requirements, except where a specific statement is made that the requirements cannot be varied.

A permit will only be granted to vary the requirements if the Responsible Authority is satisfied that compliance with the requirements is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule and the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*.

Building height

The requirements here are that no building can exceed a height of two stories and 8.5 metres above natural ground level. These requirements cannot be varied with a permit.

A lesser height may be necessary to:

- Reflect a "bottom up" rather than a "top down" approach
- Satisfy the objectives contained in Clause 21.05
- Satisfy the Building Siting and Design Guidelines contained in the Queenscliffe Urban Character Study.
- Reflect the prevailing building height in the immediate area.



65A Flinders Street Queenscliff

Page 5 of 9

- Prevent buildings protruding above the ridgeline of the dunes along Port Philip Bay so as to form a silhouette against the sky when viewed from the foreshore or any significant public viewing point.
- Prevent buildings significantly protruding above the vegetation canopy of an area
- Consider the reasonable sharing of views.

Response

The development does not exceed two stories, it has a height of 8.3 metres which is under the of 8.5 metres max.

Building setbacks

New buildings must also meet the following requirements:

- Front setback should be at least 6 metres, or may match the setback of adjacent buildings or be between their setbacks.
- Side and rear setbacks are to be a minimum of 1.2 metres for single storey buildings and a minimum of 1.92 metres for a two storey building with a wall height of up to 6.0 metres (ie: an additional 100mm setback for every 300mm above 3.6 metres)
- Buildings should not be built on side or rear boundaries, except where

Response

Building Setbacks				
Location	Wall height	Requirement	Proposed	Complies Yes/No
Front - building	n/a	6.0m	6.0m	Yes
Front - deck	n/a	not specified	4.5m	n/a
East Side - lower	3.6m	1.2m	1.8m	Yes
East Side - mid (stair)	4.5m	1.5m	1.5m	Yes
East Side - upper	6.6m	2.2m	2.2m	Yes
West Side - lower (deck)	5.1m	1.7m	1.7m	Yes
West Side - Upper	6.0m	1.92m	2.2m	Yes
South Side	7.8m	2.6m	2.6	Yes

Site coverage

Buildings should not occupy more than 55% of the area of the site.

Response

The total building footprint consists of the following area:

Dwelling: 119.8 sq m
Garage: 46.6 sq m
Portico: 14.7 sq m
Deck o/hang: 7.8 sq m
Total: 188.9sq m

Site Coverage			
Site area	Building area	Building coverage	Complies Yes/No
353 sq m	188.9 sq m	53.5%	Yes

Adjacent to a heritage overlay

Response

This section is not applicable to this application as the subject site is not within a heritage overlay; the site has no individual heritage listing nor is the site adjacent to another building or site that has a heritage listing.



65A Flinders Street Queenscliff

Page 6 of 9

SUMMARY

This development has been assessed against the requirements and objectives of DDO3 and VPO1 of the Borough of Queenscliffe Planning Scheme as well as the Borough of Queenscliffe Urban Character Study (July 2000) in particular guideline pack no. 3 – building siting & design guidelines for: foreshore areas. It has been shown that this development meets all the requirements, and that there are no grounds for refusal based on any of these objectives.

ATTACHMENTS

Attachment 1	Photographs
Attachment 2	Locality Plan
Attachment 3	ProFIS Plan



65A Flinders Street Queenscliff

Page 7 of 9

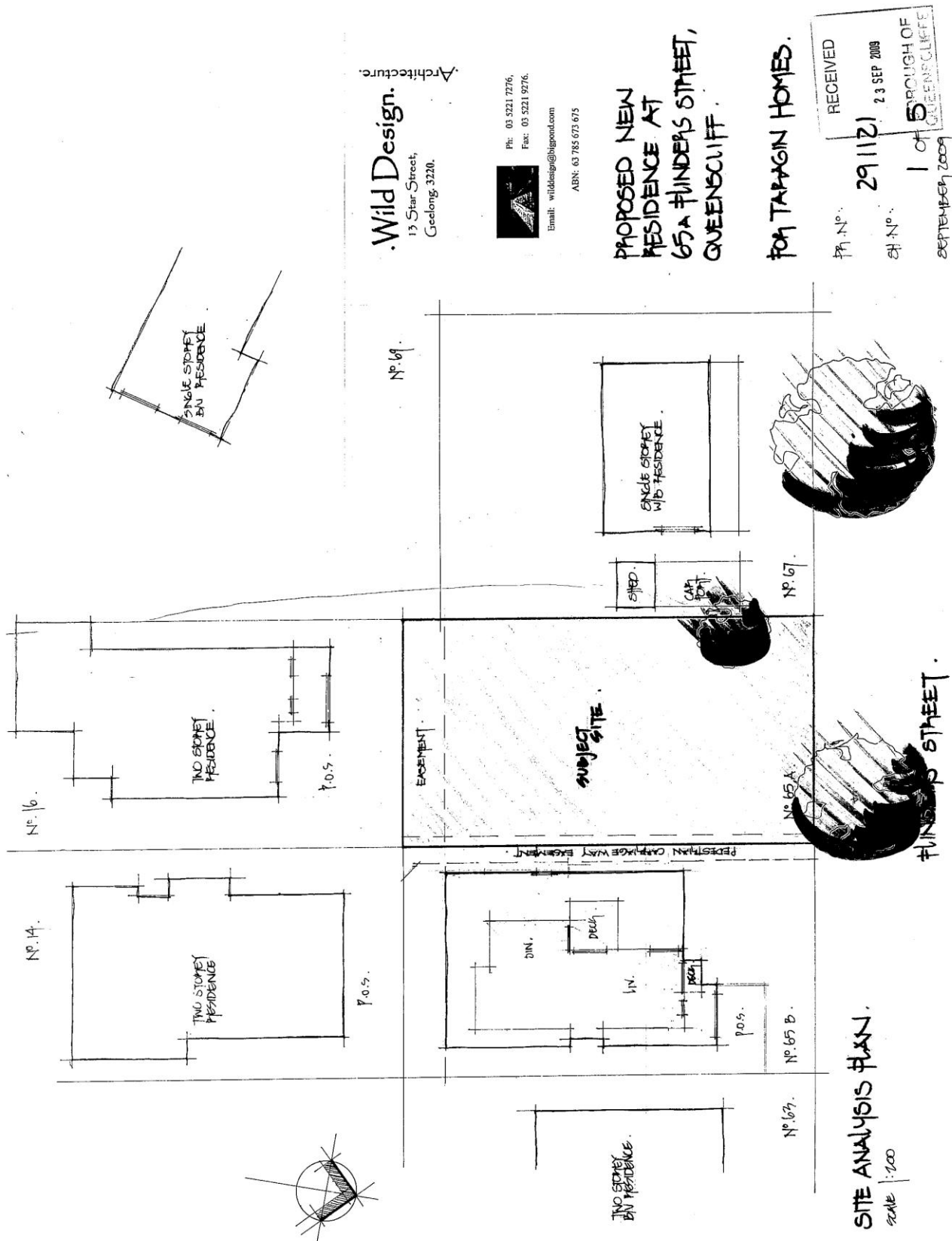
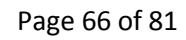
ATTACHMENT 1
Photographs



Subject Site – 65A Flinders Street Queenscliff



Adjoining Property – 63 & 65 Flinders Street Queenscliff





Wild Design.
Architecture.
13 Star Street,
Geelong, 3220.

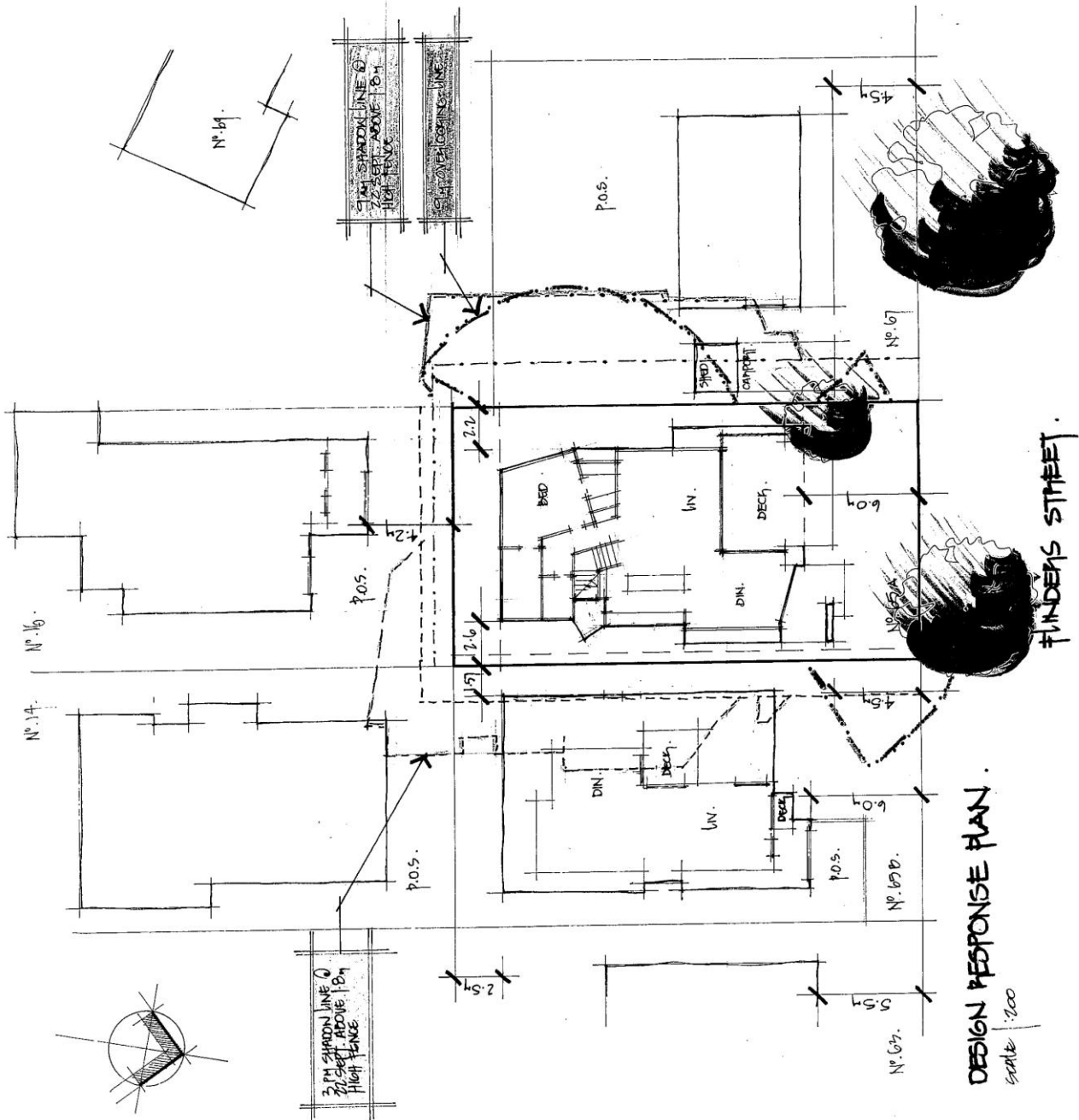
Ph: 03 5221 7276
Fax: 03 5221 9276
Email: wildesign@bigpond.com
ABN: 63 783 673 673

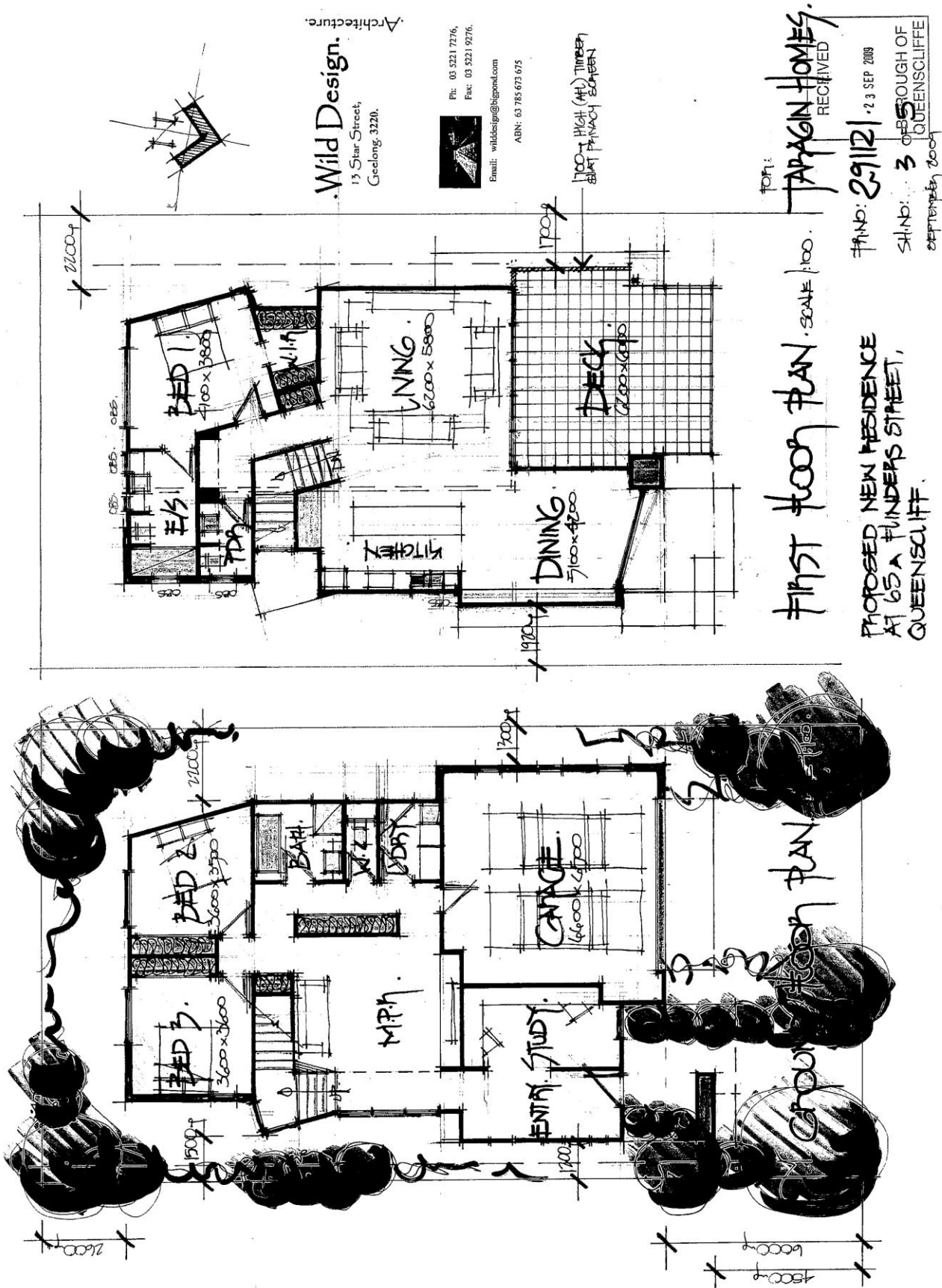


PROPOSED NEW RESIDENCE
AT 65A HINDERS STREET,
QUEENSClIFFE.

FOR TAPAGIN HOMES.

RECEIVED
23 SEP 2009
2 of 5
BOROUGH OF
QUEENSClIFFE
SEPTEMBER 2009





BUILDING AREA:
 RES: GF: 119.79m² (12.88sq)
 GAR: 46.56m² (5.05sq)
 PORCH: 14.71m² (1.58sq)
 DECK: 34.87m² (3.75sq)
 TOTAL: 215.93m² (23.26sq)

SITE COVERAGE:
 SITE AREA: 353m²
 BUILDING AREA: 198.85m²
 SITE COVERAGE: 53.49%

Wild Design.
 13 Star Street,
 Geelong, 3220.
 Architecture.

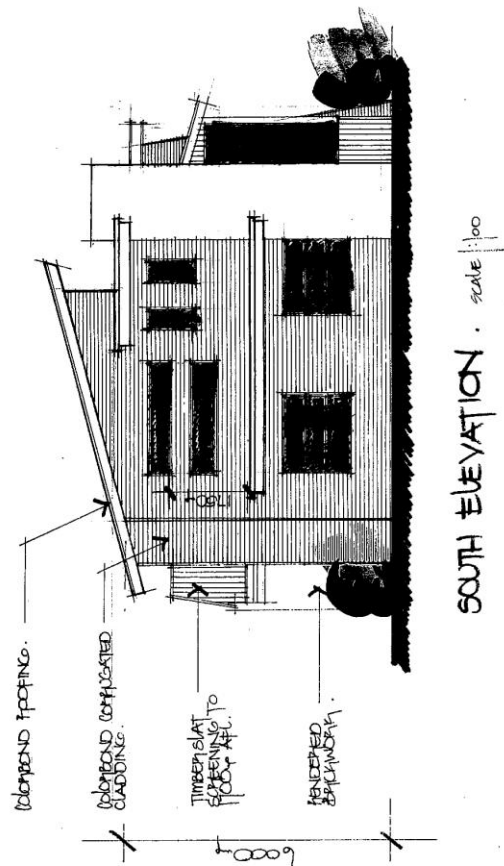
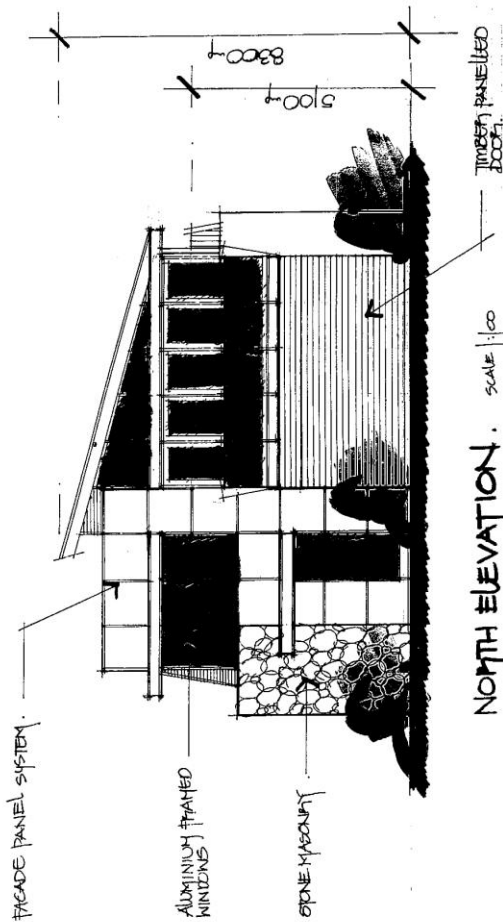
Ph: 03 5221 7276,
 Fax: 03 5221 9276,
 Email: wilddesign@bigpond.com
 ABN: 63 785 673 675

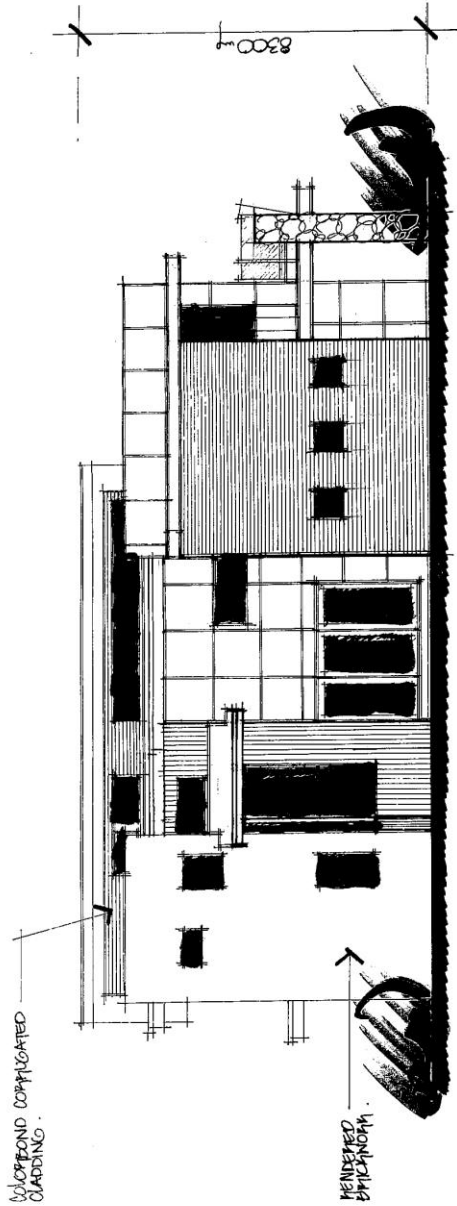
**PROPOSED NEW RESIDENCE
 AT 65 A HUNDERS STREET,
 QUEENSLIFFE.**

FOR TAPAGIN HOMES.

RECEIVED
 23 SEP 2009
 BOROUGH OF
 QUEENSLIFFE

PH. NO. 291121
 ST. NO. 4 of 5
 SEPTEMBER 2009.

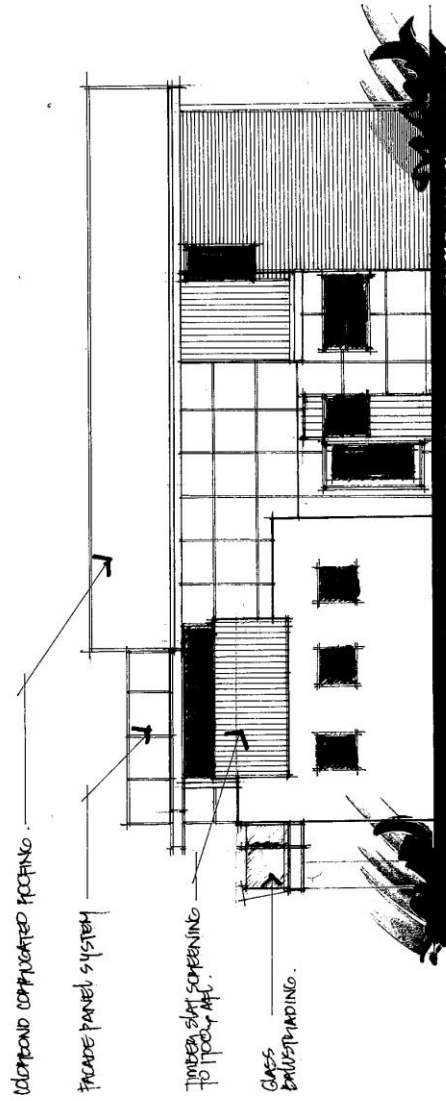




Wild Design.
Architecture.
13 Star Street,
Geelong, 3220.

Ph: 03 5221 7276,
Fax: 03 5221 9776.
Email: wilddesign@bigpond.com
ABN: 63 785 073 675

EAST ELEVATION. SCALE 1:100



WEST ELEVATION. SCALE 1:100

PROPOSED NEW RESIDENCE
AT 65 A FLINDERS STREET,
QUEENSClIFF

FOR TARGON HOMES.

RECEIVED
23 SEP 2009
BOROUGH OF QUEENSClIFFE

Ph. No. 291121
St. No. 5 of 5
SEPTEMBER 2009



APPENDIX 8:

Dear Council Officer,

re: Application for building permit 2009/123
at 65A Flinders Street.

67 Flinders Street,
Queenscliff 3225

RECEIVED
QPSC-16501
- 2 NOV 2009
BOROUGH OF
QUEENSCLIFFE

Plans for this development forwarded to us by Wild Design Architecture indicate plans to retain an existing tree close to the western boundary of the land at the northern end.

We believe that this tree is an environmental weed, possibly Italian buck thorn. We would ask that its removal be made a condition of granting planning approval, and that subsequently it be replaced by a suitable tree that, at maturity, would reach similar proportions.

Yours faithfully,

Wendy F. Capper

for T.H. CAPPER and W.F. CAPPER

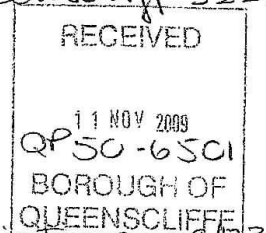


16 November '09

67 Flinders Street,
Queenscliff 3225

Dear Council Officer,

re: Planning Permit Application 2009/123
65A Flinders Street, Queenscliff.



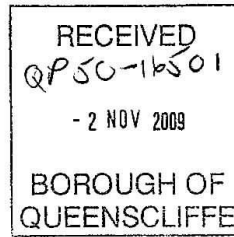
We understand that the Applicants are
in sympathy with our views on the
sole remaining tree on this property.
Therefore, we have no objection to the
granting of the permit.

If Council do grant the permit, we
would request that a condition be
placed on it to ensure the removal of
the (nuisance) tree and its replace-
ment with a suitable tree, which, on
maturity would be of similar size.

Yours faithfully,

Wendy F. Capper

for T.H. CAPPER and W.F. CAPPER



3 Osborne Ct
Hawthorn
Vic 3122
27 October 09

The Planning Officer
Borough of Queenscliffe
Queenscliff Vic

Dear Sir / Madame

Proposed residence at 65a Clunders St Queenscliff.

We are the owners of 16a Fraser St which is diagonally behind ie South East of, the proposed building. We are concerned with overshadowing, the 3pm shadow line @ 22 September shows shadowing over our deck and obviously this would be worse over the winter months.

I have spoken to Mr Phillip Wild of Wild Design about our problem and he is willing to adjust the monopitched roof seen from the south elevation.

Yours

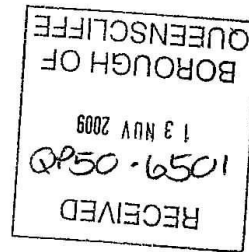
Hugh Forbes

for Newbome Investments.



3 OSBORNE CRT
HAWTHORN
VIC 3122

Borough of Queenscliffe
Queenscliff Vic 3225



Dear Sir / Madame

Planning Permit Application 2009/123
65A Plunders St Queenscliff

We design have forward a revised set of plans which show the mono pitch roof moved 4.0m to the north. The original monopitch over this area is to be replaced with a flat roof resulting in a reduced roof height at the southern end of the building

On the condition that the revised drawings are the ones to be approved I/we withdraw our objection

Yours

H.C. Forbes

H.C. Forbes
for Nambour Investments AC
at 65 Fraser St
Queenscliff.



65A Flinders Street Objection

Name:	Rosemary Moorhouse
Postal Address:	27 Erskine Street North Melbourne, VIC, 3051
Email address:	david.moorhouse@gmail.com
Planning application number:	2009/123
Address of the application land:	65A Flinders Street, Queenscliff
What is the application for?	The development of a dwelling (two storey up to 8.3m and variation to the front setback requirements of the DDO3
Who has applied? (Applicant)	Wild Design Architecture
Do you own or occupy land near the subject land?	YES
Address (if the same as your postal address write 'as above')	16A Fraser Street Queenscliff

Reasons for Objections

We object to the application for a planning permit for a number of reasons, which can be summarised as:

1. In the broad areas of The Narrows, this development is out of character of the neighbourhood and inappropriate for its location
2. In the immediate area of its neighbours, this development is out of context of a unified development
3. On the site itself, this proposal would result in over-development.

These points are discussed in detail below.

A.R. Moorhouse



1. Out Of Character of the Neighbourhood and Inappropriate for the location

The address of the proposed development - 65A Flinders Street - is at the entrance of The Narrows and in a prominent location on the main entrance to Queenscliff.

Recognised in every Council Guideline, the unique and special significance of The Narrows as the entrance to Queenscliff with Swan Bay on the left, the opening of the vistas into the Borough, and the commencement of visible housing on the right, means that dwellings and developments in this area create the 'tone' for Queenscliff and have a special responsibility.

In such a prominent location, this property will be an influential house noticed by every visitor to Queenscliff that passes the site. This development, if allowed, will set a precedent for this neighbourhood. With the known potential for other large developments in the area, this application requires very careful consideration by all concerned.

We note that the Queenscliff Planning Scheme requires that all applications be considered, amongst others, in the context of the Local Planning Policy Framework (LPPF), and that the proposed site is covered by ResCode clause 55, a Design & Development Overlay "Foreshore Areas" and schedule 3 to the overlay DDO3, together with schedule 1 to the overlay VPO1.

Under the LPPF and Borough of Queenscliffe Urban Character Study are obligatory strategies including:

- *To require new development Queenscliff to have to the prevailing scale, style, height, siting, fencing, building materials and finishes of buildings in the core heritage centre of town ; and*
- *To minimize the visual impact of new development in foreshore areas*

The LPPF and the Urban Study go on to emphasise the required coastal character of developments in the Borough, and the prevailing Victorian and Edwardian styles.

We feel that such a property clearly visible at the gateway to Queenscliff should complement other neighbourhood properties which are sympathetic to the 'Queenscliff Style' and be required to adhere strictly to the relevant guidelines, policies, frameworks and strategies.

However, taking two clause 55 standards as example – Standard B1 (Neighbourhood Character) and Standard B5 (Street Objective) it is clear this proposal does not comply - this application for a planning permit proposes a development which is substantially different from other near-by properties in both form and extent, and does not represent a good example of Queenscliff character. There are numerous features which detract from this building in this location, including:

A.R. Moorhouse



- A large double garage with double width driveway presents an imposing, purely functional facade to Flinders Street, unbroken by property vegetation
- Unconventional materials such as colorbond corrugated cladding and panelling systems
- Large continuous extents of window glass
- A roof pitch unseen in other properties nearby
- Large sheer walls unbroken by set backs
- The overwhelming mass of the second storey

This application proposes a development which replaces an already-approved plan for a dwelling on this site. I refer the council to submissions and planning applications "65 Flinders Street 2006/34" and "16 Fraser Street 2006/33" (amended and endorsed in April 2007), which are the detailed submissions made to council during the planning process. These proposals spelled out the compliance to regulations of the approved plan – see in particular pages 8, 18, 20, and 21.

We are concerned that this proposal which would replace the approved plan does not exercise the same duty of care to the overall neighbourhood character.

2. Out Of Context of a Unified Development

The proposed development is one of 4 properties on 4 adjacent blocks, subject of a recent subdivision and until very recently vacant land. Working in careful consultation with Queenscliff Council during this process, plans for 4 complementary properties were drawn up and approved with planning permits.

I refer the council again to submissions "65 Flinders Street 2006/34" and "16 Fraser Street 2006/33" which are the detailed submissions made to council during this planning process, where all aspects of both planning guidelines and shared amenity are discussed in great detail. Careful consideration was made during this coordinated planning to all aspects of the development, including roof levels and second storey elements, to ensure the 4 properties worked together to maximise the potential of the location to all 4 properties. These aspects included access, viewlines, sunlight, and second storey setbacks to allow a feeling of spaciousness.

One clear example of the unified design and shared amenity was the provision of a shared pedestrian path allowing access to the back beach from the Flinders Street properties and access to Swan Bay and Flinders Street from the Fraser Street properties.

Significant effort was spent during the lengthy design process including several discussions with council to ensure all 4 developments had equal amenity. Even if designed to comply with the individual requirements of the LPPF, Urban Character study and overlays, when designed in isolation without reference to the shared aims of the unified development the result will be less than optimal amenity for all occupants.



To allow something now which is new, out-of-context, contrary and not sympathetic to the aims and goals of the original submission documents will thwart the shared fair outcomes of the developments described by those documents and undermine the efforts of all who were involved in their design, including council officers, architects, and owners.

We would assume that given such close consultation with council officers and council guidelines that enforced the regulations for the original proposal, a similar level of scrutiny and enforcement will also be followed for any proposal that replaces those plans.

3. Over Development of the Site

This property will sit on a small block close to other developments, and it is obligatory that a design for this block must take this into consideration - this proposed plan clearly over-develops this block, to the detriment of the neighbours.

This includes:

- A very high single pitched (skillion style) roof
- Generally high profile
- Too many sheer walls
- Over-imposing mass of the second storey unbroken by setbacks covering virtually 100% of the ground floor area
- Extreme site coverage, leaving little open space for vegetation and permeable areas

While each element may be technically within the guidelines, taken together they do not automatically meet planning policy, and when pushed to the limits, as this development does, they have led to over-development.

Taken as a whole, it is clear that the council policies which are in place to prevent this sort of over development will find this application cannot be approved.

----- (end of document) -----



5. CLOSE OF MEETING