



Agenda

Planning Review Meeting

Tuesday 29 October 2013 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Distribution

Councillors

Cr. Helene Cameron (Mayor)
Cr. Bob Merriman (Deputy Mayor)
Cr. Graham J Christie, JP
Cr. Susan Salter
Cr. Sue Wasterval

Officers

Lenny Jenner, Chief Executive Officer
Phil Josipovic, General Manager Planning & Infrastructure
Leah Protyniak, Senior Planner

In accordance with the Borough of Queenscliffe Local Law No 1, 2010, the information contained within this Agenda is for the confidential and privileged use of Councillors until at least 48 hours prior to this 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.
 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 49 KING STREET, QUEENSCLIFF

Planning Permit Application: 2013/063

SUMMARY

Proposal	Buildings and works associated with a shop and existing dwelling, part waiver of car parking requirements of Clause 52.06 of the Queenscliffe Planning Scheme associated with the use of the site as a shop and variation to the front and side setback requirements of Design and Development Overlay – Schedule 1 Application and plans: <i>Refer Appendix 1</i>
Zone/Overlays	Commercial 1 Zone Design and Development Overlay – Schedule 1
Permit Triggers	Clause 34.01-4 Buildings and works in the Commercial 1 Zone Clause 43.02-2 Buildings and works in the Design and Development Overlay (Schedule 1) Clause 52.06-3 Reduce (Including to zero) the number of car parking spaces required under Clause 42.06-5
Public Notification	Advertised by registered post to adjoining property owners and occupiers, a notice on the subject site and a notice in municipal offices for 14 days.
Submissions	One (1) submission was received which had since withdrawn.



4.1.1. Applicant to present to Council



5. APPENDIX 1 – APPLICATION DOCUMENTS, 49 King Street, Queenscliff



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

#195058
Office Use Only #239.00
Application No.: 2013/063
Date Lodged: / /
15 JUL 2013
BOROUGH OF QUEENSCLIFFE

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.: 49
St. Name: KING 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.: PT1
Lodged Plan
Title Plan
Plan of Subdivision
No.: TP 873038P

OR

B Crown Allotment No.: 10 (PT)
Section No.: 17
Parish/Township Name: PARWIT/QUEENSCLIFF

The Proposal

- 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](#)

TO CONSTRUCT A SHOP ATTACHED TO EXISTING RESIDENCE WITH ACCESS BETWEEN SHOP AND RESIDENCE TO FORM A LEASABLE 'shop and with 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 \$ 45000-00

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 dwelling

The land is zoned Business 1 with an existing residence which is occupied for domestic residency with three bedrooms of which the property owners reside in at present.

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



To. Planning Department

Borough of Queenscliff

Dear Sir/Madam,

The property 49 King street Queenscliff is not a heritage property and is zoned Business 1. It is neighbouring other commercial properties also zoned Business 1 and not heritage either.

The neighbouring properties are not particularly attractive, especially looking along the sides of these properties from the street, not to mention their fronts too. My proposed development will help conceal the views along the sides of the neighbouring buildings, I believe my development with its modern with a "heritage touch" façade and the colours will blend in with the existing neighbouring shops will improve the overall look of this group of commercial buildings. Also I believe my development will help bring some life to this rather dormant area.

The proposed development is to create a leasable "shop with dwelling" whereby the existing residence part to be retained as a habitable residence and not for any commercial usage.

With the leasable area of the shop being 66.83 square meters which is well under the four cars per 100sq meters requirement, and that the residence will remain a residence and not for any commercial use, I therefore request a waiver of this requirement, to allow for three employee parking spots on site. If required, it is possible to provide more spaces on the site by-1 there is ample room in the driveway to fit an extra space. 2 In the yard area behind the house is a lawn area where two spaces can be created.

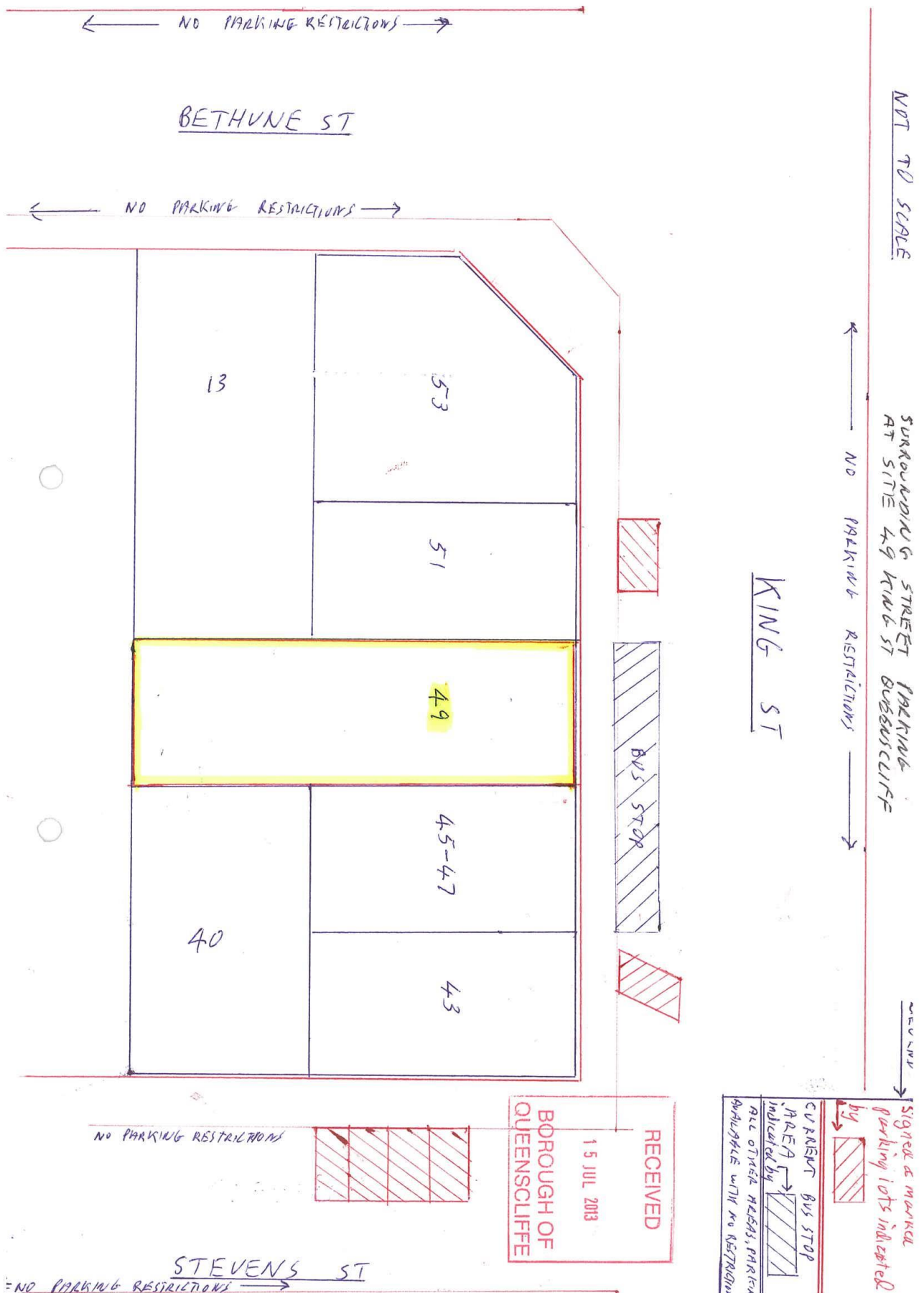
I have kept the height of the front and side walls to a minimum.

I have provided some photos to show how this strip looks now and to support my views regarding its appearance now and how my development will help improve the overall look of the strip. All construction materials and finish types and colours are provided by supplied schedules with this application.

Kind regards David Sinclair

49 King St

Queenscliff



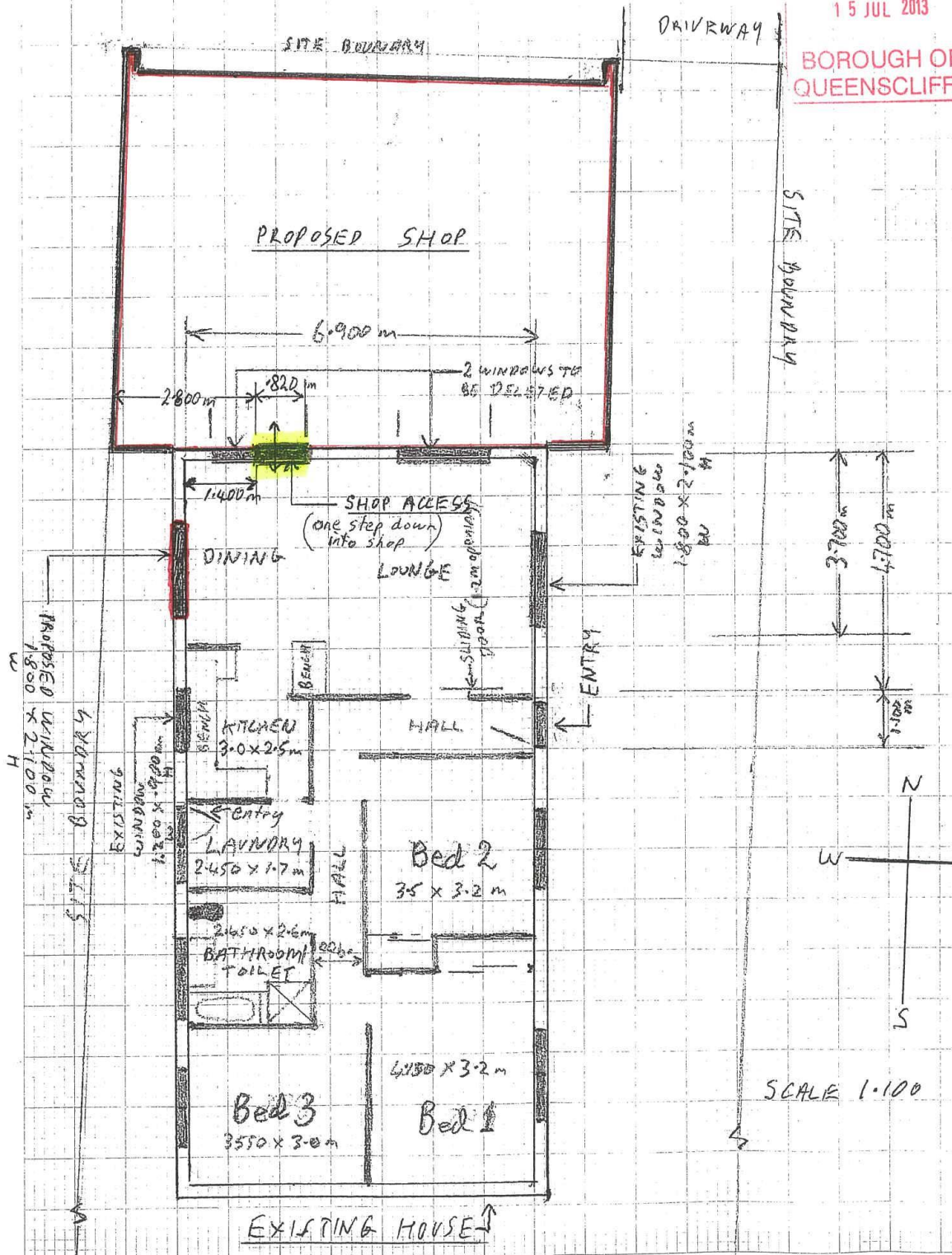


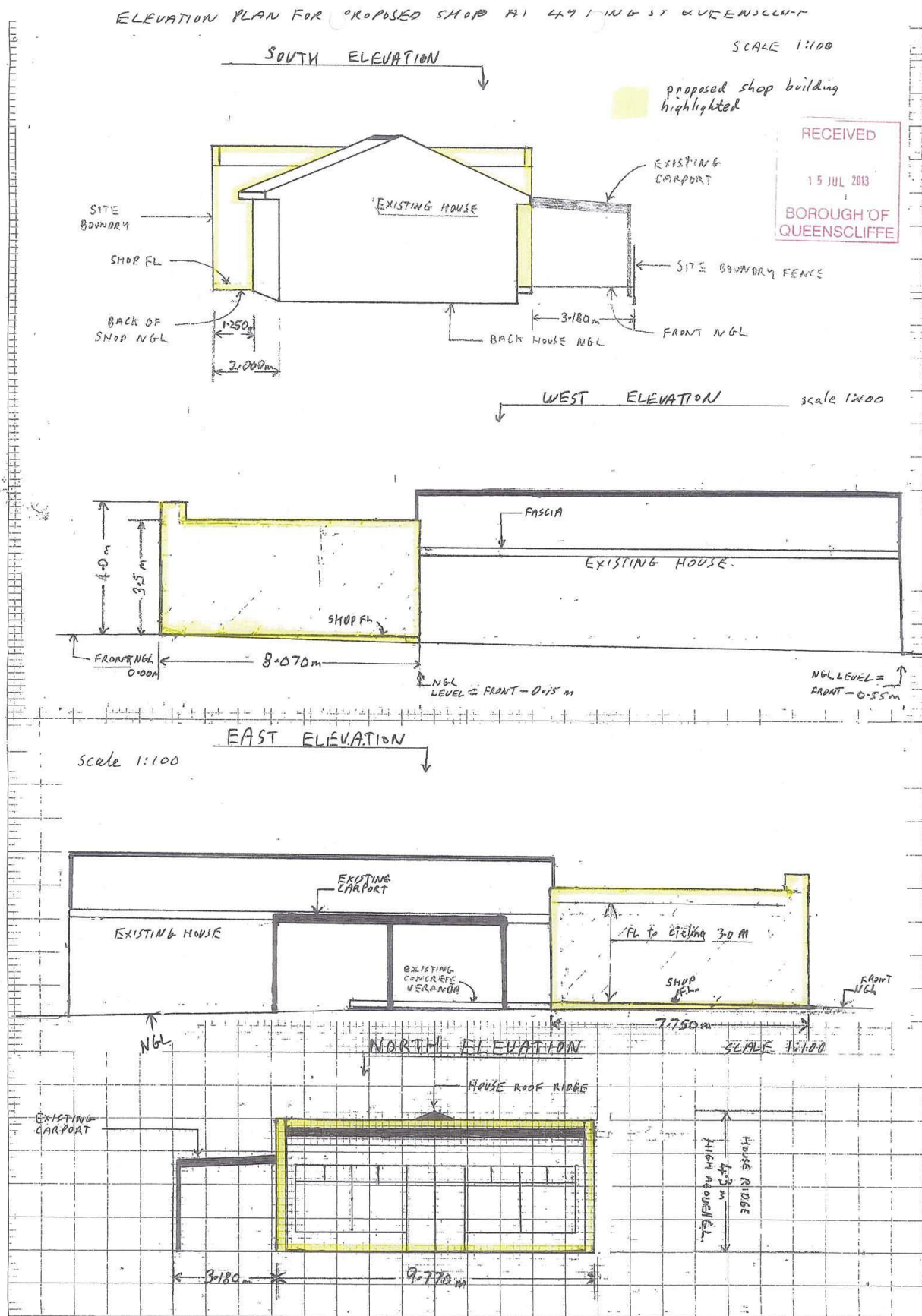
EXISTING RESIDENCE LAYOUT PLAN
SHOWING ACCESS BETWEEN HOUSE AND SHOP.

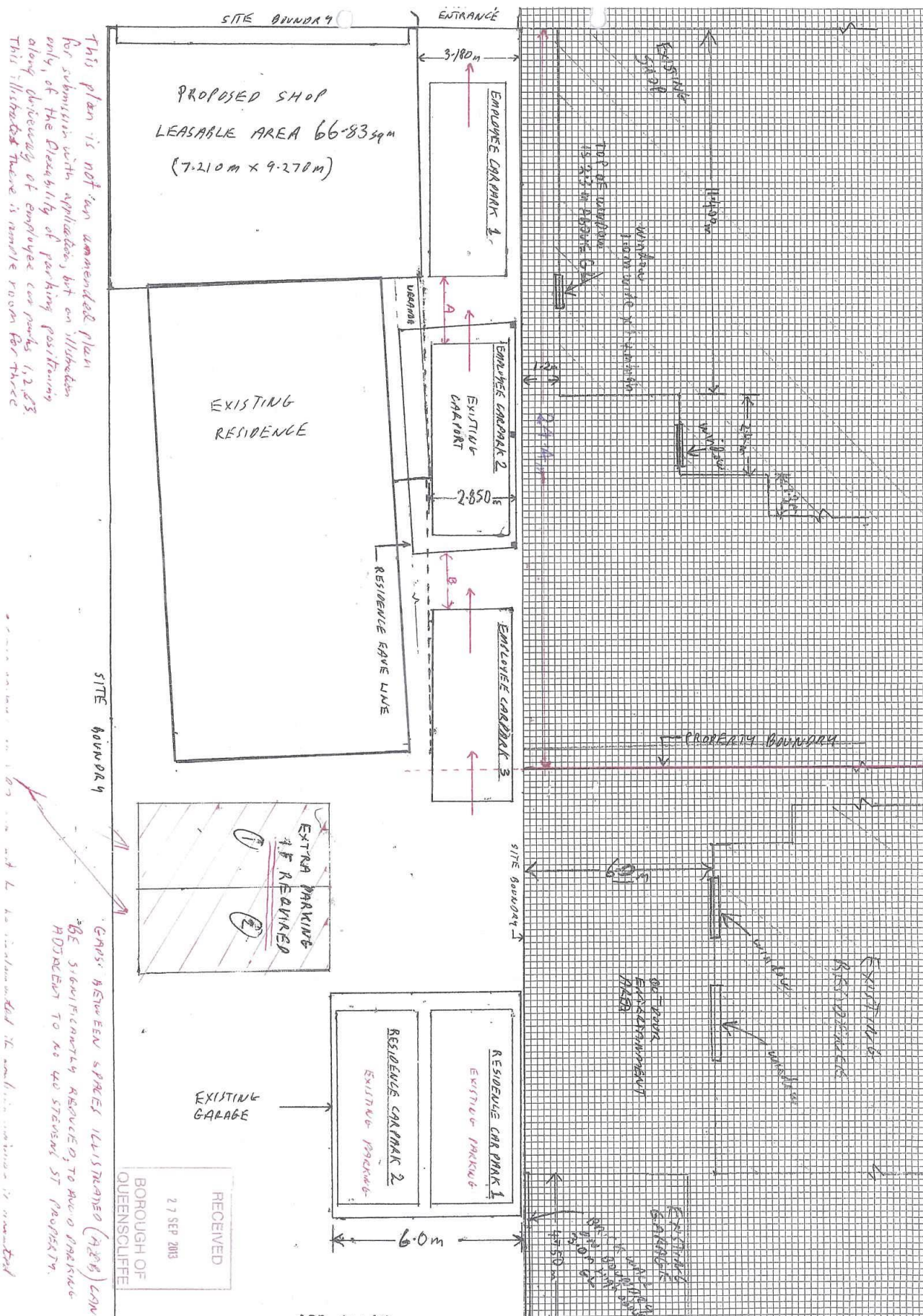
RECEIVED

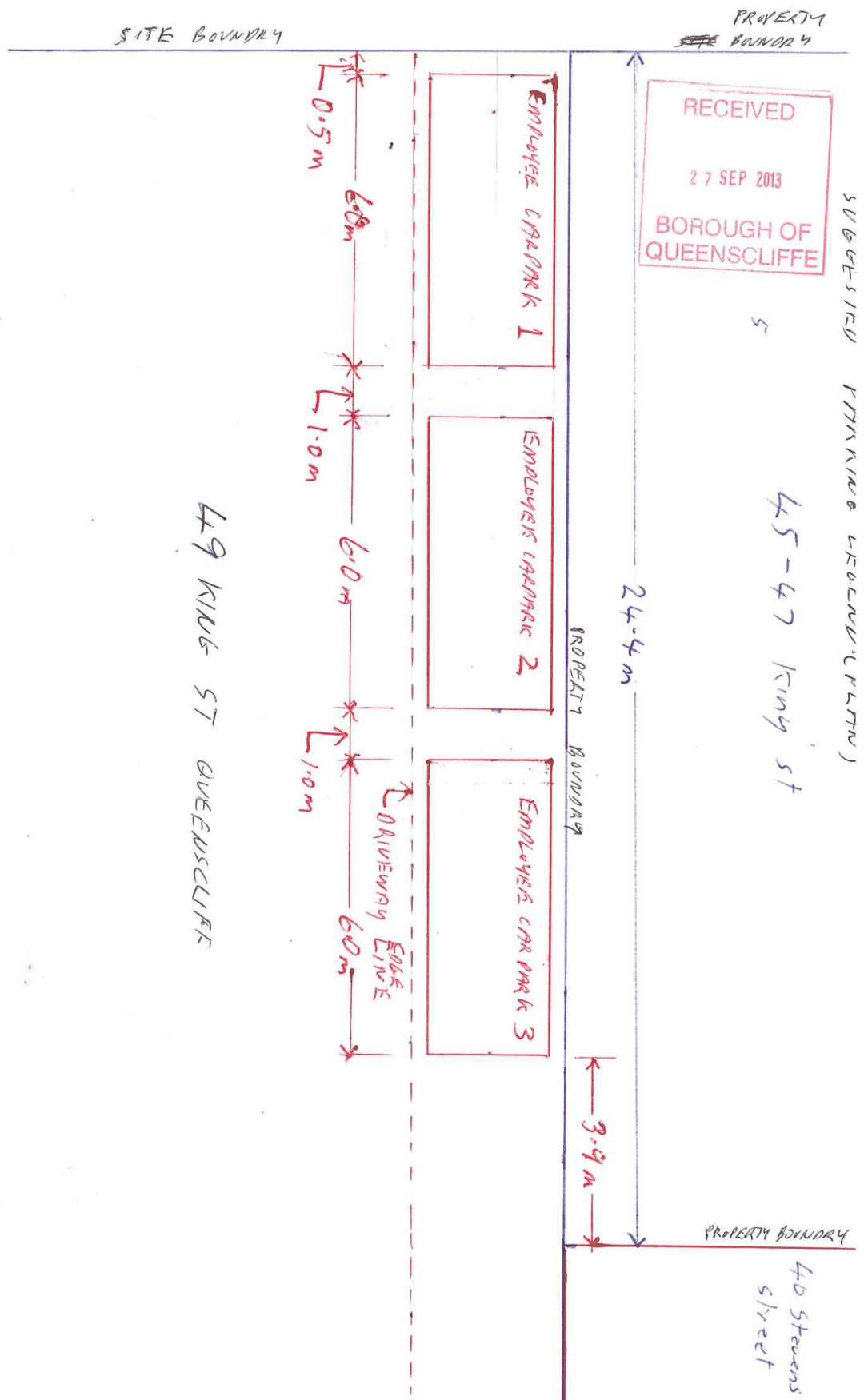
15 JUL 2013

BOROUGH OF
QUEENSCLIFF











CONSTRUCTION MATERIALS & FINISH DETAILS

RECEIVED

15 JUL 2013

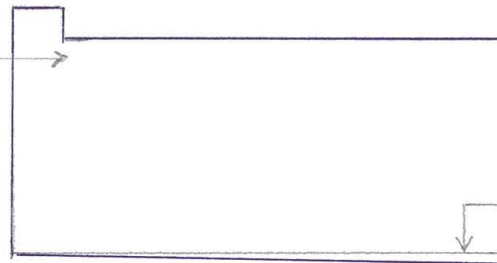
BOROUGH OF
QUEENSLIFFE

INTERNAL WALLS - GYPROCK PLASTER
& PAINTED WHITE

FLAT CEILING - GYPROCK PLASTER
AND PAINTED CEILING WHITE

WEST ELEVATION

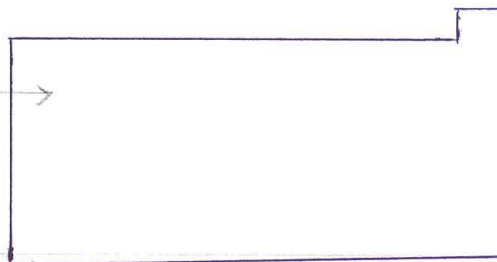
- BRICK WALL SINGLE SKIN WITH PIERS.
- BAGGED AND PAINTED FINISH
- COLOUR = DULUX ANTIQUE WHITE (low sheen)



POLISHED CONCRETE
SLAB FLOOR

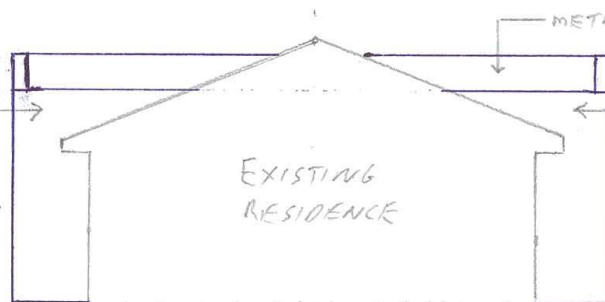
EAST ELEVATION

- BRICK WALL SINGLE SKIN WITH PIERS
- RENDERED AND PAINTED FINISH
- COLOUR = DULUX ANTIQUE WHITE (low sheen)



SOUTH ELEVATION

- BRICK WALL SINGLE SKIN
- BAGGED AND PAINTED FINISH
- COLOUR = DULUX ANTIQUE WHITE (low sheen)



METAL FLASHING

- BRICK WALL SINGLE SKIN
- RENDERED AND PAINTED FINISH
- COLOUR = DULUX ANTIQUE WHITE (low sheen)

FACADE (NORTH SIDE) LEGEND

A - CONSTRUCTED OF RENDERED BRICKWORK - COLOUR FINISH IS DULUX ANTIQUE WHITE (LOW SHEEN)



B Red striped area - CONSTRUCTED OF TIMBER STUD

WALLS EXTERNALLY LINED WITH HARDIES BASE SHEET (BLUEBOARD) 7.5mm THICK
RENDERED - COLOUR FINISH IS DULUX ANTIQUE WHITE (LOW SHEEN)

C - WINDOWS & DOOR FRAMES CONSTRUCTED OF ALUMINIUM FINISHED IN MONUMENT COLOUR
OR TIMBER

D - DECORATIVE MOLDING
(SEE CROSS SECTION ILLUSTRATION FOR SIZE & PROFILE)

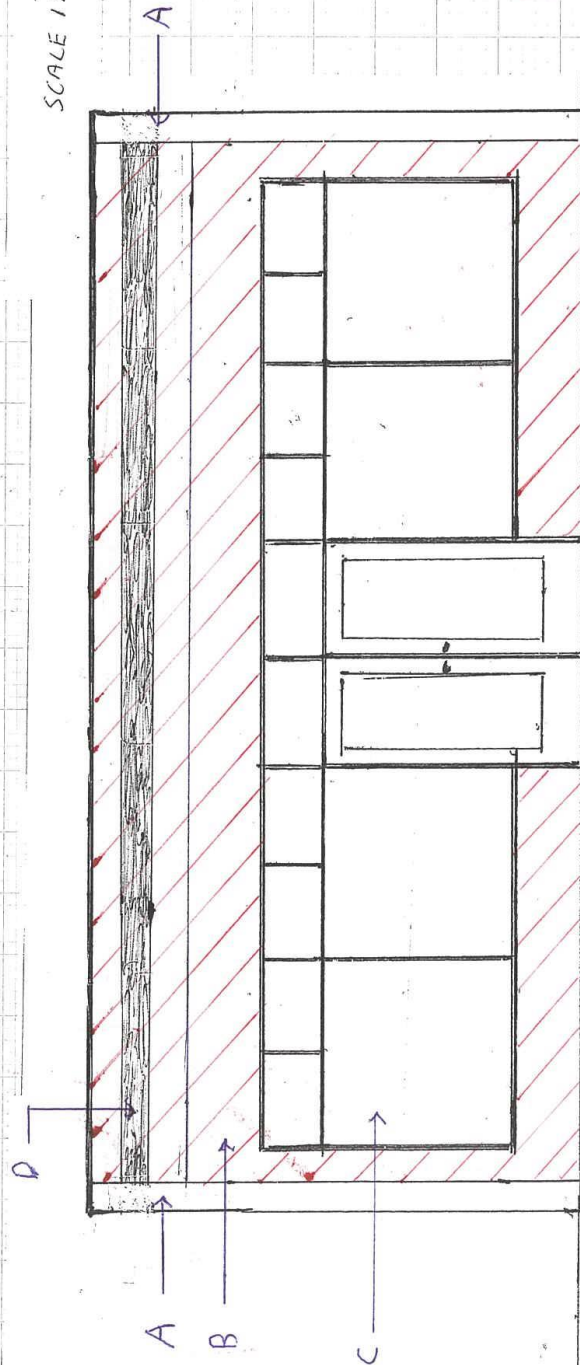
Antique White U.S.A. WB17



Monument EB*CP

DULUX
Product

SCALE 1:50





6. CLOSE OF MEETING
