



Agenda

Planning Review Meeting

Wednesday 14 May 2014 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Distribution

Councillors

Cr. Helene Cameron (Mayor)
Cr. Susan Salter (Deputy Mayor)
Cr. Graham J Christie, JP
Cr. Bob Merriman
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 10-18 HESSE STREET, QUEENSCLIFF

Planning Permit Application: 2013/101

SUMMARY

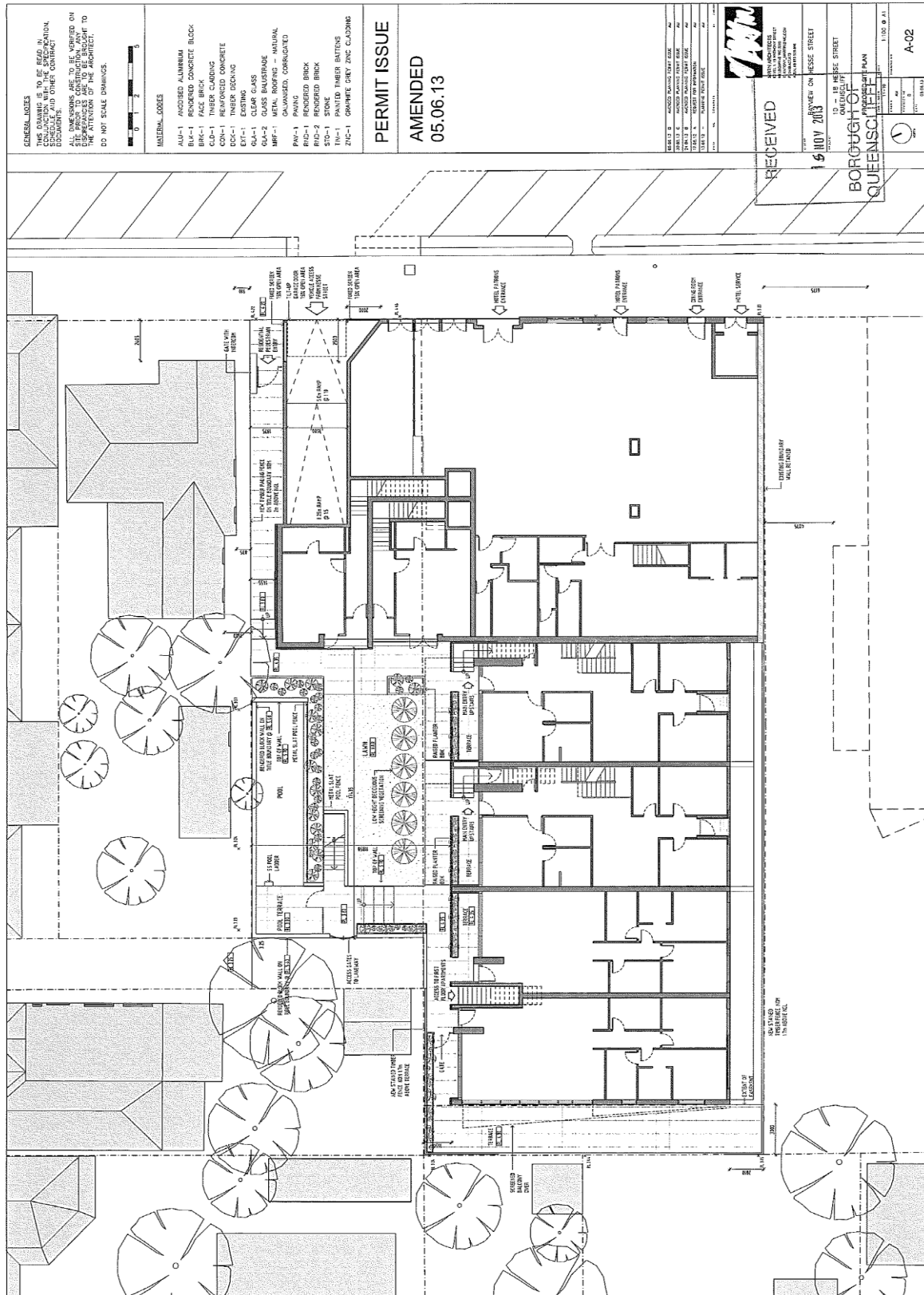
Proposal	Part demolition of an existing building in a Heritage Overlay, buildings and works for the construction of a two storey building comprising of the existing restaurant and eight (8) new dwellings, variation to the design standards for car parking of Clause 52.06, waiver of the loading bay requirement of Clause 52.07, alteration to access to a road in a road zone category 1, and variation to the setback and site coverage requirements of the Design and Development Overlay – Schedule 1 Application and plans: <i>Refer Appendix 1</i>
Zone/Overlays	Business 1 Zone Design and Development Overlay – Schedule 1 Heritage Overlay – Schedule 7
Permit Triggers	Clause 34.01-4 – Buildings and works in a Business 1 Zone Clause 43.02-2 – Buildings and works in a Design and Development Overlay Clause 43.01-1 – Demolition and buildings and works in a Heritage Overlay Clause 52.06 - Variation to the design standards for car parking Clause 52.07 – Waiver of the loading bay requirement Clause 52.29 – Alteration to access to a road in a Road Zone – Category 1
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 newspaper.
Submissions	Twelve (12) submissions received. Copies of submissions provided to Councillors: <i>Refer Confidential Appendix 2</i>
Key issues raised by submitters	Access, traffic, car parking, easement, amenity impacts, Heritage, site coverage, siting, views, design, density.

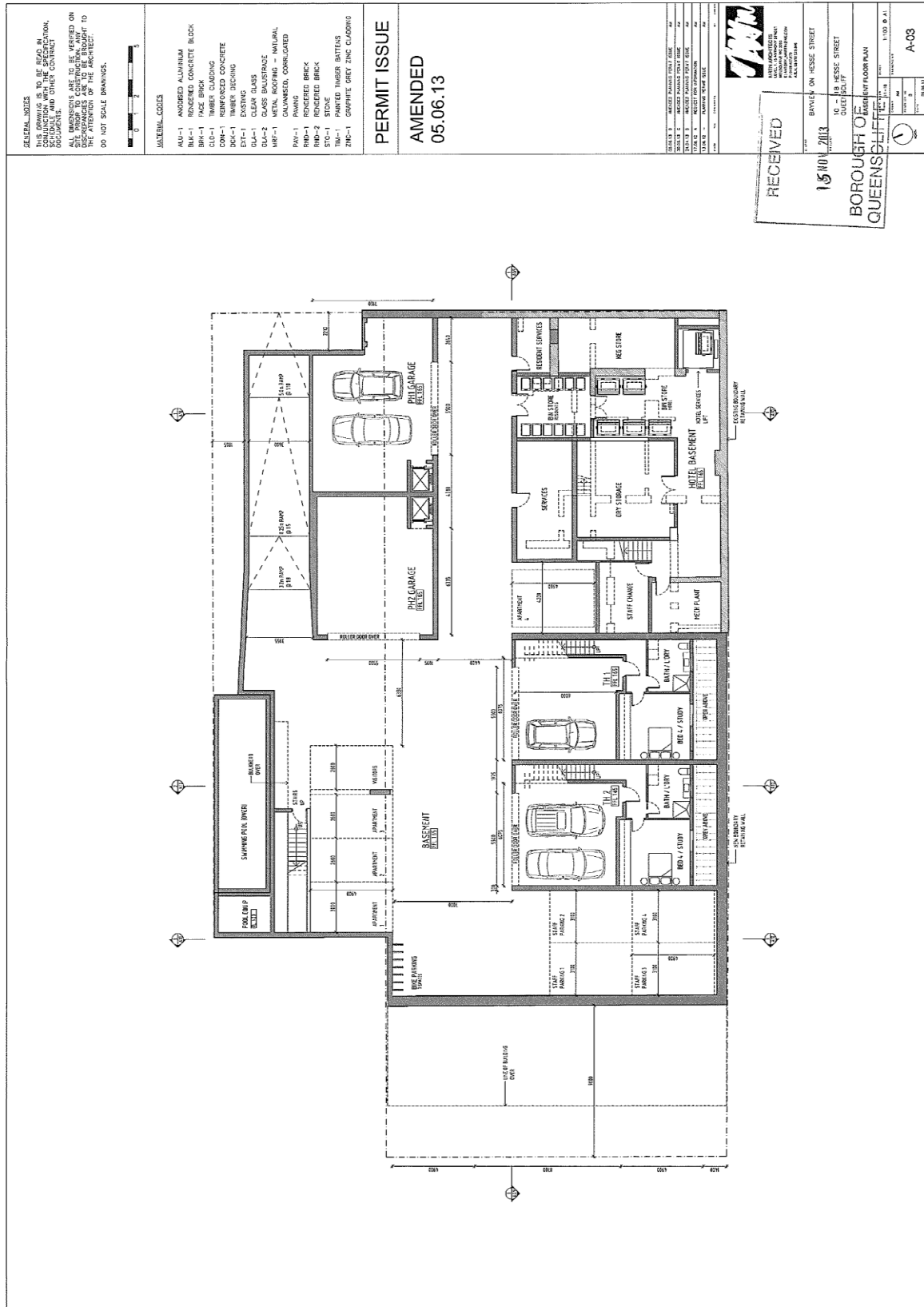


4.1.1 Applicant to present to Council

4.1.2 Submitters to present to Council

4.1.2 Applicant to readdress Council







6. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS

Provided to Councillors under separate cover

7. CLOSE OF MEETING
