



Agenda

Planning Review Meeting

Wednesday 7 September 2011 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Councillors

Cr. Bob Merriman

Cr. Helene Butler

Cr. Lloyd Davies

Cr. David Mitchell

Cr. John Burgess

Officers

Lenny Jenner - Chief Executive Officer

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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1. OPENING OF MEETING

2. APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES



4. Planning Development

4.1 Planning Permit Application No. 2011/073 - 3 Mercer Street, Queenscliff

SUMMARY

Proposal	<p>The demolition of a dwelling and outbuilding and the development of a dwelling (two storey) in a Heritage Overlay and variation to the side setback requirements of the Design and Development Overlay – Schedule 1</p> <p>Application and plans: Refer Appendix 1</p>
Zone/Overlays	Residential 1 Zone
Permit Triggers	Design and Development Overlay, Schedule 1 – construction of a dwelling Heritage Overlay, Schedule 11 – demolition of a dwelling and construction of a dwelling
Public Notification	Advertised by registered post to adjoining property owners and occupiers, notice on site for 14 days, notice in municipal offices and public notice in the Echo.
Submissions	<p>4</p> <p>Refer Appendix 2</p>
Key Issues raised by objectors	<p>Privacy/overlooking</p> <p>Size, bulk and height</p> <p>Design/materials</p> <p>Pattern of development</p> <p>Impact on streetscape</p> <p>View sharing</p> <p>Setback/garage on boundary</p> <p>Shadowing</p> <p>Location of services</p>



APPENDIX 1:

165420

RECEIVED
\$490 -
11 JUL 2011
BOROUGH OF
QUEENSLIFFE

Office Use Only

Application No.: 2011/073

Date Lodged: 11/07/2011

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.

If the space provided on the form is insufficient, attach a separate sheet.

Planning Enquiries
Phone:
Web:

Clear Form

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:
	3	MERCER STREET
Suburb/Locality: QUEENSLIFFE		Postcode: 3225

Formal Land Description *
Complete either A or B.

A Lot No.: 2 ☒ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 115950

OR

B Crown Allotment No.: 11 Section No.: 12

Parish/Township Name: PAYWIT, QUEENSLIFFE

If this application relates to more than one address, please click this button and enter relevant details. [Add Address](#)

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will 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](#)

Select the focus of this application and describe below: Other

CONSTRUCTION OF A NEW DOUBLE STOREY DWELLING WITH 4 CAR GARAGE

☒ Provide additional information on 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 \$450,000 **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 STOREY DWELLING AND DETACHED 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 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 *

Name:		
Title: Mr	First Name: CHRIS	Surname: PRICE
Organisation (if applicable): PRICE WILLIAMS ARCHITECTS		
Postal Address:		
Unit No.:	St. No.: 113	St. Name: HESSE STREET
Suburb/Locality: QUEENSLIFF	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: 52584097	Email: chris@pricewilliams.com.au	
Mobile Phone: 0421 243 380	Fax:	



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.*

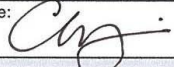
Name:			Same as applicant <input type="checkbox"/>	
Title: Mr <input checked="" type="radio"/>	First Name: LIONEL	Surname: WADDELL		
Organisation (if applicable):				
Postal Address:				
Unit No.:	St. No.: 3	St. Name: MERCER STREET		
Suburb/Locality: QUEENSCLIFF		State: VIC <input checked="" type="radio"/>	Postcode: 3225	
Owner's Signature (Optional):			Date:	
			day / month / year	

Declaration i

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: 08/07/2011
day / month / year



PRICE WILLIAMS
Architects

13 Richardson St
Carlton North, Vic 3054

113 Hesse St,
Queenscliff, Vic 3025

T 0352584097
info@pricewilliams.com.au
www.pricewilliams.com.au

Town Planning Submission

Under Clause 54 of the Planning Scheme

For:

3 Mercer Street, QUEENSCLIFF

SUMMARY OF REQUIREMENTS FOR A PLANNING PERMIT FOR AN NEW TWO
STOREY DWELLING COVERED BY A DESIGN DEVELOPMENT AND HERITAGE
OVERLAY AT 3 MERCER STREET, QUEENSCLIFF





GENERAL PROJECT DESCRIPTION

This proposal involves works

The extents of works proposed within the planning permit application are outlined below in point form;

- Demolish existing single storey brick veneer dwelling and stand alone garage.
- Construct a new split level residence over 2 levels including a including garage at a lower level which is partially cut into the natural slope of the site.

DESIGN SUMMARY

The Design can be summarised through the following points;

- Construct two storey residence with a bedroom on an intermediate level over a new 4 car garage
- The use of a mixed palette of materials including blockwork, stone facing and lightweight cladding that encourages a perception of the dwelling having a solid base on which sits a lightweight and receding upper level. This design strategy has been implemented to give the impression from Mercer Street that the building is 'stepping back' up the natural slope of the site and reducing the visual bulk from the streetscape elevation.
- Main living spaces have been designed on the upper level to capture north facing views across Swan Bay. These living spaces are primarily 'parents' retreat areas, including bedrooms and connecting ensuite. The downstairs has been designed to satisfy the client's requirements to accommodate a growing adult family and is essentially self contained. This includes a kitchenette and independent ensuites for all bedrooms. The Library and Laundry are central to this space and these form a strong focus on family life and merge the concept of separate living units.
- The use of flat roofed building forms to minimise visual impacts on dwellings further up Mercer St to the South. This includes the breaking up of upper level roof planes, with the intermediary Dining Room roof set lower down between the two main roof elements.
- The use of transparency in the design of the building has had two primary consequences in the elevational treatments of the dwelling. Firstly the Dining Room is a transparent space with glazing to the full extent of the South and North walls with a flat planar roof element over. The atrium is also glazed on all three sides as it projects out at the upper level above the entry. Both of these elements, the Dining Room and the Atrium, allow views through the building as well as views over and to the side of it.

The rear garden is accessible from the front garden between the living wing deck and the northern boundary, and by the setback of the ground floor on the southern boundary.

Vehicle access to the garage is via a new concrete drive of Mercer St.



MINIMUM STREET SETBACK (from Mercer Street)

- The existing adjacent setbacks are 6.092m at 1 Mercer St and 7.49m at 5 Mercer St. The garage at this proposed dwelling is set back 7.6m from the title boundary and has been carefully and thoughtfully positioned to accommodate the views from the living room at 5 Mercer St in a North North Easterly direction across Swan Bay. The upper levels have been set back to maximise solar access to these adjacent living spaces.
- Minimum setback provisions are satisfied.

BUILDING HEIGHT

- The new dwelling is split level and steps up the site to the East. As shown by the dashed line on drawings TP08 and TP09, the 8.5m height restriction on the site is comfortably outside of the height of this proposed new dwelling.
- It is considered that this proposal is within the context of neighbouring buildings along Mercer St.

STE COVERAGE

- Site area – 792 m²
- New Building Area - 310 m²
- Percentage of site cover – 39.1%
- Building site coverage provision is satisfied.

PERMEABILITY

- There is approximately 385 m² of site coverage remaining which is equal to 49% of the property. The requirement within the planning scheme is for 20% of the site to be not covered.
- Permeability provision within the site is satisfied.

CAR PARKING

- A new 4 car garage with clear internal dimensions of 11.8m x 6.3 m is accessible from Mercer. This exceeds the Rescode requirement for 2 vehicles.
- Car parking requirements for two cars is satisfied



REAR AND SIDE SETBACKS AND WALLS ON BOUNDARIES

- SOUTH BOUNDARY – The ground floor of the proposed dwelling has a minimum setback of 2.52m from the Southern boundary. The wall line is set in at two locations along this facade and at a maximum is set back 3.6m from the Southern property boundary.
- NORTH BOUNDARY – The dwelling is set back 2.32m from the Northern boundary and steps back in the upper storey to be well within the rescode set back line as shown on drawings TP08 and TP09.
- WEST BOUNDARY (MERCER STREET) – The front of the proposed garage is set back 7.6m from the Mercer Street property boundary and is congruous with adjacent dwellings and neighbourhood character along Mercer Street. This set back has been carefully positioned to facilitate views from the adjoining property at 5 Mercer Street. The closest living space within the dwelling (bedroom 3) is set back 13.46m from the Mercer Street property boundary.
- EAST BOUNDARY – The ground floor of the proposed dwelling is set back 8.59m from the Eastern property boundary. The projecting upper level bedroom wing is set back 4.2m from the Eastern boundary.

WALLS ON BOUNDARIES

- The garage wall is 12m in length along the Southern boundary which is 49.07m in length. The adjoining property at 1 Mercer Street has a carport constructed on the boundary line and this proposal is within the general character of dwellings in the vicinity. The new garage is cut into the existing slope of the site and has a maximum height of 2.1m above natural ground.
- Walls on boundaries provision is satisfied.

DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

- The property to the south is set back a minimum of 3.2m from its northern boundary. The proposed dwelling is set back 2.52m from the southern boundary. The new wall on the northern boundary replaces an existing wall and does not affect any neighbouring windows.
 - Daylight to existing windows provision is satisfied
-



SOLAR ACCESS TO EXISTING NORTH FACING HABITABLE WINDOWS

- The proposed dwelling is set back from the Southern property boundary to facilitate access to Northern light. No habitable room in the adjoining property to the South is within 3m of the property boundary.
- Solar access to existing windows provision is satisfied

OVERSHADOWING OF SECLUDED PRIVATE OPEN SPACE

- Overshadowing to adjacent dwellings from this proposal only occur along the southern boundary and are created by the second level and garage wall. The diagram showing shadow on TP03 shows minimal impact of overshadowing caused by this proposed dwelling. The majority of shadow falls onto an existing carport and at no times overshadows the main part of the adjacent building on the southern side of the site.
- Provisions for the potential to overshadow have been satisfied.

DAYLIGHT TO NEW HABITABLE ROOM WINDOWS

- All habitable rooms within the proposal have windows on external walls. The south facing windows look out onto a paling fence. All other windows have garden aspects or views across Swan Bay.
- Provision for daylight to habitable rooms is satisfied.

PRIVATE OPEN SPACE

- There is private open space at the rear of the proposal with an Easterly aspect and a side North facing garden area comparable to what is provided in the existing dwelling. This area is approximately 185m² in area.
- Provision for secluded private open space is satisfied.

FENCING

- There is no front fence currently on the Mercer Street boundary and this proposal does not include a new fence. All other fencing is in good condition and will remain.
- All provisions for fencing are satisfied



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Carlton North, Vic 3054

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Queenscliff, Vic 3025

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info@pricewilliams.com.au
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Appendix A

Response to the requirements of
The Heritage Overlay - Schedule 11
as detailed within Clause 22.03.10
of the Queenscliffe Planning Scheme

For:

3 Mercer Street, QUEENSCLIFF



Heritage Overlay - Schedule 11

This proposed dwelling is contained within the land designated in Heritage Policy Map 11. The existing property on the site which is to be demolished is of no particular heritage significance and is not individually listed.

Whilst the formal qualities of the proposed dwelling do not implicitly make reference to historical styles noted in this particular overlay, the visual bulk and formal arrangement of the dwelling are characteristic of surrounding dwellings, particularly along Symonds Street. The design itself is refined and does not at all attempt to be ostentatious. The flat roofed style is typical of seaside dwellings of the 20th century is complimentary to the idea that views up the hill are shared. Roof elements become part of the visual landscape for all that share the Swan Bay aspect.



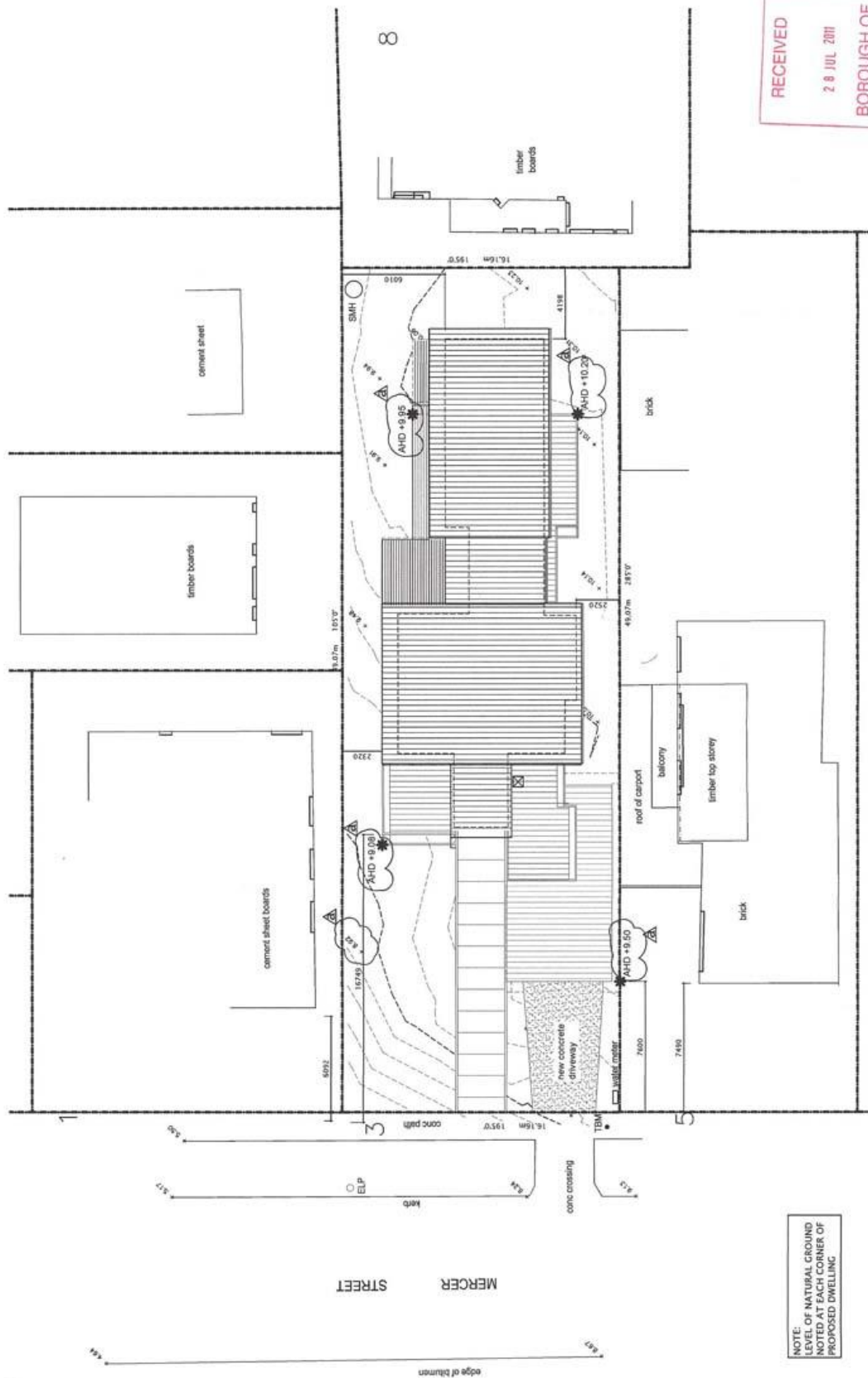
There is no existing vegetation on the site that requires clearing as part of this application.

There is an urban condition of stepped dwellings going up the hill along Mercer Street as viewed from Swan Bay, and this new addition seeks to integrate itself harmoniously into this landscape. The location of this proposed dwelling in the lower part of the hill is positioned as to not detract from historically noted built forms, notably the Church and Vicarage.

As noted in the Town Planning Report and on the Drawings, the set back is well within the adjacent dwellings and is set back as such to allow for sharing of existing views with the neighbor at 5 Mercer Street.

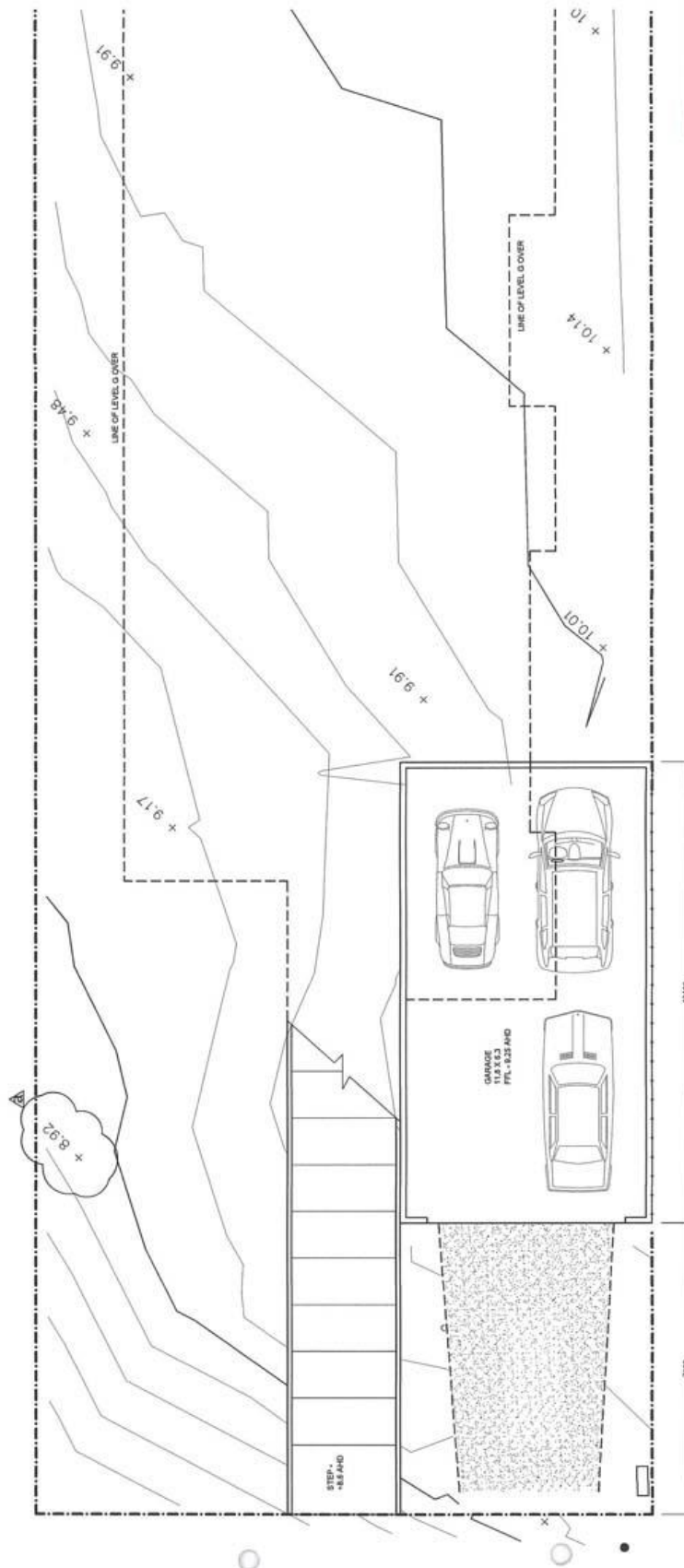


Due to the staggered nature of the built form there are 2 levels of 2 storey elements stepping back from the Mercer Street elevation. The garage is slightly cut into the existing slope, with a bedroom over at the rear of the garage. This bedroom forms an intermediary level within the 2 level dwelling set further back in the site. At no point is any part of the dwelling greater than 2 storeys even though there are 4 separate floor levels within the composite of the proposed dwelling.



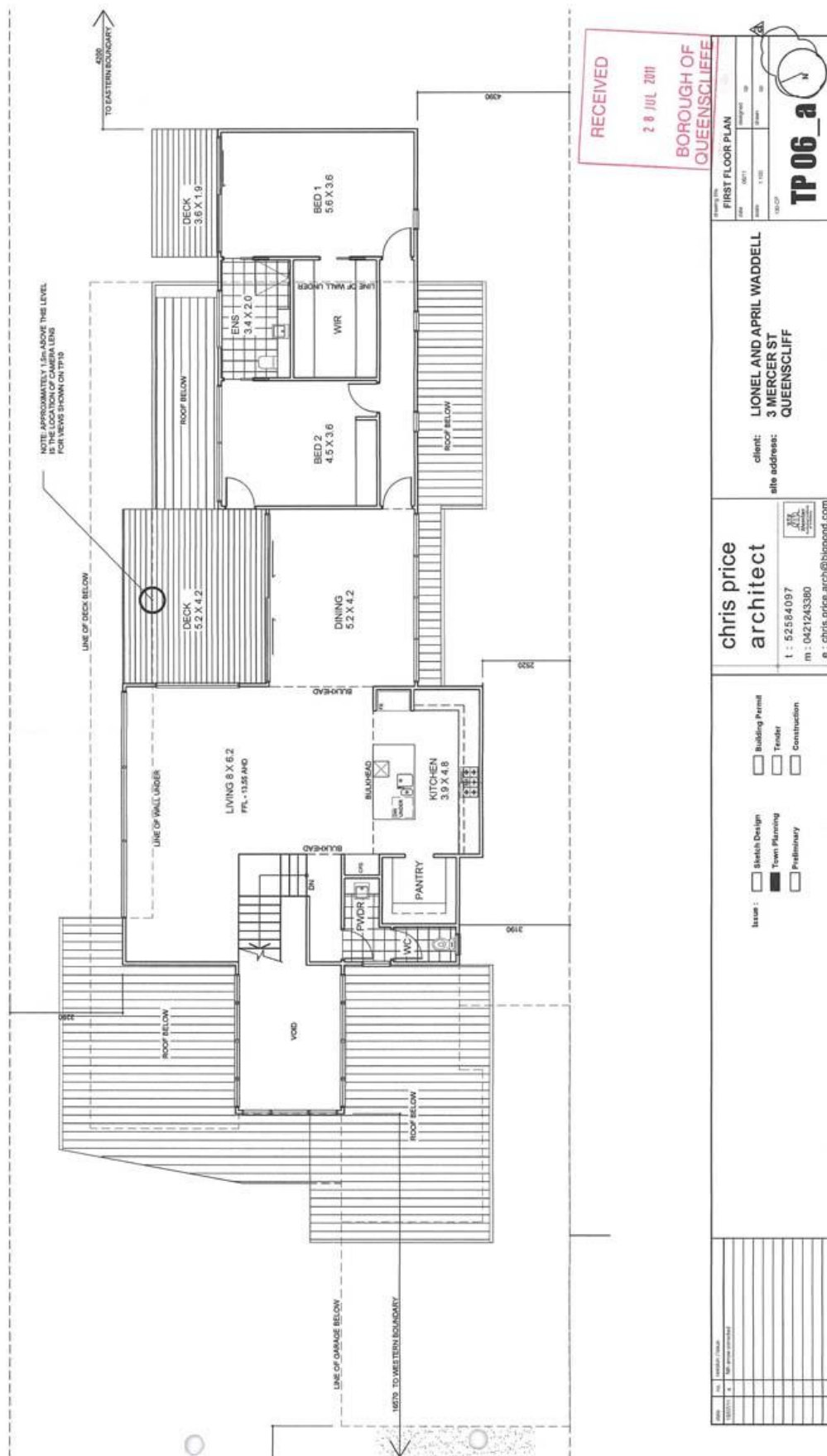
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28 JUL 2011
BOROUGH OF QUEENSLIFFE

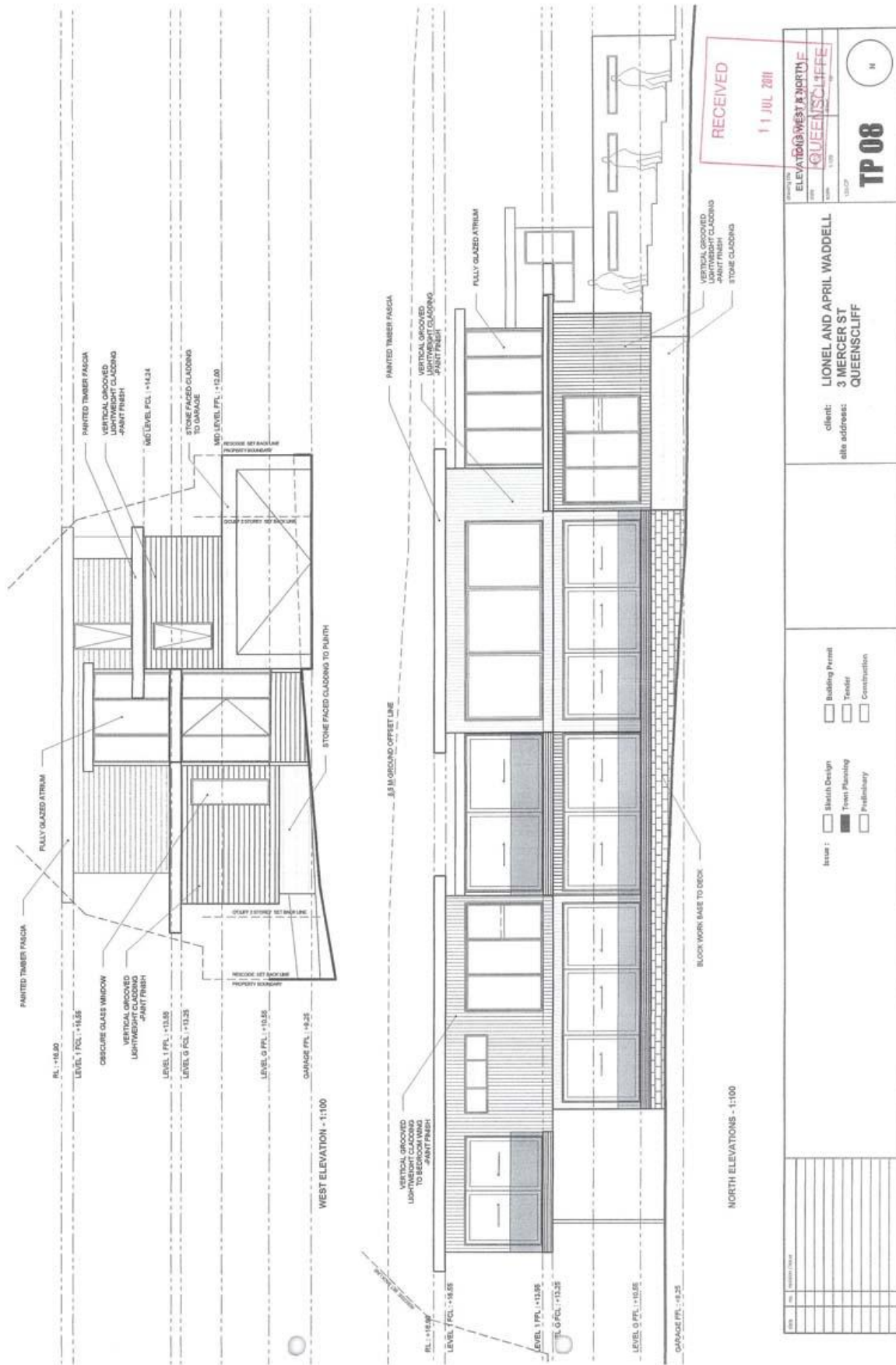
SITE PLAN	
date	20/11
scale	1:500
author	10/10
checked	
drawn	
client	LIONEL AND APRIL WADDELL
aka address	3 MERCER ST QUEENSLIFFE
chris price architect	
f: 032943087 m: 042143380 e: chris.price.architect@gmail.com	
Issue : <input type="checkbox"/> Sketch Design <input type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> Preliminary	
SITE AREA - 792 m² BUILDING AREA - 310 m² % SITE COVERAGE - 39.14% PERMEABLE AREA - 385 m² % PERMEABLE AREA - 49%	
NOTE: LEVEL OF NATURAL GROUND NOTED AT EACH CORNER OF PROPOSED DWELLING	



RECEIVED 21 JUL 2011 BOROUGH OF QUEENSLIFFE																																											
TP 04_a																																											
GARAGE PLAN																																											
client: LIONEL AND APRIL WADDELL site address: 3 MERCER ST QUEENSLIFF																																											
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01. VIEW NORTH ACROSS SWAN BAY



02. VIEW SOUTH



03. OVERLOOKING TO NORTH – HOUSES ALONG SYMONDS STREET

RECEIVED 11 JUL 2011 BOROUGH OF QUEENSCLIFFE		PHOTOGRAPHIC VIEWS	
Issue 1:	<input type="checkbox"/> Sketch Design <input checked="" type="checkbox"/> Final Planning <input type="checkbox"/> Preliminary	<input type="checkbox"/> Building Permit <input type="checkbox"/> Tender <input type="checkbox"/> Construction	client: LIONEL AND APRIL WADDELL site address: 3 MERCER ST QUEENSCLIFF
DATE: 11 JUL 2011		TP 10	



APPENDIX 2:



Objection to a Planning Permit Application

Please note: Your objection will be made available for public viewing and copies may be made to interested parties for the sole purpose of enabling consideration and review as part of the planning process under the Planning and Environment Act 1987. Please print clearly and read the notes on the back before completing this form. There is no requirement that you use any particular form to make an objection. This form is provided to help you provide the information required by the Planning and Environment Act 1987. If there is not enough space on the form, you may like to add pages.

Name: WILLIAM AND PAMELA THIEL			
Postal Address: 8 LEARMONTH STREET QUEENSLIFFE			
Telephone:	Home:	Work:	Mobile: 0417 303 684
Email address: bill.Thiel@bigpond.com			
Which application are you responding to?		Planning application number: 2011/073	
Address of the application land: 3 MERCER STREET QUEENSLIFFE			
What is the application for? Demolition of existing house Building new two storied dwelling			
Who has applied? (Applicant) LIONEL AND APRIL WADD ELL			
Do you own or occupy land near the subject land?		<input checked="" type="checkbox"/> Yes (tick) <input type="checkbox"/> No (tick)	
Address (if the same as your postal address write 'as above') AS ABOVE			
Reasons for objection:			
DECK (NORTH FACING) FROM BEDROOM ONE, VIEW EAST FROM DECK IS LOOKING DIRECTLY INTO OUR PROPERTY (DECK IS ONLY 4.20 METRES FROM BOUNDARY).			
WHEN WE BUILT 8 LEARMONTH STREET, COUNCIL DECREED WE DID NOT LOOK INTO ADJACENT PROPERTIES (3 MERCER AND 6 LEARMONTH)			
I BELIEVE COUNCIL SHOULD ENSURE 3 MERCER STREET SHOULD BE OBLIGED TO BUILD A SCREEN (EAST SIDE OF DECK). AS DRAWN, 3 MERCER STREET LOOK DIRECTLY INTO OUR COURTYARD AND DOWNSTAIRS FRONT ROOM (ONLY 4.2 METRES TO EASTERN BOUNDARY)			

Send to: Borough of Queenscliffe
PO Box 93
QUEENSLIFF VIC 3225
www.queenscliffe.vic.gov.au

Fax: 03 5258 3315
Email: info@queenscliffe.vic.gov.au
Phone enquiries: 03 5258 1377



Objection to a Planning Permit Application

How will you be affected if a permit is granted?

SECOND STORY DECK (AS DRAWN ON PLAN) WILL
OVERLOOK NORTH EAST COURTYARD AND INTO
GLASS DOOR AND WINDOW OF FRONT ROOM.

Any person who may be affected by the granting of a permit may object.

- If you object, Council must consider the objection unless you withdraw it.
- If you object you must state the reasons why and say how you would be affected by the grant of a permit.
- Council must reject an objection that it considers has been primarily made to secure or maintain a direct or indirect commercial advantage for the objector.
- Council must make a copy of every objection available at its office for any person to inspect during office hours.
- Council will not decide on an application until after the latest date shown on the notice you received or the notice in The Echo or on the site.
- If you object you will be notified in writing of Council's decision.
- If you object and are not satisfied with Council's decision you may appeal to the Victorian Civil and Administrative Tribunal.

Could the application be modified to alleviate your concerns? ☒ Yes ☐ No (tick box)

If yes, would you like to discuss possible modifications with a Council officer?

☐ Yes ☒ No

You may ring the Statutory Planning Department on 5258 1377 to discuss the application

What changes would you like to see made to the application to satisfy your concerns?

SECOND STORY DECK OFF BEDROOM 1 SHOULD HAVE
2.5 - 3.0 METRE SCREEN ON EAST SIDE OF
THE VERANDAH.

Signature:

William O'Threl

Date: 17 August 2011

Privacy Statement

The personal information requested on this form is being collected by Council to assist Council in the registration of your objection and assessment of the issues that you have raised. The personal information will be used solely by Council for that purpose or directly related purposes. Council may disclose this information to the applicant and their representatives, neighbouring property owners and/or occupiers and any other parties who may have an interest in the application. Council must make this information available to comply with the *Planning and Environment Act 1987*.

If this information is not collected, Council will be unable to thoroughly consider your comments, inform you of its decision on the application or notify you of any further action. The person(s) objecting understands that the personal information provided is for the registration of their objection and the processing and assessment of a planning application.

Send to: Borough of Queenscliffe
PO Box 93
QUEENSLIFF VIC 3225
www.queenscliffe.vic.gov.au

Fax: 03 5258 3315
Email: info@queenscliffe.vic.gov.au
Phone enquiries: 03 5258 1377



Queenscliff Borough Council.



Planning Permit Application for 3 Mercer Street Queenscliff ---Objection

We the adjoining neighbours at 5 Mercer Street Queenscliff wish to object the granting of a permit for the proposed development as it has been submitted.

Reasons for objecting are

1. The development is twice the size of any existing house in the street and will be an unsightly intrusion on the streetscape. Currently all house rooflines in this section of Mercer St are lower than the allotment up the hill, this planned house takes away that uniformity.

2. Existing views from our upstairs living room have been cut from 180* to 40 *

This is Not "a reasonable sharing of views".

The loss of such views will devalue our property by more than \$200,000 (local estate agent).

The suggestion that we would be able to view through 2 areas of the house because of glass both sides of these rooms is unsustainable as there is no way of stopping coverings being used to reduce heat, glare on glass or lights being used or for their own privacy. Sun reflections would make viewing through this area impractical. Who would police any deviations from the no covering clause. Viewing through these areas is not possible in the seated position.

This is the area we use when have visitors/friends who appreciate the vista or where we retire for a quiet view of the bay and surrounds.

Another major concern is the height of the proposed garage this is shown on the recent plan TP08 from council with our house imposed on the north view. It shows the top of garage as being only .6m below our eaves thus blocking our



views to the north. The owner had stated our views from this living room would not be impaired. This needs resolution.

3. Side setback should not be changed for this house as this removes valuable light from the rooms facing north and further degrades our views by moving the proposed development closer to our existing home, no other house in the street is constructed on the boundary. Garage should not be constructed on the boundary.

4. Shadow Plan is "not to scale" why not produce a plan that is to scale for the same effort. We are not convinced of the accuracy of such a plan that is very important to us. We need a "to scale" plan.

5. Plans do not allow height perspective of the new house/our home as no existing structure is shown on plans. We feel that a true reflection of the way this development dwarfs our home is not shown on plan as there is no reference to some existing structure.

Mitch Hodgson agreed to have some existing reference point included on plan by designer. (meeting 8/8/11)---- Now provided

We subcontracted this home and have lived in it for 35 years and want to spend our retirement years here. We now feel that our quality of life will be impaired because the bulk of living areas of our home face north and will be overshadowed requiring additional heating and suffering from loss of light.

Other concerns are

Central heating/ cooling locations, We request that Remote units are not placed adjacent to our bedrooms.

Is solar system proposed? And where.



We have engaged a professional for an assessment of the proposal and additional concerns will be raised.



We request to be advised of any changes to this planning proposal.

Feedback from locals is that the house is being shoehorned into the block.

We have attached photos to show existing views from the ground floor and second storey living room.

Yours sincerely

MC & JM Wells


 19/8/11



Fiona Hunter-Evans

From: Mike Wells <spikew5@bigpond.com>
Sent: Sunday, 21 August 2011 4:58 PM
To: Mitch Hodgson
Cc: Bob Merriman; David Mitchell
Subject: 3 mercer street planning permit

Follow Up Flag: Follow up
Flag Status: Flagged

Mitch

I am following up after my meeting on site with Bob Merriman and David Mitchell with regard to reasonable sharing of views rather than completely blocking out all our view as proposed
I hold the opinion that side offset should not be comprised as this brings the whole development closer to our house especially as there is room on the other boundary .If the side setback is maintained my concerns of view reduction from the ground floor is all but covered.

The major loss of views to our lounge room upstairs is a major concern.

Reasonable sharing of views has not been considered. We accept half of our view is what we will be forced to accept ,The owner of the development has demanded his views from both levels.

To achieve our half views it may be necessary to change the proposed development by

- 1 Reduce ground floor level by 1m to achieve views above part of the development
- 2 Bedroom 3 should be lowered to ground floor level and come under the lower roofline
- 3 Delete Void area.
- 4 Move whole development to the east by 2m.

5 Internal ceiling height could be lowered to help achieve note 1 above

These changes will stop the enormous wall for almost half of our view.

Changes to move development north and east can be achieved under current guidelines.

Yours sincerely

MC & JM Wells



Mitch Hodgson

From: Mike Wells <spikew5@bigpond.com>
Sent: Wednesday, 24 August 2011 9:05 AM
To: Mitch Hodgson
Cc: Bob Merriman; David Mitchell
Subject: merrimanlanning permit 3 Mercer St Queenscliff

Mitch

We wish to reinforce our previous objection to the proposed planning permit at 3 Mercer St and any changes to the side setback.

The Solar system installed on our second storey currently produces electricity from sun up.

This systems efficiency will be reduced until the shadow from the proposed taller house is removed from the solar array, any changes to the setback will further degrade this power output.

I have previously requested a "To Scale" copy of TP03 the Shadow Diagrams.

I assume that advert of 18/8 for this new home will be readvertised as the advert gave only 4 days to object.

Yours sincerely

MC & JM Wells



Peter and Marion WESTRUP

9 Mercer St
Queenscliff
21/8/11



Re: Planning Permit Application for 3 Mercer St

We wish to object to the proposal to build
a two-storied structure in 3 Mercer St.

Our view would be severely impeded
if the application should be permitted.

We have dwelt at 9 Mercer St since
1985 and have seen some appalling
planning decisions made in the Borough. Most
recently a demolition and rebuilding occurred
in Learmonth St which has already
reduced our view of the northern horizon.

At the moment we have a northerly view
over Queenscliff Harbour and Swan Bay and would
be at least 50% obscured if the application for
Planning Permit was to be allowed.

In 2009 we had house renovations that
served to maximize our existing ~~northerly~~
northerly view.

We hope that the application will not
proceed because of the impact it would
have, not only on us, but our neighbours
as well.

Yours sincerely,

Peter & Marion Westrup
[Signature]



Queenscliff Council
Dear Council Members
re: 3 Mercer St Proposal

16.08.2011



Please note my strongest objections on the following grounds:

- 1) It seems to be a plan with insufficient detail regarding the final height of the building? In which case I am affronted that the Council sees fit to even accept the application.
- 2) As the proposal seems to stand it constitutes an obliteration of the views from the place next door, 5 Mercer, further up the slope. It is thus a violation of the notion of 'reasonable sharing of view' as per our local planing scheme, as well as the need to protect 'opportunities for long views towards Swan Bay.'
- 3) From the details I have, I am not convinced that the proposed materials are of quality, or of the aesthetic values of the house overall.
- 4) More generally, this latest addition to the buildings that make up the slope between Mercer and Learmonth down towards the major scenic feature of Swan Bay is yet another item in the lowering of quality in the precinct. For the last five or six years the damage to the site has been steady: each new building takes something substantial away from the entitlements of neighbours, and each new building intensifies the area as a site for speculative development. It seems to me that what has come to matter most in this area is development per se, rather than a genuine care for the habitat and the basic rights of those of us who live here. If the present trend continues quality living conditions of the precinct will be reserved only for those with the big money to build bigger and higher. This violates the whole spirit of our planning scheme.
- 5) I understand that the Council is in tough position on this issue. The AAT is, on its record, no real friend of neighbourhood quality. The Council is caught between the costs of appeal and its concern for local feeling and heart-felt entitlements. Having said that, we write to implore Council to see this particular proposal as a watershed.
The overall view of the trend must be considered.
- 6) Let me put this another way. It seems to us that the steady erosion of our habitat at 16 Learmonth Street may well be irreversible. We have had mad subdivisions at the back of us, and there is no reason to think that it won't happen next door, closing us in completely. We do not feel we have more or less rights than anyone else. However we know that at the moment Council policy, or ITS APPARENT BLINDNESS TO THE EFFECTS OF ITS ACTUAL POLICY, has resulted in us now looking to leave town.
- 7) I have been here since 1975. I love the place. Will anyone take responsibility for playing their part in driving us out of town?
Please.

Yours sincerely
Barry Hill and Rose Bygrave

POSTAL ADDRESS: 16 LEARMONTH STREET



5. CLOSE OF MEETING