



Agenda

Planning Review Meeting

Wednesday 13 November 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 46 WHARF STREET, QUEENSCLIFF

Planning Permit Application: 2013/074


SUMMARY

Proposal	The demolition of an existing fence and construction of a fence in a Heritage Overlay Application and plans: <i>Refer Appendix 1</i>
Zone/Overlays	Residential 1 Zone Heritage Overlay – Schedule 1 Design and Development Overlay – Schedule 6
Permit Triggers	Clause 43.01: Demolition of a fence and construction of a fence in the Heritage Overlay (Schedule 1) Clause 43.02: Construction of a front fence in the Design and Development Overlay (Schedule 6)
Public Notification	Not applicable (no material detriment)

4.1.1. Applicant to present to Council



5. APPENDIX 1 – APPLICATION DOCUMENTS, 46 Wharf Street, Queenscliff



Planning Enquiries
Phone:
Web: <http://www.queenscliffe.vic.gov.au>

Office Use Only: #195467 #102 QP290.4608 RECEIVED
Application No.: 2013/074 Date Lodged: 14 AUG 2013
Application for Planning Permit
BOROUGH OF QUEENSLIFFE

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.

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:
Suburb/Locality: QUEENSLIFF 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. 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](#)

demolish current old fence and erect new fence. (front fence) - see attached photos.

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 \$ 4,500.00 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.

old front fence - see photo #1

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



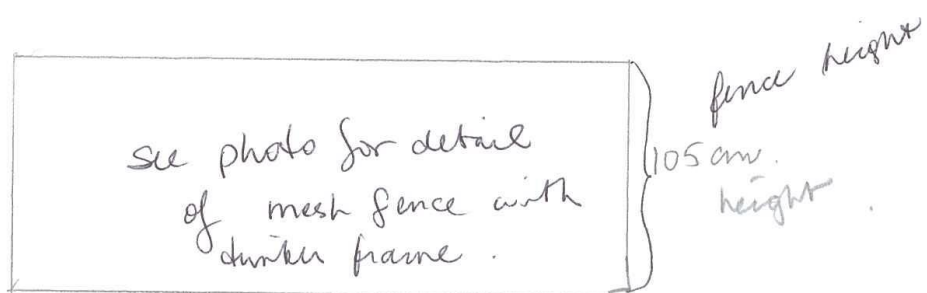
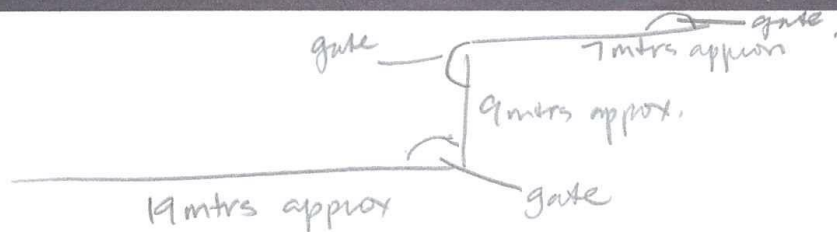
To demolish above fence. ①



46 Wharf St
Queenscliff Vic 3225



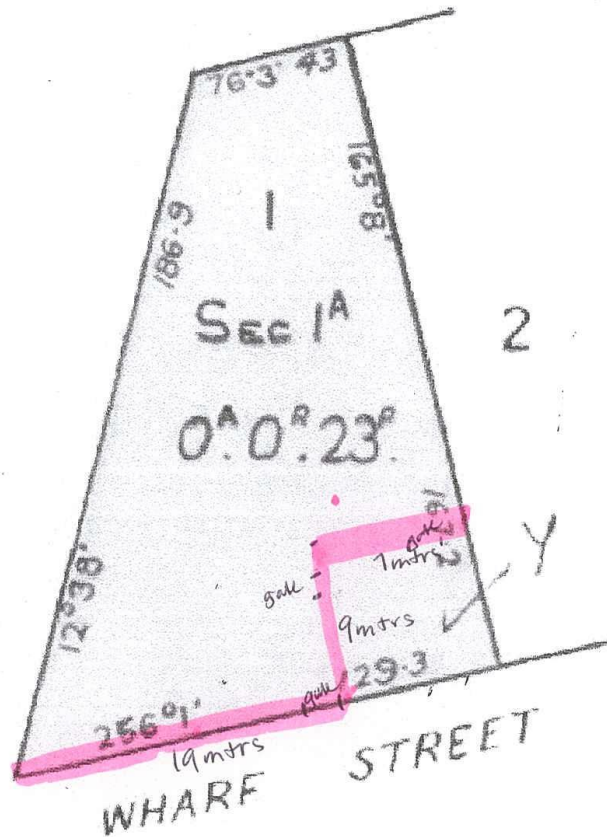
Received 22/8/13




3x gates @ 1mtr wide
(see site plan for locations).
(to match height of fence).



Received 22/8/13



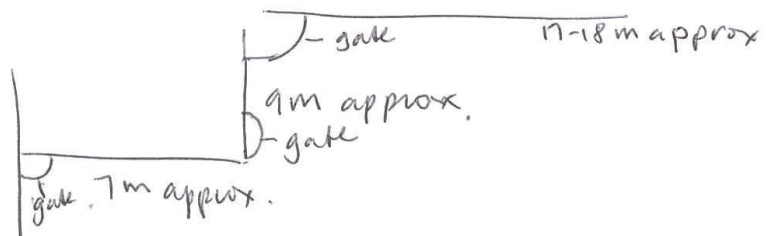
 location of fence.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
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To construct new fence
as above.

(2)



Height 105cm approx.

46 Wharf ST
Queenscliff Vic 3225



New Fence

(3)

To construct + erect
3 x picket gates
as above.

46 Wharf ST
Queenscliff Vic. 3225



6. CLOSE OF MEETING