



Agenda

Planning Review Meeting

Wednesday 12 November 2014 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 1 KIRK ROAD, POINT LONSDALE

Planning Permit Application: 2013/066

SUMMARY

Proposal	<p>Buildings and works associated with the construction of a three storey building (office and dwelling), use of the land for a dwelling and removal of native vegetation and reduction of car parking requirements of Clause 52.06 of the Queenscliffe Planning Scheme</p> <p>APPLICANT AMENDED PROPOSAL AND PLANS: 3 OCTOBER 2014</p> <p>Original application and plans: Refer Planning Review Meeting Agenda 11 December 2013</p> <p>Amended plans: <i>Refer Appendix 1</i></p>
Zone/Overlays	<p>Commercial 1 Zone</p> <p>Design and Development Overlay – Schedule 2</p> <p>Vegetation Protection Overlay – Schedule 1</p>
Permit Triggers	<p>Clauses 34.01 & 43.02 – Buildings and works</p>
Public Notification	<p>Original application: Advertised by registered post to adjoining property owners and occupiers, two signs on the site, a notice in The Echo newspaper and notice in the municipal offices for 14 days.</p> <p>Amended application: Advertised to all submitters</p>
Submissions	<p>Twenty-one (21) submissions received to original application</p> <p>Three (3) objections withdrawn after application amended</p> <p>Current: Eighteen (18) objectors</p> <p>Copies of current submissions provided to Councillors: <i>Refer Confidential Appendix 2</i></p>
Key issues raised by submitters (summarised)	<p>Overdevelopment, neighbourhood character, parking, vegetation, liquor licence, use of site, waste, deliveries, residential impact, discrepancies on plans, amenity impacts, site coverage, hours of operation, setbacks, vehicle and pedestrian safety, noise.</p>



4.1.1. Applicant to present to Council

4.1.2. Submitters to present to Council

4.1.3. Applicant to readdress Council



5. APPENDIX 1 – APPLICATION DOCUMENTS



19 August 2014

our reference: 2013.187

Leah Protyniak
Borough of Queenscliffe
Statutory Planning
PO Box 93
Queenscliff, VIC 3225

Dear Ms Protyniak,

re: planning application 2013/066 | 1 kirk road, point lonsdale

Hansen continues to act on behalf of the permit application, PJG Nominees Pty Ltd in relation to the above application for planning permit.

We note that the application has been on hold since the Planning Review Committee Meeting of 11 December 2013. Having considered the views expressed by the committee during that meeting, in addition to matters raised by Council's Engineers, we have enclosed a set of revised plans that indicate how the concerns could be addressed via conditions (to form a Notice of Decision to Grant a Permit).

Please note the extent of the changes to the proposal include:

- Deletion of the licensed retail premises at the front of the site, and replacement with a very small scale (less than 70 square metres) office (section 1 use within the zone).
- Increased front set back to Kirk Road (from 0.45 metres to 3.0 metres), to allow a landscape frontage and the proposed replenish tree removal as required by the VPO provisions that apply to the land.
- Increased setback from the corner of Simpson Street and Kirk Road (the south west corner of the site), so that the building is setback 8 metres from Kirk Road within 4 metres of Simpson Street. This provides for the retention of tree 9 (Moonah) which has a high worth of retention, ensuring no development within the structural root zone, and very limited encroachment of the tree protection zone.
- Provision of a small deck at the entry and wrapping around the edge of the office space (retaining meaningful opportunity for inground landscaping).
- Reduction in the footprint of the first floor level to allow the retention of the Moonah and its spreading canopy.
- Reduction and reconfiguration of the second floor plan to ensure works are outside the tree canopy of the Moonah.
- Adjustments to the elevations to accommodate the setbacks provided and complement the overall architectural expression.

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These changes ensure that the landscape outcome for Kirk Road is considerably improved, ensuring the proposed building will be seen through the existing landscape treatment at the street frontage.

We submit that the proposed development will respond to its residential neighbours through provision of a reduced building footprint, combined with increased front and corner setbacks. We understand that the committee indicated the need for this type of transition, with retention of landscaping at the front of the site.

By changing the use of the ground level area, we have also addressed the final concern of Council's engineers which related to parking demand associated with retail floor space during peak holiday seasons. Importantly the distinction between and office tenancy versus a retail offer, is the patron and visitation numbers. Office spaces require parking for employees and don't generate additional parking demand for visitors. The single onsite space is appropriate for a small (70m²) office.

It is anticipated that the office will be retained by our client PJG Nominees Pty, who will also be the resident of the premises. To that degree the parking demand is very low and similar to that of a home office.

We therefore respectfully submit revised plans prepared by that could form the basis of condition 1 changes of a Notice of Decision to Grant a Permit. In support of these changes we draw Council's attention to the fact that they:

- Provide functional improvements to design issues raised by Council;
- Have removed the licensed premises that was a significant concern expressed via objection;
- Provide a ground level office tenancy that ensures an appropriate response to the commercial zoning and would have the benefit of a garaged car space. There is flexibility in this area either being used as home office or leased to a separate small commercial tenant; and
- Reduce the building footprint to allow a landscape setback to be provided onsite.

Please contact the undersigned should you wish to discuss our approach further on 9664 9809.

Yours faithfully,
hansen partnership pty ltd

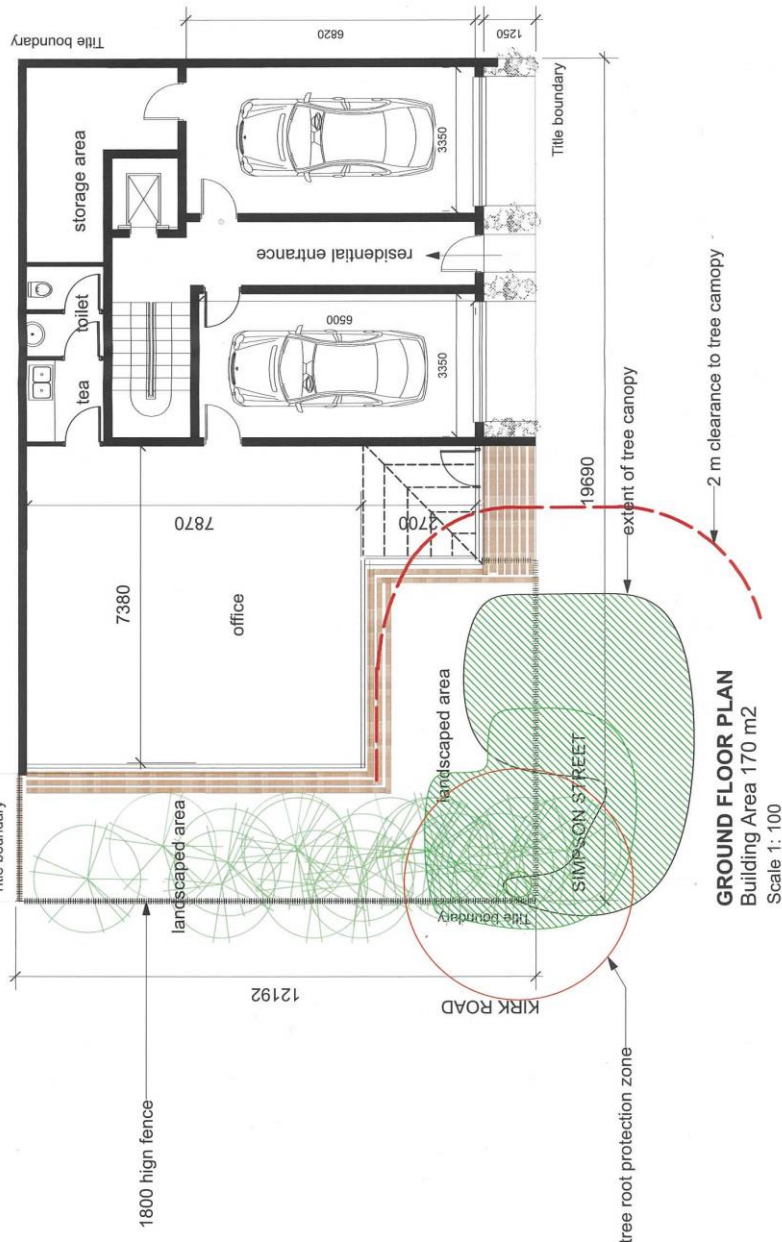
damian iles
director

PROPOSED RETAIL AND RESIDENCE - 1 KIRK ROAD, POINT LONSDALE - SITE ANALYSIS



2a

PROPOSED RETAIL AND RESIDENCE - 1 KIRK ROAD, POINT LONSDALE - DESIGN RESPONSE



Design Development Summary

Site area	240 m ²
Ground Floor	
Building area	170 m ²
Car parking areas	50 m ²
Residential entry area	40 m ²
Open area	70 m ²
First Floor	
Building Area	105 m ²
Second Floor	
Building Area	98 m ²
Open Sundeck Area	13 m ²
Total Building Area	373 m²
Total Open Areas	83 m²

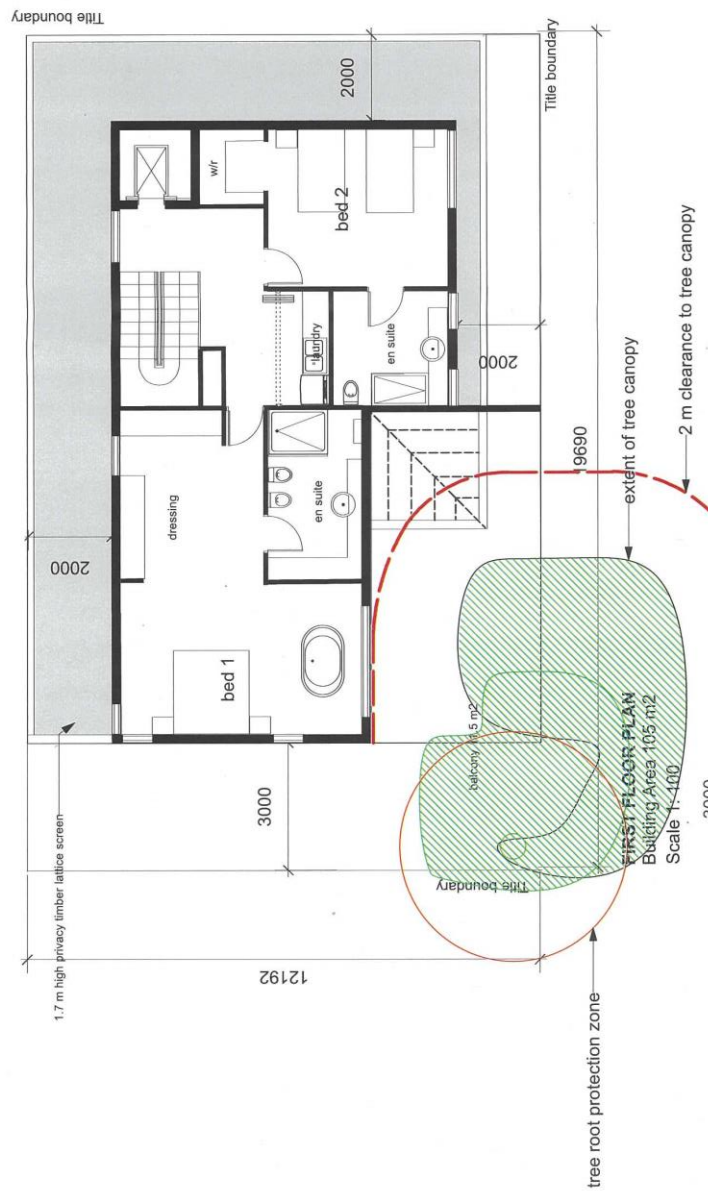


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3a

PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE



architecture
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4a

PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE

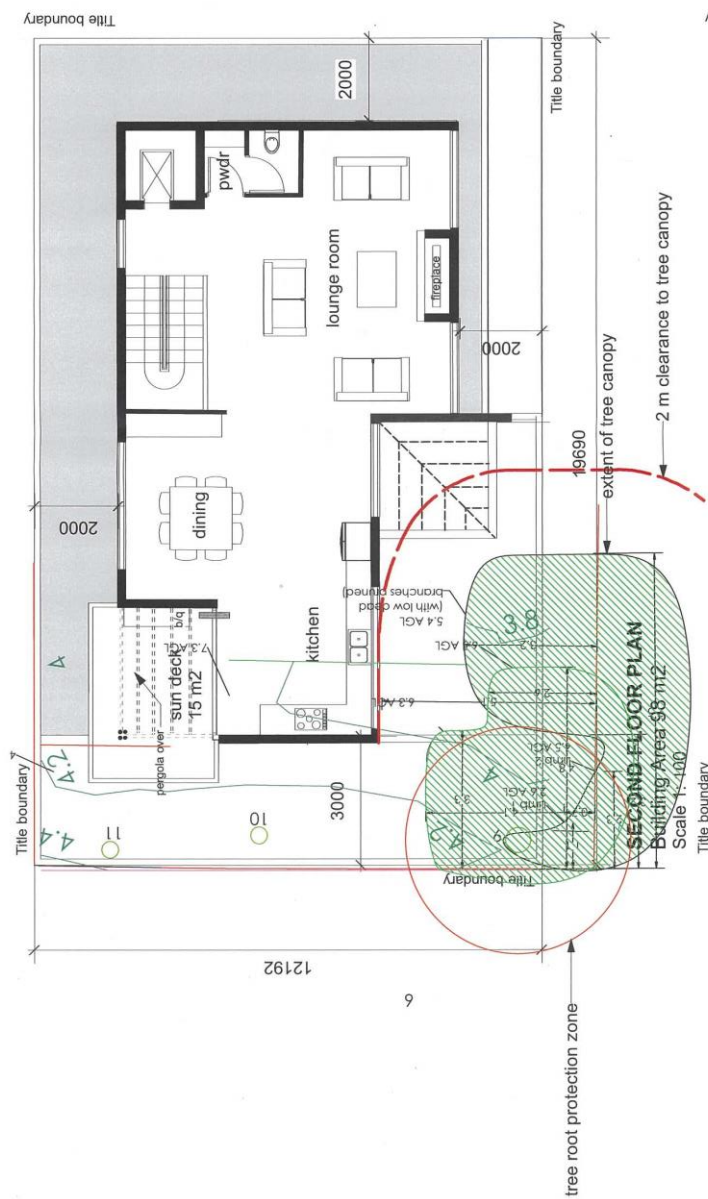


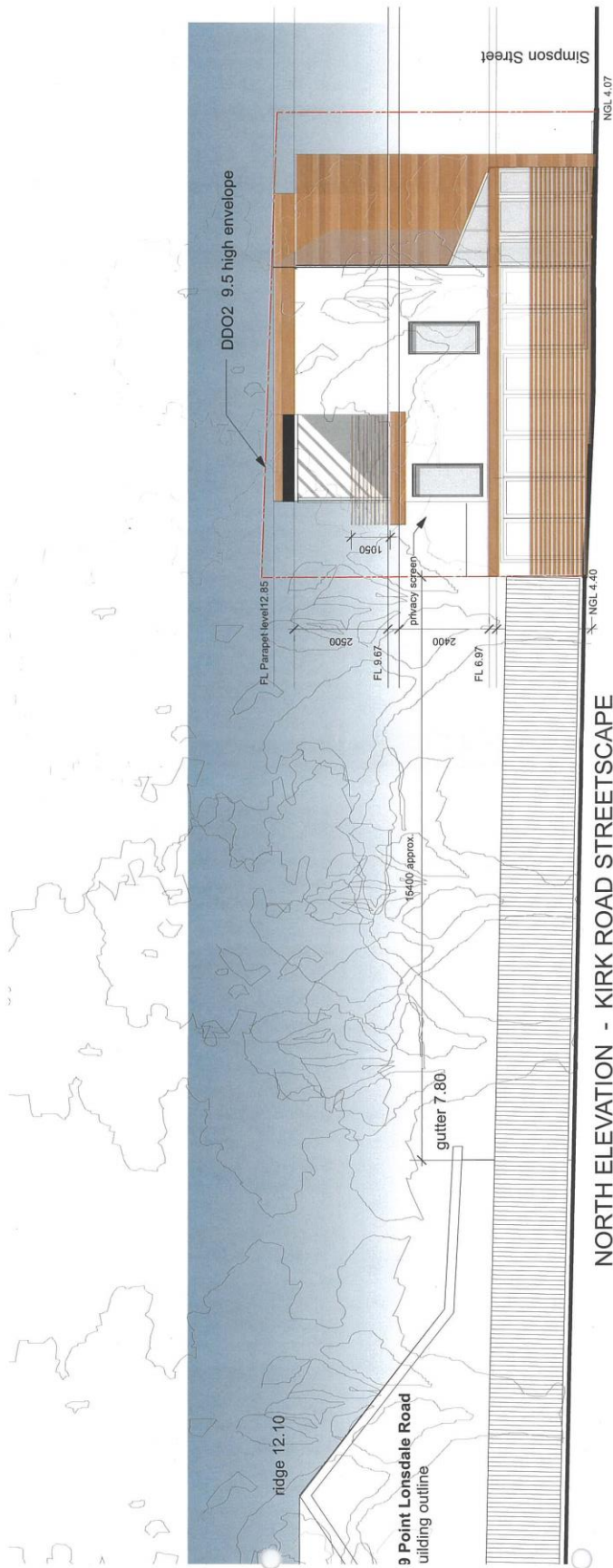
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PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE



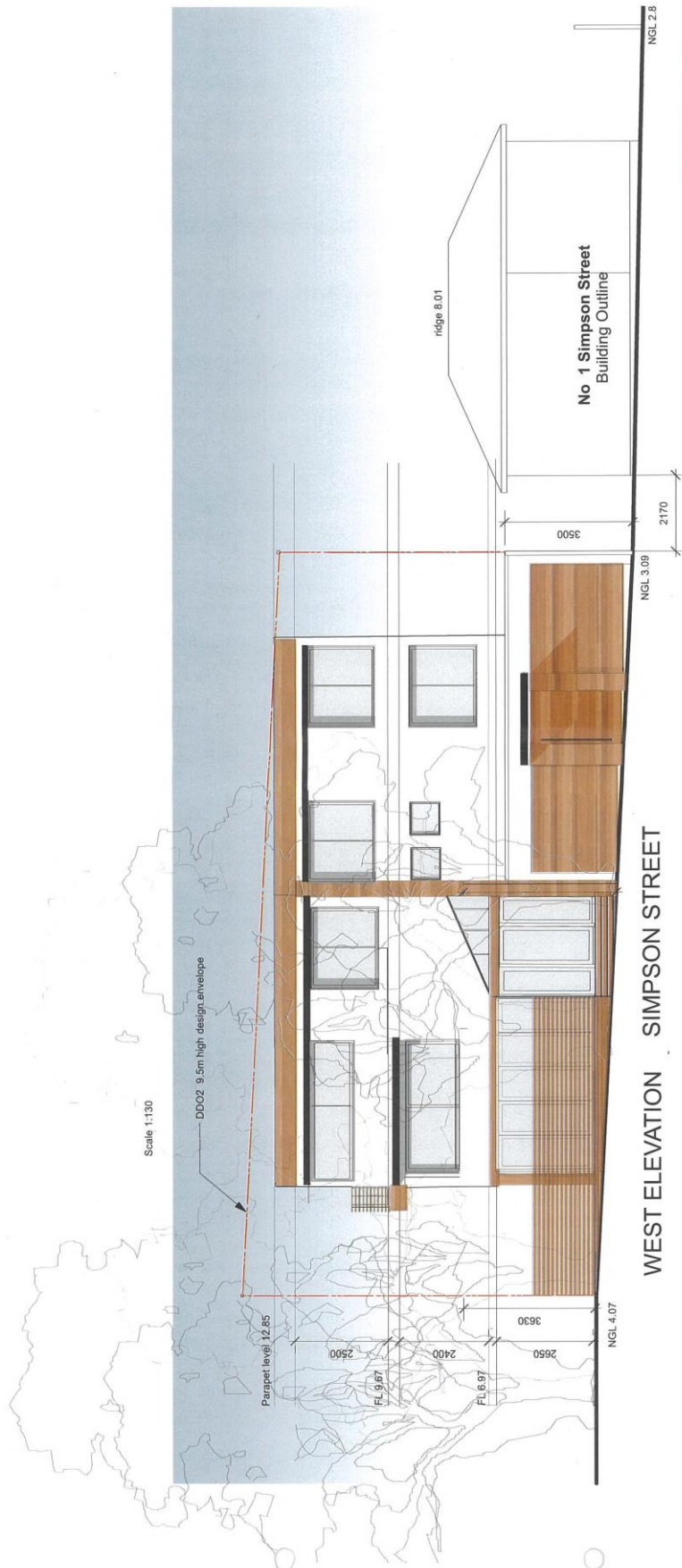


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6a

PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE

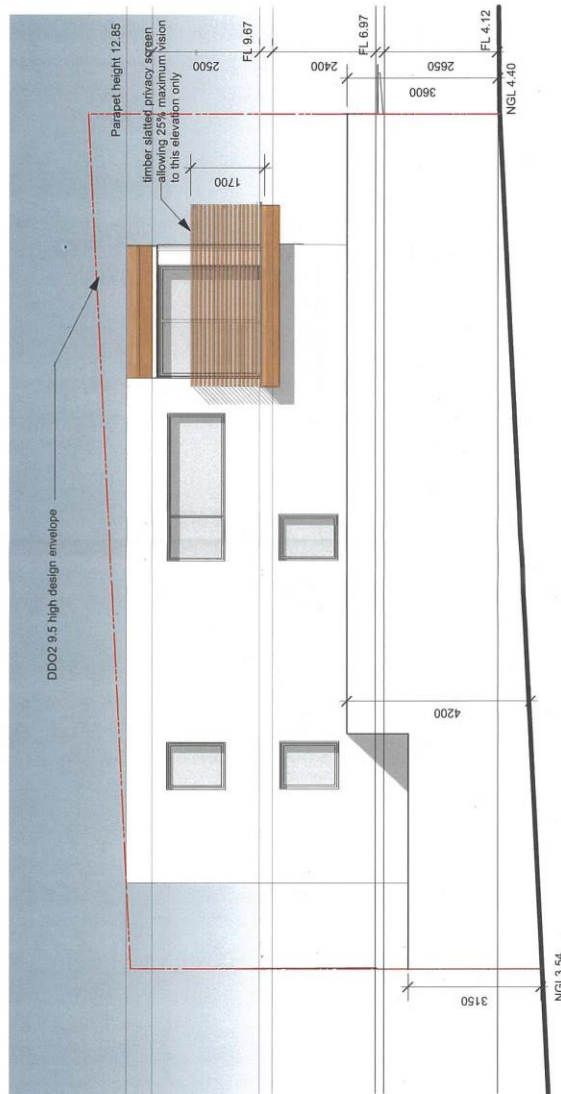


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7a

PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE



EAST ELEVATION

Scale 1: 100

9a

PROPOSED RESIDENCE - 1 KIRK ROAD, POINT LONSDALE



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6. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS

Provided to Councillors under separate cover

7. CLOSE OF MEETING
