



Agenda

Planning Review Meeting

Wednesday 6 April 2011 at 7:30pm

Uniting Church Hall
Cnr Stokes & Hesse Street, Queenscliff

Councillors

Cr. Bob Merriman

Cr. Helene Butler

Cr. Lloyd Davies

Cr. David Mitchell

Cr. John Burgess

Officers

Lenny Jenner - Chief Executive Officer

Karen Hose -General Manager Planning & Places

Mitch Hodgson - Senior Planner

Information contained in this Agenda is for the CONFIDENTIAL and PRIVILEGED use of Councillors until 5:00pm on the Friday before the meeting.

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL



Planning Review Meeting

A guide to understanding meeting protocol

There is a need to cover some simple protocols as each meeting will often involve people attending for the first time.

1. Planning Review meetings are held to provide additional information to Councillors in preparation for the following formal council meeting. The meetings are informal and proponents and submitters to any planning matter are encouraged to address council.
 2. This is not a debating forum – we are trying to obtain the best possible understanding of the matter.
 3. We ask that parties addressing Council speak to the chair and not involve the gallery as this could be intimidating.
 4. Submitters are asked to elaborate on their written submissions – not just read out their letter – all councillors have a copy of written material.
 5. The meeting process will typically adopt the following sequence:
 - Introduction and welcome by the Chairperson.
 - Overview presentation by Council's Planning Officer.
 - The Applicant is given 5-10 minutes to outline their proposal – longer time may be given at the discretion of the chair depending on the complexity of the matter.
 - We ask submitters to limit their comments to 5 minutes bearing in mind we are seeking elaboration on the comments already received in their submission.
 - Following the last submitter the Applicant will be given an opportunity to clarify any matter of fact – but not to comment on matters of opinion.
 - Throughout this process Councillors will be able to ask questions of the Applicant, submitters or a Council Officer.
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4. Planning & Development

4.1 67 Stokes Street, Queenscliff

Planning Permit Application: 2010/119

SUMMARY

Proposal	The development of a dwelling (two storey) Application: Refer Appendix 1
Zone/Overlays	Residential 1 Zone
Permit Triggers	DDO3 - a permit is required for all buildings and works
Public Notification	Advertised by registered post to adjoining property owners and occupiers, a notice on site for 14 days, notice in municipal offices and public notice in the Echo.
Submissions	1 Refer Appendix 2
Key Issues raised by objectors	Height Character Demolition of existing dwelling (not relevant to this application)



APPENDIX 1:



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

Office Use Only 2010/119

Application No.: #450 #157455 Date Lodged: / /

**Application for
Planning Permit**

20 DEC 2010
BOROUGH OF
QUEENSCLIFF

QP230-670

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.: 67 St. No.: 67 St. Name: Spikes

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.: 10/PT ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 18

OR

B Crown Allotment No.: 10/PT Section No.: 18

Parish/Township Name: PAYSWIT QUEENSCLIFF

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](#)

New Residence

☒ 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 \$ 380,000 ▲ 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.

Existing Timber Residence

☒ 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: <u>Mr</u>	First Name: <u>Tim</u>	Surname: <u>Allen</u>
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: <u>307</u>	St. Name: <u>Felbow Rd</u>
Suburb/Locality: <u>Point Lonsdale</u>		State: <u>VIC</u> Postcode: <u>3225</u>

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: <u>0417 376695</u>	Fax: <u>52583912</u>

Name:		
Title: <u>Mr</u>	First Name: <u>Jim</u>	Surname: <u>Caldwell</u>
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: <u>22</u>	St. Name: <u>Timbers St</u>
Suburb/Locality: <u>Queenscliff</u>		State: <u>VIC</u> Postcode: <u>3225</u>
Owner's Signature (Optional):		Date: <u>20/12/10</u> 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: <u>[Signature]</u>	Date: <u>20/12/10</u> day / month / year
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Fax from :

07-02-11 10:37 Pg: 1

Proposed Development at 67 Stokes Street Queenscliff ①

Response to Schedule 3 to the Design &
Development Overlay

Design Objectives

- The Proposed Development has no impact on views to or from Swan Bay as it is replacing an existing residence
- maintains existing garden 3' setback
- has no impact on preexisting native coastal vegetation or landforms
- height & mass are similar to existing residence which has 3.3 m ceilings & high pitched roof

Building Height

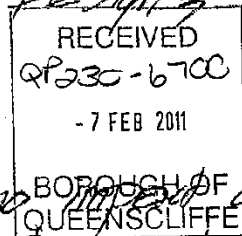
- proposed building is two storey & below 8.5 m from ground level at the highest point
- does not protrude above vegetation canopy

Building Setback

- setback of proposed building is further back than the existing house
- all side & rear setbacks are within the stipulated guidelines
- the proposed garage which is sited on a side boundary does not exceed 3.0 m overall height & the side wall does not exceed 1.5 m

Site Coverage

- is less than 55%





Fax from :

07-02-11 10:38 Pg: 2

Proposed Development at 67 Stokes Street ②
Queenscliff

Response to Local Planning Policy 22.04-3
Foreshore Areas

Objectives

- The Proposed meets all the relevant objectives as it replaces an existing building on this site

Site Layout

- The Proposed is sited where an existing building is & has no impact on existing vegetation the amenity of the adjoining property
- The Proposed residence is oriented to the north & addresses the street as its main frontage
- native vegetation will be used to create natural screening at ground level
- earthworks will be minimal (less than 1m)
- site coverage is less than 40%
- the site is not on a ridge line so it will not impact views from Swan Bay

Building Design

- The Proposed building design is coastal in its materials, proportions & variation of form & massing
- the design incorporated passive & active solar gain & natural ventilation from the prevailing summer & winter wind directions
- the proposal has staggered & varied roof lines
- uses lightweight timber & steel cladding & glazed areas to create an open look to the structure
- the roofs are lightweight steel
- the proposal maintains the neighbourhood's existing views of Swan Bay.



Fax from :

07-02-11 10:38 Pg: 3

Proposed Development at 67 Stokes Street (3)
~~development~~

Building Height & Setback

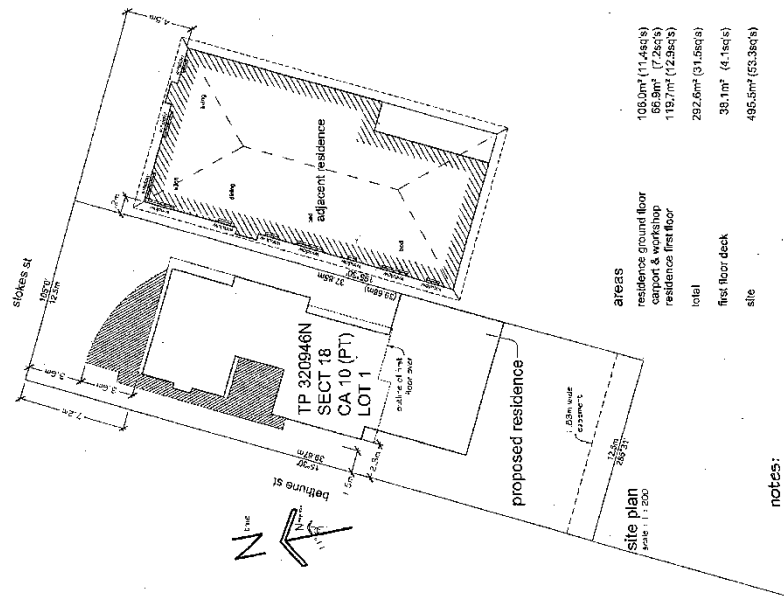
- Although 2 storey the proposed residence with its low pitched roof & similar setback to existing house varies little from the existing house which has high ceilings & high pitched roof.
- the proposed residence does not protrude above a ridge line
- is well lit by natural light internally
- the building height is not significantly higher than adjoining properties
- setbacks match existing buildings
- is not built from boundary to boundary

Fencing Driveways & Landscaping

- fencing is to match existing in openness on the Swan Bay side & more closed on the Bathurst St side for privacy in the back yard
- new driveway & parking will not be visually dominant from the street
- the garage is visually & materially linked to the house & will have less impact than the existing sheds.

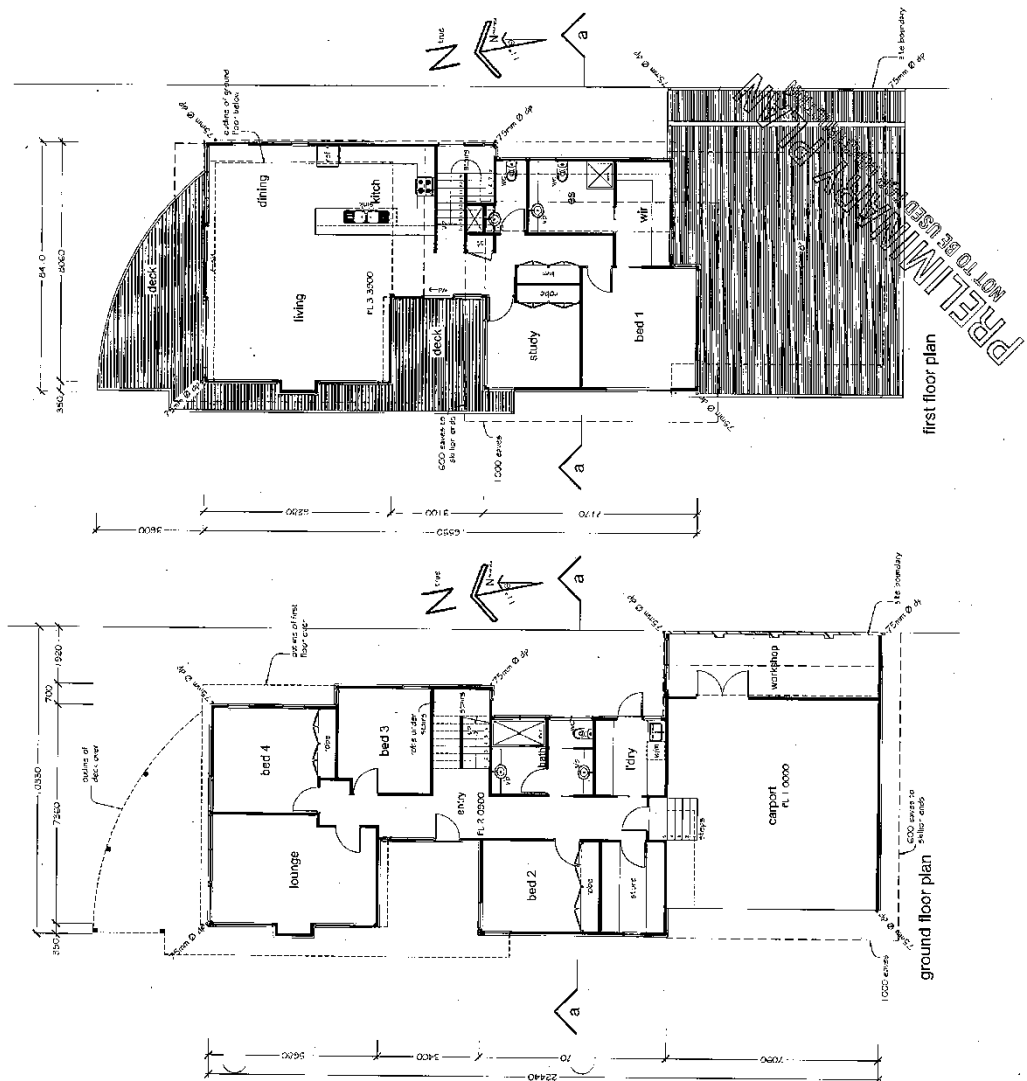
Tim Allen

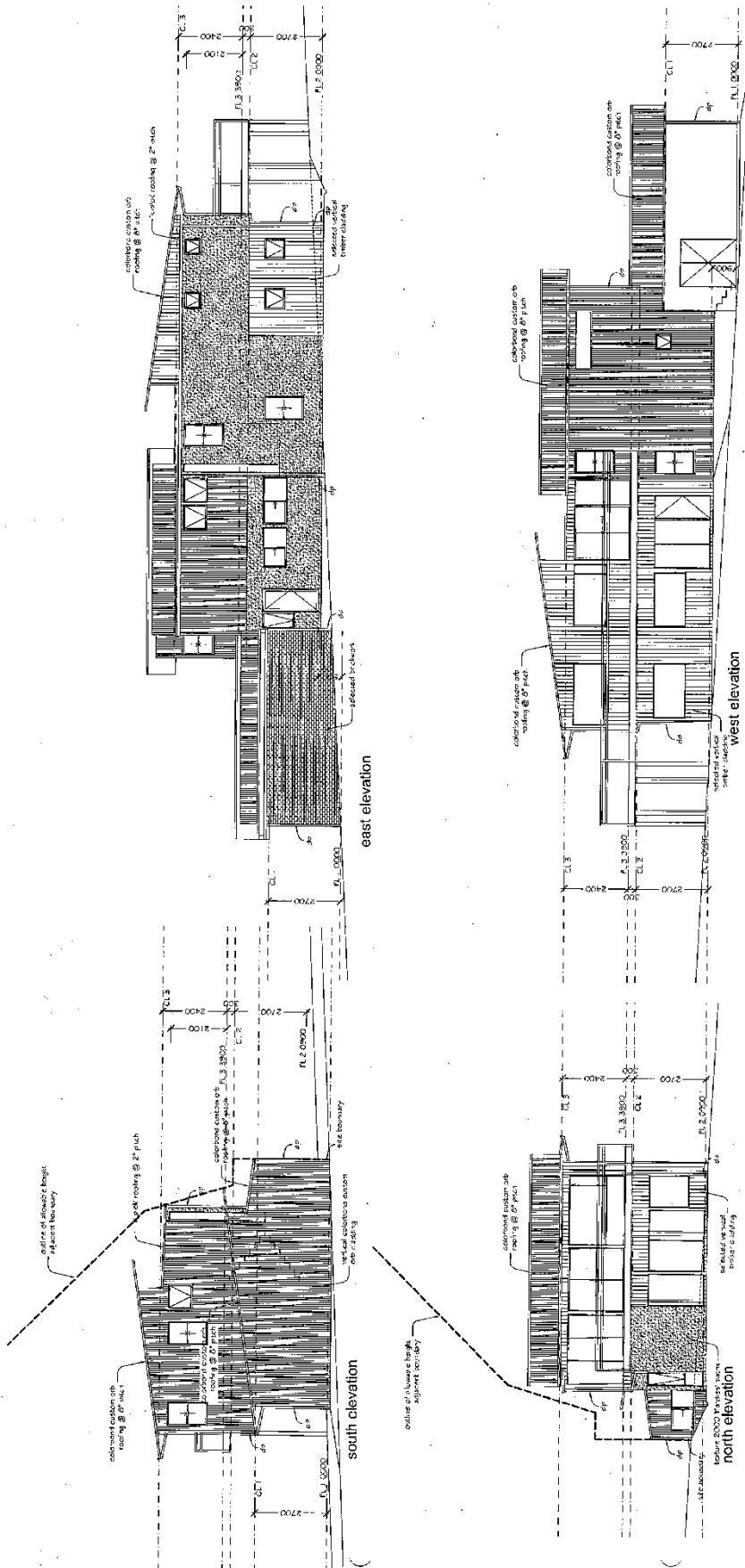
22/1/2011



CLIENT: J & B CALDWELL 87 STOKES ST QUEENSClIFF		SCALE: 1:100, 1:200	
JOB No.: 10-066.1		DATE: 8-12-10	
DRAWN: NS		DRAWN: NS	
CHECKED:		CHECKED:	
DESIGNER: PROPOSED RESIDENCE, QUEENSClIFF		DESIGNER: PROPOSED RESIDENCE, QUEENSClIFF	

BC&D
BOSTOCKS CREEK DESIGN & DRAFTING
PAUL MARSHALL B.Arch.
Paul Marshall, Draftsman
Camperdown 3260
Ph & Fax: 03 95935410
E-mail: bcd@bostockscreek.com.au
www.bostockscreek.com.au





NOTES:

* this plan is for planning approval purposes only

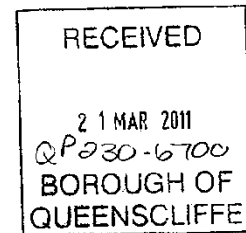
CLIENT: J & B CALDWELL 67 STOKES ST. QUEENSLIFF	SCALE: 1:500	DATE: 8-12-10	DRAWN: NS	CHECKED:	DESIGNER: PROPOSED RESIDENCE, QUEENSLIFF
	JOB No.: 10082				
BOOSTOCKS CREEK DESIGN & DRAFTING PAUL MURPHY, B Arch Res: 111 PINE STREET, CAMPERDOWN 3260 Ph: 03 55933410 E-mail: paul@boostocks.com.au www.boostocks.com.au					

PRELIMINARY PLAN
NOT TO BE USED FOR CONSTRUCTION



APPENDIX 2:

To the Mayor and Councillors,
Borough of Queenscliffe.
Planning Permit for 67 Stokes St, Queenscliff.



The Queenscliffe Community Association wishes to object to the demolition of the existing single storey building and the construction of a double storey building on the site on the following grounds:
DD03 FORESHORE AREA.

To ensure new development maintains the protects and enhances the distinguishing elements of the urban character of the Foreshore Areas

To ensure the height, form, mass, and materials of construction of new development is responsive to the coastal environment, site conditions and landform.

The QCA sees the removal of the existing single storey 'heritage style' cottage with a 'Torquay style' double storey building as not enhancing the urban character of the DDO.

Under Building Height the DDO states: 'No building can exceed a height of 8.5 metres above natural ground level'.

The QCA is concerned that the rear double storey section is above this height limit.

The DDO refers to the Borough of Queenscliffe Urban Character Study which states under Guidelines No.3 Foreshore Area: Building Design.

No 4 New buildings or additions that respect the character of any primary existing building on the site or any prevailing or high quality architectural expression, and minimise the visual impact of change within the foreshore setting.

The QCA fails to see how the design of the new building respects the character of the existing building. The design also fails to minimise the visual impact within the foreshore area because of its prominent location.

Under Clause 65 Decision Guidelines it state: 'Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Decision Guidelines of this clause.'

The QCA is concerned that there is not a requirement for the demolition of the existing building on the site and therefore have included the above clause. We believe the responsible authority are the councillors and therefore they should be making the decision about the demolition of the building.

Yours sincerely Chris Johnson
(Secretary QCA) 13/3/11

Noted J. 22.03.11
LD Fiona Hunter-Evans



5. CLOSE OF MEETING