



Agenda

Planning Review Meeting

Wednesday 28 January 2015 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 10 GRIMES ROAD, POINT LONSDALE

Planning Permit Application: 2014/051

SUMMARY

Proposal	Construction of a second dwelling (double storey) and double storey outbuilding, subdivision of the land into two lots and variation to the site coverage requirements of the Design and Development Overlay Schedule 5 Application and plans: <i>Refer Appendix 1</i>
Zone/Overlays	General Residential Zone – Schedule 1 (GRZ1) Neighbourhood Residential Zone – Schedule 1 (NRZ1) Vegetation Protection Overlay – Schedule 1 (VPO1) Design and Development Overlay - Schedule 3 (DDO3) Design and Development Overlay - Schedule 5 (DDO5)
Permit Triggers	DDO -Clause 43.02-2: Construct a building or construct or carry out works NRZ – Clause 32.09: Subdivision, second dwelling GRZ – Clause 32.08: Subdivision, second dwelling
Public Notification	Advertised by registered post to adjoining property owners and occupiers, a sign on site, a notice in The Echo newspaper and notice in municipal offices for 14 days.
Submissions	Eight (8) submissions received. Copies of submissions provided to Councillors: <i>Refer Confidential Appendix 2</i>
Key issues raised by submitters	Site coverage, vegetation/environment, flooding, neighbourhood/urban character, visual bulk/height, over development, setbacks, amenity impact, drainage



4.1.1. Applicant to present to Council

4.1.2. Submitters to present to Council

4.1.3. Applicant to readdress Council



4.2 26 BRIDGE STREET, QUEENSCLIFF

Planning Permit Application: 2014/081

SUMMARY

Proposal	Part demolition and alterations (recladding) to an existing building in a Heritage Overlay area Application and plans: <i>Refer Appendix 3</i>
Zone/Overlays	Public Park & Recreation Zone (PPRZ) Design and Development Overlay - Schedule 6 (DDO6) Significant Landscape Overlay – Schedule 1 (SLO1) Heritage Overlay – Schedule 2 (HO2) Queenscliff Railway Station, Urban Conservation Precinct.
Permit Triggers	DDO - Clause 43.02: Construct a building or construct or carry out works SLO – Clause 42.03: Construct a building or construct or carry out works PPRZ – Clause 36.02: Construct a building or construct or carry out works
Public Notification	Advertised by registered post to adjoining property owners and occupiers, three (3) signs on site and a notice in municipal offices for 14 days.
Submissions	Two (2) submissions received. Copies of submissions provided to Councillors: <i>Refer Confidential Appendix 2</i>
Key issues raised by submitters	Visual prominence, amenity impacts, reflective/glare issues, lack of information.



4.2.1. Applicant to present to Council

4.2.2. Submitters to present to Council

4.2.3. Applicant to readdress Council



APPENDIX 1 – APPLICATION DOCUMENTS, 10 Grimes Road, Point Lonsdale



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

Office Use Only

Application No.:

Date Lodged: / /

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.

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.: 10	St. Name: Grimes Road
Suburb/Locality: Queenscliffe		Postcode: 3225

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A	Lot No.: 4	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 023623
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](#)

Construction of a second dwelling (Double Storey) and double storey outbuilding, subdivision of the land into two lots and variation to the site coverage requirements of the Design and Development Overlay

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 \$300,000

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.

Existing dwelling and shed

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: James	Surname: Iles
Organisation (if applicable): iPlanning Services Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 1401
Suburb/Locality: Bakery Hill		State: VIC Postcode: 3354

Contact person's details *

Same as applicant (if so, go to 'contact information') ☒

Name:		
Title: Mr	First Name: James	Surname: Iles
Organisation (if applicable): iPlanning Services Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 1401
Suburb/Locality: Bakery Hill		State: VIC Postcode: 3354

Contact information

Business Phone: 0408 577 880	Email: james.ips@ncable.net.au
Mobile Phone: 0408 577 880	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: Ms	First Name: Kerrilee	Surname: Baird	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: Jacksons Road	
Suburb/Locality: Warrenheip		State: VIC	Postcode: 3352
Owner's Signature (Optional):			Date: day / month / year

Declaration

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: 26/09/2014
day / month / year	



iPlanning Services P/L

PO Box 1401
Bakery Hill Vic 3354
ABN 45 180 262 000



26 September 2014

Our Reference: P-00171

Your Reference: PA2014/051

Ms Leah Protyniak
Senior Town Planner
Borough of Queenscliffe
PO Box 93
QUEENSCLIFFE VIC 3225

Dear Leah,

RE: Planning Permit Application No. PA2014/051
Construction of a second dwelling (Double Storey) and double storey outbuilding, subdivision of the land into two lots and variation to the site coverage requirements of the Design and Development Overlay
10 Grimes Road, Point Lonsdale

I refer to your letter dated 12 August 2014 regarding further information in relation to the above planning application for 10 Grimes Road, Point Lonsdale.

I provide you with the following:

- Completed Planning Application Form;
- Cheque for an extra \$398.00;
- Three (3) sets of revised plans addressing the following:
 - 12pm shadow diagram;
 - overlooking from the east and west first floor elevations; and,
 - Six (6) cubic metres of storage space for the existing dwelling.

In response to the dwelling design in particular to the height of the building, there are only a few double storey buildings in close proximity to the site (Nelson Road and 4 Grimes Road). The neighbourhood character is mainly single storey with a mixture of buildings materials of mainly brick and weatherboard. In justifying the double storey design of the new dwelling is that its located at the rear of the site with the first floor located within the roof space. The height is required to get enough head room in the first floor to allow the occupants to move around comfortably. The other double storey buildings in the immediate area are designed as a two storey building where the proposed building is considered to be a storey and a half (the roof is pitched to provide space).

Schedule 5 to the DDO aims:

- To encourage respect for existing built forms through compatible building heights and setbacks for new development.
The new development is seen as a double storey (in height) building, but as the new building is located at the rear of the site and with vegetation helping to screen the building, it won't be seen from the street or above the vegetation canopy.
- To ensure new development in the area makes a positive contribution to the prevailing natural coastal character of more established areas of Point Lonsdale.



The new development intends to use modern building materials which display a character of 'beachiness'. The colourbond wall and roof materials provide for a more exciting use of materials than the usual weatherboard and brick. Many new beach houses in the Point Lonsdale area are using these materials for looks but also for maintenance.

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james.ips@ncable.net.au.

Yours faithfully,
iPLANNING SERVICES P/L

A handwritten signature in blue ink, appearing to read 'James Iles'.

James Iles
Director/Town Planner



Queenscliffe Planning Scheme

Development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, a detached garage and a two (2) lot subdivision

Address: 10 Grimes Road, Point Lonsdale
Reference: P-00171

Borough of Queenscliffe

iPlanning Services Pty Ltd – July 2014

RECEIVED

24 JUL 2014

BOROUGH OF
QUEENSLIFFE



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale



Prepared for:

Mr Sean Parnell

Prepared by:

iPlanning Services Pty Ltd

PO Box 1401

Bakery Hill

Ballarat Vic 3354

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ABN 45 160 262 000

Quality Information

Document	Planning Report
Reference No.	P-00171
Date	July 2014
Prepared by	James Iles

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The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

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The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Mr Sean Parnell to submit a Planning Permit Application on his behalf for the development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision located at 10 Grimes Road, Point Lonsdale.

2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

▪ General Residential Zone	Clause 32.08-2	Subdivision
	Clause 32.08-4	Two or more dwellings on a lot
▪ Neighbourhood Residential Zone	Clause 32.09-2	Subdivision
	Clause 32.09-4	Two or more dwellings on a lot
▪ Design and Development Overlay	Clause 43.02-2	Buildings and works
	Clause 43.02-3	Subdivision

3. Subject Site and Site Context

The subject site is located on the north side of Grimes Road. The site consists of one Title, Vol.08817 Fol. 576 Lot 4 on Plan of Subdivision No. 023623. The site is regular in shape with a frontage of approximately 17.37 metres to Grimes Road, a western boundary of approximately 65.27 metres, a northern boundary of approximately 10.06 metres, an eastern boundary of approximately 53.75 metres with an overall area of approximately 904 square metres.



The site currently contains an existing single storey brick veneer dwelling with an attached single carport and a separate galvanised iron shed located behind the dwelling. A driveway on the eastern side of the site provides

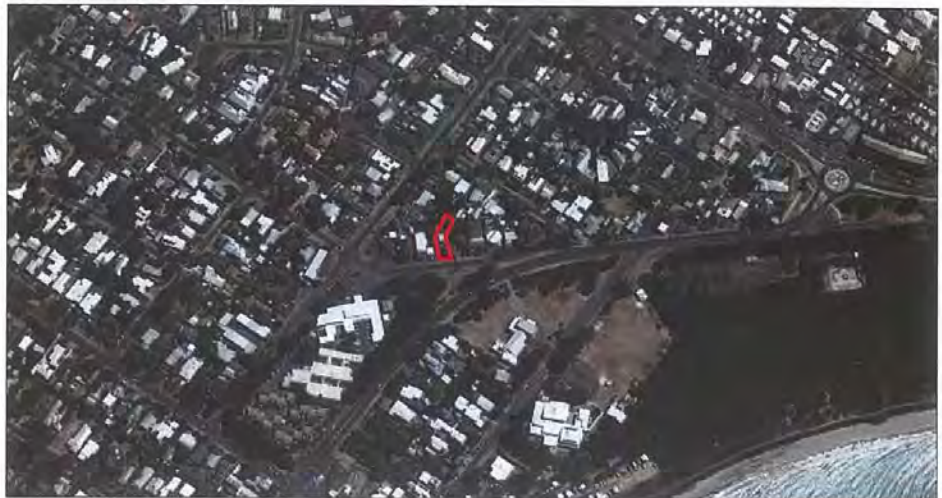
The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale



access to the carport. On the western side of the dwelling is a grass driveway that provides access to the existing galvanised iron garage located behind the dwelling. There is existing vegetation located at the front and towards the rear of the site which has been planted by the landowner.



The surrounding development includes a mixture of residential development located to the north, east and west of the site. The housing stock is mainly single storey with some recent double storey additions. The dwelling to the east of the site is a single storey triple fronted cream brick tiled roof building that was constructed during the 1970s and is setback approximately 9.1 metres from the street frontage. There is some vegetation located in the front and rear yards. The dwelling to the west is a single storey brick building that has a setback of approximately 4.5 metres from the detached garage. To the south is the existing Queenscliffe Retirement Village which fronts Grimes Road and Nelson Road.





The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

The neighbourhood character of the immediate area is described in the following table:

Table 1 – Neighbourhood Description

Street No.	Era - style	Height	External materials	Roof materials	Roof pitch (°)	Fence Type	Fence height (mm)	Front garden style	Existing lot size (m²)
Grimes Road									
2	1970s	s/s	Weatherboard	Iron	10	Timber	300	Exotic	650
4	1970s	d/s	Weatherboard	Iron	5	Timber	300	Exotic	640
6	1960s	s/s	brick	Iron	5	Timber	600	Exotic	640
8	1970s	s/s	Brick	Tiles	22.5	nil	nil	Exotic	640
10	1970s	s/s	Brick	Tiles	25	nil	nil	Exotic	904
12	1970s	s/s	Brick render	Iron	27.5	nil	nil	Exotic	640
14	1960s	s/s	Brick	Tiles	22.5	nil	nil	Exotic	640
Nelson Road									
18	1960s	s/s	Brick	Tiles	22.5	Timber	900	Exotic	850
20	1990s	s/s	render	Iron	15	nil	nil	Exotic	950
22	1970s	s/s	Brick	Iron	15	nil	nil	Exotic	650
Point Lonsdale Road									
223	1960s	s/s	Weatherboard	Iron	15	wire	600	Exotic	785

The immediate neighbourhood character is a mixture of different building styles ranging between the 1950s through to the 1980s. The external building materials are predominantly brick and pitched iron roofs. The majority of the dwellings are single storey with an existing double storey in the street. The front setbacks of the dwellings are setback between 6 to 9 metres and there is some limited vegetation planted in front yards. Front fencing is limited with only a small portion of properties having front fencing.

The subject site is located in close proximity to existing physical and social infrastructure. The main centre of Queenscliffe is located approximately 3.85 kilometres to the northeast of the site in Hesse Street. The quant small tourist shopping centre comprises a supermarket, post office, bank, library, vegie shop, butcher, newsagency, chemist, specialty clothing stores, a number of accommodation places (Vue Grand, Lombardes on Hesse, Queenscliffe Motel), Victoria Hotel, Queenscliffe Hotel and great cafe and eating places.

A local milk bar is situated approximately 200 metre to the east of the site on Point Lonsdale Road and a petrol station is located approximately 300 metres to the south west on Point Lonsdale Road. The main shopping centre of Point Lonsdale is located 1.4 kilometres to the south of the site and both public transport and bicycle track provides access to the shops. This small neighbourhood centre has a milk bar, newsagency, some clothing shops, cafes, restaurants and take away food establishments.

The Point Lonsdale Golf Club is located approximately 1.7 kilometres to the south west of the site located on fellows Road.

There are a number of excellent beaches in the area with Point Lonsdale Surf beach, Point Lonsdale front beach and the Cottage by the Sea beach.

Another important tourist attraction in Queenscliffe is the Queenscliffe-Drysdale Tourist Railway, which provides a tourist service running between Queenscliffe and Drysdale.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

The subject site and all surrounding land is included within the General Residential Zone and the Neighbourhood Residential Zone. The site and surrounding is also covered by the Design and Development Overlay and Vegetation Protection Overlay.

Grimes Road is a bitumen sealed road with gravel shoulders and no drainage on either side of the road. No footpaths are located on either side of the road and there are grassed naturestrips on both sides. Overhead power lines are located on the north side of the road and reticulated water is also located on this side of the road. Street lighting is located on the power poles.

4. **Proposal**

The proposal is to construct a double storey dwelling at the rear of the existing dwelling and to subdivide the land into two (2) lots. A previous planning permit had approved the construction of a single storey dwelling at the rear but did not include the subdivision of the land. This application is to amend the current planning permit to allow the following:

Two Storey Dwelling:

The ground floor will comprise two (2) bedrooms, lounge room, separate toilet, bathroom, laundry, kitchen, meals area and a family room. A deck off the meals/family room will provide an area for outdoor living. The ground floor has a total floor area of approximately 133.6 square metres with the deck having an area of 71.83 square metres. The first floor will comprise a bedroom, retreat room and a walk-in-robe and ensuite. The floor area of the first floor is approximately 41.75 square metres. The total floor area of the dwelling including the deck is 247.18 square metres. The first floor has been designed so that it sits within the roof line of the building and two dormer windows on the northern and southern elevations provide light into the bedroom and other windows provide light into the ensuite and the retreat area.

The dwelling will have a wall cladding from a colourbond material as well as the roof cladding. The roof is a pitched roof with gable ends and the overall height of the building to the apex of the roof is approximately 8.2 metres from ground level. The side and rear setbacks accord with the setback requirements of ResCode.

New Detached Garage:

The new garage will be located between the existing dwelling and the new dwelling and will have a floor area of approximately 53.2 square metres. The ground floor will comprise a double car area and a storage area. Stairs will provide access to the first floor which will comprise a bedroom and an ensuite. The first floor will have an area of 27.8 square metres. The total floor area of the garage is approximately 81.0 square metres. The garage will be built to the northern boundary of Lot 1 and to the eastern boundary. Access to the garage will be via a new driveway to be constructed along the western side of the existing dwelling.

Two (2) Lot Subdivision:

The subject site is to be subdivided into two (2) separate parcels. The following is a breakdown of each lot:

- Lot 1 will have an area of approximately 388m², with a frontage of approximately 13.32 metres to Grimes Road, a western boundary of approximately 25.09 metres, a northern boundary of approximately 10.68 metres and an eastern boundary of 28.09 metres.
- Lot 2 will have an area of approximately 516m², with a frontage of approximately 4.05 metres to Grimes Road, a western boundary of approximately 65.27 metres and a northern boundary of approximately 10.06 metres and an eastern boundary of 25.66 metres.

The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

Both lots will be connected to the required services such as reticulated water, sewer, power, drainage and telecommunications.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **General Residential Zone (GRZ1)** and **Neighbourhood Residential Zone (NRZ1)**



Clause 32.08 of the Planning Scheme refers to the General Residential Zone and the purpose of the Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.09 of the Planning Scheme refers to the Neighbourhood Residential Zone and the purpose of the Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise areas of predominantly single and double storey residential development.
- To limit opportunities for increased residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response:

The proposal is consistent with the purpose of both the General Residential Zone and the Neighbourhood Residential Zone. It will enable development for residential purposes at a range of densities, and will contribute to a choice of dwelling types in the area, to meet the needs of a variety of households. The new dwellings will be constructed to the rear of the site and will have no detriment to the existing character of the area. The proposals compliance with relevant State and Local policies is addressed below.

5.2 Subdivision

Under **Clause 32.01-2** of the Planning Scheme, a Planning Permit is required to subdivide land included within the Residential 1 Zone.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of **Clause 56** and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of Subdivision	Objectives and standards to be met
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.

Response:

A Clause 56 response is provided in Section 7.5 of this report.

5.3 Construction of two or more dwellings on a lot

Under **Clause 32.01-4** of the Planning Scheme, a Planning Permit is required to construct two or more dwellings on a lot on land included within the Residential 1 Zone.

Before deciding on an application, the Responsibility Authority must consider the objectives, standards and decision guidelines of Clause 55.

Response:

Refer to Section 7.4 of the report for a Clause 55 assessment.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale



6. Overlays

6.1 Design and Development Overlay

The subject site is also included within the **Design and Development Overlay (DDO3 & DDO5)**.



Under the provisions of **Clause 43.02-2**, a permit is required to construct a building or construct or carry out works, and to construct a fence if specified in a schedule to this overlay. A permit is also required for subdivision under this overlay pursuant to **Clause 43.02-3**.

Clause 43.02-5 Decision guidelines states that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	The subdivision is consistent with the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS). A detailed response to both the SPPF and LPPF including the MSS and local planning policies has been provided. It is considered that the proposed development and subdivision will not result in a detrimental impact on the existing residential character or identity of the area. Furthermore, the proposed development and subdivision achieves the settlement and housing aspirations of the Queenscliffe Planning Scheme, providing for the orderly subdivision of the site promoting a more compact neighbourhood without diminishing the liveability and character of the neighbourhood.



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	Reticulated sewerage, water, stormwater management and telecommunications facilities are available to the site. The dwellings and lots will have different modes of transport including bus, car, bicycle and pedestrian. The development and subdivision caters for diversity in housing type in the area.
The design objectives of the relevant schedule to this overlay.	The existing and proposed dwellings and subdivision have addressed the matters relating to building height, building setback, landscaping and site coverage. The total site coverage of the site is approximately 43%, appropriate setbacks from the street, side and rear setbacks in accordance with the design guidelines and ResCode.
The provisions of any relevant policies and urban design guidelines.	The proposal meets the relevant policies and urban design guidelines.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The proposed dwelling will be in keeping with the character of the area. Located behind the existing dwelling the two storey building will not be seen from the street. The use of gable roofs will help blend the building into the surrounding character.
Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	The proposed building is compatible with the style, form, proportion and scale of the surrounding places.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	There has been vegetation already removed previously which was approved by the previous permit.
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.	Appropriate access and car parking can be provided on site. A single car garage and a car space in front of the garage provides the required 2 car spaces for the existing dwelling and a proposed double car garage is provided for the new dwelling will have access from Grimes Road.
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The proposed subdivision meets the requirements of building setbacks, site coverage and landscaping areas.
Any other matters specified in a schedule to this overlay.	Refer to the table below that addresses the requirements of Schedules 3 and 5 to the Design and Development Overlay.

Schedules 3 and 5 to the Design and Development Overlay refers to Foreshore Areas and the Point Lonsdale contributory Area and each of the design objectives ensure any new development maintains, protects and enhances the distinguishing elements of the urban character of the foreshore areas and the Point Lonsdale Contributory Area respectively.

Clause 2.0 to Schedules 3 and 5 of the **Clause 43.02** refers to the buildings and works and the permit requirements that need to be assessed for new development.

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Buildings and works		Response
Permit requirements for DDO3	Permit requirements for DDO5	
A permit is not required to carry out routine or preventative maintenance to existing structures.	A permit is not required; <ul style="list-style-type: none"> to carry out routine or preventative maintenance to existing structures; to construct a building that is not more than 1 storey or 6 metres above natural ground level; or for works. 	Not applicable.
A permit is required for all other buildings and works. A permit is required to construct a front fence or a fence along a foreshore boundary, except where the maximum height of the fence does not exceed of 1.3 metres and the fence is of post and wire or a similar construction that is compatible with the natural coastal character of the area.	A permit is required to construct a two storey building or a single storey building of more than 6 metres in height.	An additional dwelling and garage are being constructed on the site and a permit is required for the development. No front fence is being constructed.
Building Height - No building can exceed a height of :		
▪ Two Storeys; and	▪ Two Storeys; and	The proposed dwelling is two storey.
▪ 8.5 metres above natural ground level	▪ 8.5 metres above natural ground level	The proposed dwelling has an overall height of 8.2 metres above natural ground level.
Despite the maximum building height stated above, a lesser building height may be necessary in order to:		
▪ Reflect a 'bottom up' rather than 'top down' approach to building design;	▪ Reflect a 'bottom up' rather than 'top down' approach to building design;	The upper floor has been recessed behind the front section of the proposed dwelling and pushed in towards the middle of the dwelling. The proposed dwelling is located at the rear of the existing dwelling.
▪ Satisfy the objectives contained in Clause 21.05;	▪ Satisfy the objectives contained in Clause 21.05;	Refer to Section 9 of the report.
▪ Satisfy the <i>Building Siting and Design Guidelines</i> contained in the <i>Queenscliffe Urban Character Study</i> ;	▪ Satisfy the <i>Building Siting and Design Guidelines</i> contained in the <i>Queenscliffe Urban Character Study</i> ;	The proposed dwelling has regard to providing side and rear setbacks from adjoining properties, and appropriate areas set aside for landscaping.
▪ Reflect the prevailing building height in the immediate area, especially in streets that are predominantly single storey in character; and,	▪ Reflect the prevailing building height in the immediate area, especially in streets that are predominantly single storey in character; and,	The proposed dwelling is double storey with hipped or gabled roofs. The upper floor is housed within the roof line of the building and is located behind the existing dwelling. It will not be dominant to the street.
▪ Prevent buildings protruding above the ridgeline of the dunes	▪ Prevent buildings protruding above the ridgeline of the dunes	The proposed buildings will not be seen from the foreshore or any public viewing point.



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along Port Phillip Bay so as to form a silhouette against the sky when viewed from the foreshore or any significant public viewing point.	along Port Phillip Bay so as to form a silhouette against the sky when viewed from the foreshore or any significant public viewing point.	
▪ Prevent buildings significantly protruding above the vegetation canopy of an area	▪ Prevent buildings significantly protruding above the vegetation canopy of an area	There proposed buildings will not protrude above the existing tree canopy.
▪ Take into consideration the reasonable sharing of views.	▪ Take into consideration the reasonable sharing of views.	Not applicable.
Building setbacks – new buildings must also meet the following requirements:		
▪ The front setback should be at least 6 metres, or may match the setback of the adjacent buildings or be between their setbacks (where they are setback different distances), whichever is the lesser	▪ Not applicable.	Not applicable.
▪ Side and rear setbacks are to be a minimum of 1.2 metres for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.92 metres for a two storey building with a wall height of up to 6.0 metres (i.e. an additional 100mm setback for every 300mm above 3.6 metres).	▪ Not applicable.	Side setbacks accord with this provision (refer to the development plans).
▪ Buildings should not be built on side and rear boundaries except where : ▪ the building is sited alongside an existing building on an adjoining property which is built on the boundary; and ▪ the proposed building replaces an existing building which is sited closer than 1.2 metres from the side or rear boundary.	▪ Not applicable.	The proposed dwelling will not be built to a boundary. The proposed garage will be built to the side boundary of Lot 1.
▪ An outbuilding, garage or carport should not be constructed on a boundary.	▪ Not applicable	The proposed garage will have a wall height of 2.88 metres, which is above the required levels. However, the garage will not be

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except in the following circumstances: <ul style="list-style-type: none"> the building height on the boundary does not exceed 3.6 metres; the average height of the wall does not exceed 3.0 metres; the length of the wall on the boundary is not greater than 10 metres 		seen from the street and will have no impact on the adjoining property to the south.
Site coverage		
<ul style="list-style-type: none"> Buildings should not occupy more than 55% of the area of a site. 	<ul style="list-style-type: none"> Buildings should not occupy more than 40% of the area of a site. 	The site coverage for the building is 43%, slightly higher than the designated 40% site coverage.
Adjacent to a heritage overlay		
<ul style="list-style-type: none"> Any building or works adjoining a building, site or object listed in a heritage overlay will require plans and a report to be submitted showing how the subdivision, buildings or works are sympathetic to the character and amenity of the adjoining building. 	<ul style="list-style-type: none"> Not applicable 	The site is not adjacent to an existing heritage overlay.

6.2 Vegetation Protection Overlay

The subject site is also included within the **Vegetation Protection Overlay (VPO1)**.





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Clause 42.02 of the Planning Scheme refers to the vegetation Protection Overlay and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

Response:

Vegetation has been removed by a previous planning permit.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of **Clause 52.01**, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

Response:

No public open space contribution of 5% of site value will be paid to Council in accordance with Section 18 of the Subdivision Act, 1988 if required.

7.2 Car Parking

The table contained in **Clause 52.06-5** of the Planning Scheme states that car parking must be provided at a ratio of:

- 1 car space to each one or two bedroom dwelling, plus;
- 2 car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus;
- 1 car space for visitors to every 5 dwellings for developments of 5 or more dwellings.

Response:

The proposed development comprises 2 x 3 bedroom dwellings. This equates to 2 car spaces per dwelling to be provided. As there are less than 5 dwellings, no visitor car space is required.

7.3 Native Vegetation



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Under the provisions of **Clause 52.17-2**, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-6** specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.
- To an area specified in the schedule to this clause.

Response:

No native vegetation will require removal in order to facilitate the development as proposed as the previous planning permit approved the removal of vegetation.

7.4 Two or more Dwellings on a Lot and Residential Buildings

Clause 55 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for multi-dwelling residential development must meet.

Clause	Comment
55.02-1 NEIGHBOURHOOD CHARACTER To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and surrounding area.	Complies – Refer to Section 3 of the attached Planning Report for further details.
55.02-2 RESIDENTIAL POLICY To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	Complies – Refer to Section 9 of the attached Planning Report for further details.
55.02-3 DWELLING DIVERSITY To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Not applicable.



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55.02-4 INFRASTRUCTURE To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Complies – The existing services of gas, electricity, reticulated water and sewerage are currently available to the site and will be utilised as part of the proposed development. There is no indication that the development will overload these services.
55.02-5 INTEGRATION WITH THE STREET To integrate the layout of development with the street.	Complies – Site access is minimised by having only one cross-over per lots which is the current feature of other existing properties that front Grimes Road. Both dwellings are oriented to the street. The proposed dwelling will have frontage to its driveway from Grimes Road.
55.03-1 STREET SETBACK To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Complies – The proposed dwelling is located behind the existing dwelling. There will be no change to the existing front street setback as the existing dwelling is to be retained on the site.
55.03-2 BUILDING HEIGHT To ensure that the height of buildings respects the existing or preferred neighbourhood character.	Complies – The maximum height of the development is 8.2 metres from natural ground level.
55.03-3 SITE COVERING To ensure that the site coverage respect the existing or preferred neighbourhood character and responds to the features of the site.	Complies – Built area – 400.74m ² Site area – 904.0m ² $400.74\text{m}^2 \div 904.0\text{m}^2 \times 100 = 44.3\%$
55.03-4 PERMEABILITY	Complies – Built/hard surface area – 521.7m ² (approx.)



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<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Site area – 904.0m²</p> <p>$521.7\text{m}^2 \div 904.0\text{m}^2 \times 100 = 57.7\%$</p>
<p>55.03-5 ENERGY EFFICIENCY</p> <p>To achieve and protect energy efficient dwellings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Complies – The internal living areas have been orientated towards the north, with these internal areas having direct access to an outdoor living area that is located to the north at ground level. There are large areas of windows in the living areas to allow for good solar access, which will help with the reduction of the use of fossil fuels.</p>
<p>55.03-6 OPEN SPACE</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Not applicable.</p>
<p>55.03-7 SAFETY</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Complies – Proposed entrances to each dwelling are oriented towards the Grimes Road frontage.</p>
<p>55.03-8 LANDSCAPING</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Complies – Appropriate landscaping will be provided as part of the development. A detailed landscape plan will be provided as a requirement of a condition on the planning permit.</p>
<p>55.03-9 ACCESS</p>	



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<p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Complies – One new driveway will be constructed from Grimes Road to the site.</p> <p>The driveways will be single and will be 3.0 metres wide. There is sufficient room for another vehicle to park off street in front of existing garage for the front dwelling and the proposed garage at the rear will provide two (2) car spaces. Visitor parking is not required in this instance.</p>
<p>55.03-10 PARKING LOCATION</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Complies – Car parking spaces are conveniently located with easy access to each dwelling.</p> <p>Each dwelling contains an undercover single garage and a second car space in front of the garage.</p>
<p>55.04-1 SIDE AND REAR SETBACK</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Complies – A garage wall will be constructed on a boundary and will have a height of 2.88 metres which complies with the maximum height of a wall on a boundary.</p>
<p>55.04-2 WALLS ON BOUNDARIES</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Complies – A garage wall will be constructed on a boundary and will have a height of 2.88 metres which complies with the maximum height of a wall on a boundary.</p>
<p>55.04-3 DAYLIGHT TO EXISTING WINDOWS</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Complies – All habitable room windows on surrounding dwellings are in excess of 1m from the subject site.</p>
<p>55.04-4 NORTH-FACING WINDOWS</p>	<p>Complies – There are no habitable room windows within 3 metres of the property boundary.</p>



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To allow adequate solar access to existing north-facing habitable room windows.	
55.04-5 OVERSHADOWING OPEN SPACE To ensure buildings do not unreasonably overshadow existing secluded private open space.	Complies – Refer to the overshadowing diagrams that detail 9am, 12noon and 3pm.
55.04-6 OVERLOOKING To limit views into existing secluded private open space and habitable room windows.	Complies – The habitable room windows located on the upper floor of the proposed dwelling are located where overlooking is limited, especially to the south and north where there will be an existing garage is located to the north and the new proposed garage to the south.
55.04-7 INTERNAL VIEWS To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Complies – The internal views from the upper floor will not affect the existing dwelling at the front due to the location of the proposed garage.
55.04-8 NOISE IMPACTS To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Complies – There will no noise impacts to adjoining dwellings.
55.05-1 ACCESSIBILITY To encourage the consideration of the needs of people with limited mobility in the design of developments.	Complies – Entry point is located at ground level and is easily accessible.
55.05-2 DWELLING ENTRY To provide each dwelling or residential building with its own sense of identity.	Complies – Entry point is visible from the Grimes Road frontage and is contained under a verandah.
55.05-3	



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DAYLIGHT TO NEW WINDOWS To allow adequate daylight into new habitable room windows.	Complies – All habitable room windows open to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.
55.05-4 PRIVATE OPEN SPACE To provide adequate private open space for the reasonable recreation and service needs of residents.	Complies – Each dwelling will have a greater than the minimum 25.0m ² of secluded private open space located at the rear.
55.05-5 SOLAR ACCESS TO OPEN SPACE To allow solar access into the secluded private open space of a new dwelling.	Complies – All secluded private open spaces areas are either located at ground level or on decks and face the north.
55.05-6 STORAGE To provide adequate storage facilities for each dwelling.	Complies – Storage spaces are available in the garages and contain 6 cubic metres.
55.06-1 DESIGN DETAIL To encourage design detail that respects the existing or preferred neighbourhood character.	Complies – The built form will compliment and be compatible with existing surrounding development. The existing neighbourhood is characterised by a mixture of older weatherboard dwellings and modern designs with the use of face brickwork in differing colours, the use of iron roofs, covered entrances with a verandah or portico structure, hipped and gabled roofs of pitches at 15 to 30 degrees, and mainly single storey in height. Upper floors or first extensions are recessed behind the single storey portion and set well back from the street. The proposed development will comprise metal wall cladding, iron roofs, hipped and gable roofs, covered verandahs and porticos, colourbond roller doors.
55.06-2 FRONT FENCES	Not applicable.



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To encourage front fence design that respects the existing or preferred neighbourhood character.	
55.06-3 COMMON PROPERTY To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Not applicable.
55.06-4 SITE SERVICES To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	Complies – Site services have been located where possible in the most efficient and economical location. Provision has been made for the storage of bins and mailboxes have been located in convenient and appropriate locations.

7.5 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Clause 56 Residential Subdivision Provisions	Development Response
Clause 56.03-5 - Standard C6 Neighbourhood Character.	The subdivision will integrate well within the context of the immediate neighbourhood and surrounds. The subdivision will have negligible effect on the established and prevailing land pattern and will have little if any adverse impact on either the established or emerging neighbourhood character values in the area.
Clause 56.04-2 - Standard C8 Lot Area and Building Envelopes.	The size (dimensions and area) of the proposed lots will be able to accommodate the future development of a dwelling and will be able to easily meet Standard C8, which requires a building envelope size of 10m x 15m. It is submitted that future development will be able to achieve an appropriate front setback. Any proposed development will be able to be designed to incorporate solar access as appropriate to the new lot. The lots are sufficient in area to provide appropriate vehicular access.

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Clause 56 Residential Subdivision Provisions	Development Response
Clause 56.04-3 - Standard C9 Solar Orientation.	The site is located on the north side of Grimes Road and each lot will be able to achieve sufficient solar access to the secluded private open space of the existing and proposed dwelling.
Clause 56.04-5 - Standard C11 Common Areas.	No common property is proposed as part of this application.
Clause 56.06-8 - Standard C21 Lot access.	Access will be available to both lots from Grimes Road.
Clause 56.07-1 - Standard C22 Drinking Water.	The supply of drinking water will be from existing water supply mains and will be provided to each new lot in accordance with the requirements of the Barwon Water Authority.
Clause 56.07-2 - Standard C23 Recycled water.	The Barwon Water Authority does not mandate the recycling of water for the area within which the subject land is situated. There is opportunity to install water tanks on any of the new lots to collect stormwater.
Clause 56.07-3 - Standard C24 Waste Water.	Connection to the existing reticulated sewerage system is required for both lots.
Clause 56.07-4 - Standard C25 Urban Runoff.	The subject land can connect into the legal point of discharge as part of an approved drainage system to accommodate urban run-off.
Clause 56.08-1 - Standard C26 Site Management.	Appropriate site management conditions are recommended as permit conditions in respect to site management requirements during construction of the subdivision. Measures will address: <ul style="list-style-type: none"> Hosing down of soil to prevent emission of dust Erosion and sediment control. Run-off control. Waste management and disposal of litter, concrete and other construction wastes.
Clause 56.09-1 - Standard C27 Shared Trenching.	Shared trenching will be undertaken where possible in the design and construction of the subdivision.
Clause 56.09-2 - Standard C28 Electricity, Telecommunications and Gas.	Both lots will be connected to electricity, gas and telecommunications.

8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.01**, before deciding on an application or approval of a plan, the responsible authority must also consider, as appropriate:

Clause 65.01- Application or approval of a plan	Comments
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies	The proposed development complies with the SPPF and LPPF including the MSS and local planning policies.



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The purpose of the zone, overlay or other provision	The development complies with the General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ).
Any matter required to be considered in the zone, overlay or other provision	The development complies with the Design and Development Overlay and Vegetation Protection Overlay.
The orderly planning of the area	This proposal represents an orderly, sensible and practical response to land that is situated within a residential context.
The effect on the amenity of the area	There will be no measurable effect or impacts on the amenity of the area. Appropriate offsets distances exist between the proposed dwellings and adjoining residential properties. No adverse overshadowing effects or overlooking of private open space has occurred through this layout and design of the proposed dwellings.
The proximity of the land to any public land	The site is within proximity to the Point Lonsdale Park and School grounds, which provides ample public open space and access to recreational facilities.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.
The extent and character of native vegetation and the likelihood of its destruction	Existing vegetation has been removed under the previous planning permit.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Not at the rear. Approval for its removal has been granted by the previous planning permit.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	Not applicable.

Under the provisions of **Clause 65.02**, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	The land is suitable for subdivision. Moreover, the subdivision finds support in the Local Planning Policy Frameworks including the Municipal Strategic Statement (MSS), and is consistent with the purpose of the General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ).
The existing use and possible future development of the land and nearby land	This is a residential subdivision in an established residential area. The resulting lots will be developed for an existing dwelling and a proposed dwelling. Nearby and adjacent land is also zoned residential and will remain for residential use and development.
The availability of subdivided land in the locality, and the need for the creation of further lots	This subdivision presents itself as a residential infill and urban consolidation opportunity, which are both outcomes sought by the LPPF.



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The effect of development on the use or development of other land which has a common means of drainage	Subject to the provision of appropriate drainage infrastructure, the subdivision will not have any adverse effect on the drainage regime that is associated with adjoining land or other land that is situated within the vicinity of the subject land.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land. The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.
The density of the proposed development	The density of development that is contemplated by the subdivision is consistent with that undertaken on adjoining and nearby land within the GRZ and NRZ.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create one new residential lot capable of containing a dwelling as designated.
The layout of roads having regard to their function and relationship to existing roads	Access will be provided from Grimes Road.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	Both pedestrians and vehicles will have convenient and practical access to the lots created by the subdivision.
The provision and location of reserves for public open space and other community facilities	No public open space will be set-aside as part of the subdivision. The subdivision is of a kind that will attract a public open space contribution pursuant to the scheme or Section 18 of the <i>Subdivision Act 1988</i> .
The staging of the subdivision	The subdivision is not staged.
The design and siting of buildings having regard to safety and the risk of spread of fire	The existing and proposed dwellings have been designed with regard to safety and the risk of [read of fire with each detached and located on a separate lot.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with the anticipated use of the land for dwellings.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	The proposed subdivision can be serviced by the following utility services, which are all available to it: Water; Sewerage; Drainage; Electricity; Natural Gas; and Telecommunications
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the	The proposed subdivision can be serviced by the existing reticulated sewerage infrastructure provided by the Barwon Water Authority.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

land to treat and retain all sewage and sullage within the boundaries of each lot	
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	Existing vegetation has been removed under the previous planning permit.

9. Policy Context

It is considered the proposal is consistent with the relevant State and Local Planning Policies as outlined below:-

9.1 State Planning Policy Framework

Clause 12.01 – Biodiversity – Contains policies relating to the protection of habitat and native vegetation management.

Response:

There is limited vegetation on the site. What is on the site has been planted and will need to be removed to allow for the development of the second dwelling. The existing vegetation in the front yard of the site will remain as the development will have no impact.

Clause 15.01 – Urban Environment – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Clause 15.02 – Sustainable Development – More specifically 15.02-1 Energy and Resource Efficiency aims to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Response:

The proposal is considered to be an orderly and appropriately planned development and subdivision that is close to public transport, schools, community facilities, shops and public open spaces. The proposal is located within an established residential area and the layout of the lots respect the existing surrounding development and provides for a safe and functional living environment by having lots facing directly onto the existing roads. The subdivision will be connected to existing infrastructure to allow for maximisation of existing resources.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Response:

The proposal will add to the range of available housing and will assist to meet demand in this area. The site is located within an established residential area and the development will help to consolidate the urban area without consuming additional land for residential purposes. The design is appropriate to the existing character of the area. Physical and community infrastructure are located close to this site Point Lonsdale Road.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

Clause 18.02-5 – Car Parking – Aims to ensure an adequate supply of car parking that is appropriately designed and located.

Response:

The required number of car spaces for residents has been provided on site.

Clause 19.03-2 – Water Supply, Sewerage and Drainage – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

Existing water, sewer, power and drainage is already available to the site.

9.2 Local Planning Policy Framework

9.2.1 Municipal Strategic Statement

Clause 21.04 Vision Strategic Framework – aims to underpin the strategic objectives of the Borough and the relevant visions with respect to this application are:

- provide attractive residential areas which are capable of accommodating the needs of resident and tourist populations, whilst maintaining residential amenity;
- require new developments to maintain, enhance, and harmonise with the Borough's significant heritage architecture and coastal village atmosphere.

Response:

The proposed development and subdivision will have very little impact on the existing residential area. The proposed dwelling will maintain and enhance the Borough's heritage architecture with the use of appropriate building materials and colours, hipped and gable roofs, single storey development located at the front of the site and setting back of upper floors where there is no impact on the streetscape or adjoining properties.

Clause 21.05-1 Settlement – aims to:

- Maintain a stable permanent resident population.
- Allow for growth in appropriate locations.

Response:

The proposed development will add to and maintain a permanent resident population.

Clause 21.05-2 Environment – aims to:

- Preserve the biodiversity of flora and fauna.
- Protect the natural environment from inappropriate use and development.
- Encourage development that complements natural environment values.



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale

Clause 21.05-2 Urban Character – aims to:

- To recognise and protect the significant cultural heritage and natural coastal atmosphere of the Borough.
- To ensure new development maintains, enhances and harmonises with the distinguishing cultural heritage identity of the township of Queenscliffe.
- To ensure new development does not reduce the integrity of significant areas of intact native or remnant indigenous vegetation within Queenscliffe.

Response:

The existing vegetation in the front yard of the site will not be removed. The vegetation at the rear which is planted will be removed to allow for the dwelling to be constructed.

The existing dwelling is considered not to be significant from a heritage aspect, however from a character aspect, the existing dwelling meets the existing character of this area. The new dwelling will be located at the rear of the site, and will not be seen from the street due to the existing dwelling and the vegetation in the front. The use of appropriate building materials and hipped or gabled roofs will enhance the area and not be out of character with the neighbourhood.

The proposed lots are of similar size and dimension to existing lots that currently front Grimes Road and surrounding streets.

Clause 21.05-3 Housing – aims to:

- Encourage environmentally sustainable housing and subdivision designs including the taking of opportunities for energy efficiency, improved storm and waste water disposal mechanisms.

Response:

The existing and proposed dwellings are orientated north-south. The secluded private open space will be facing north allowing good use of the northerly sun. Internal living areas will have direct access to the northern outdoor living areas. Use of large windows on the northern elevations will allow appropriate daylight and sunlight into the habitable rooms.

Appropriate stormwater will be collected in rainwater tanks and waste water disposal will be directed to the reticulated sewer.

9.2.2 Local Planning Policies

Clause 22.04 Urban Character Policy – aims to:

- To recognise and protect the significant cultural heritage and natural coastal atmosphere of the Borough which distinguishes its special character;
- To ensure new development in Queenscliff maintains, enhances and is harmonised with the distinguishing cultural heritage identity of the township;
- To require new development in Queenscliff to have regard to the prevailing scale, style, height, siting, fencing, building materials and finishes of buildings in the core heritage centre of the town;
- To minimise the visual impact of new development in foreshore areas, having regard to building height and topographical features of the land, bulk, site coverage, external materials and finishes and the removal of vegetation; and



The development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision
10 Grimes Road, Point Lonsdale



- To require all new development to have regard to the siting and design objectives and guidelines of the Borough of Queenscliffe Urban Character Study.

Clause 22.04-1 Queenscliff Urban Character Policy – aims to:

To protect the following distinguishing elements of the character of the Queenscliff Urban Areas:

- The substantial and intact groupings of historic one and two storey Victorian and Edwardian buildings;
- The informality of streetscape materials and finishes including front fences;
- Broad straight streets with buildings abutting or close to the street frontage and side boundaries which creates a distinctive and relatively high density urban environment;
- Established exotic street tree planting and private gardens that frame views to building facades and reinforce the formality and historic appearance of the township.

Response:

The design objectives of the design and Development Overlay have been adequately addressed in Section 6.1 of this report.

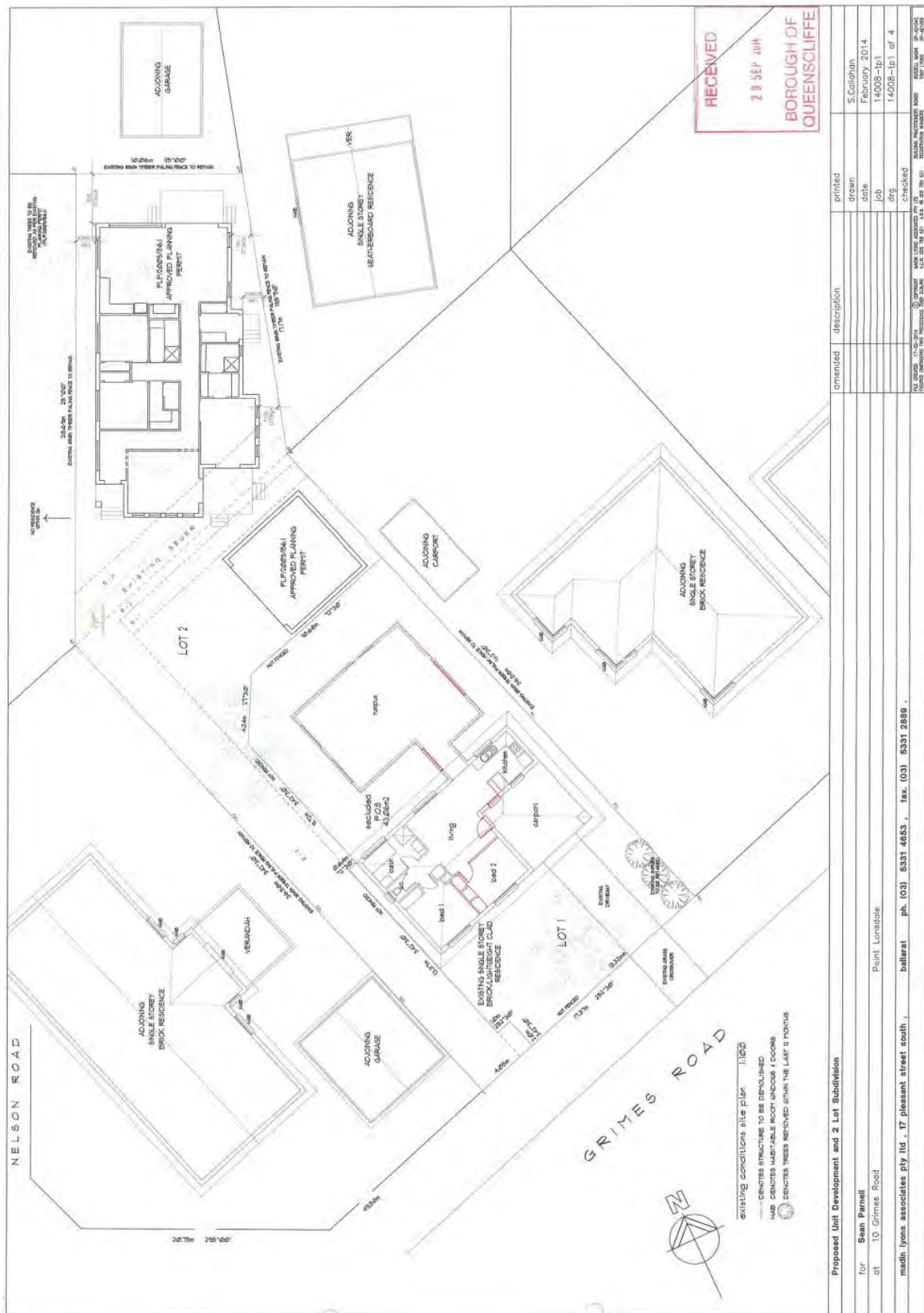
10. Conclusion

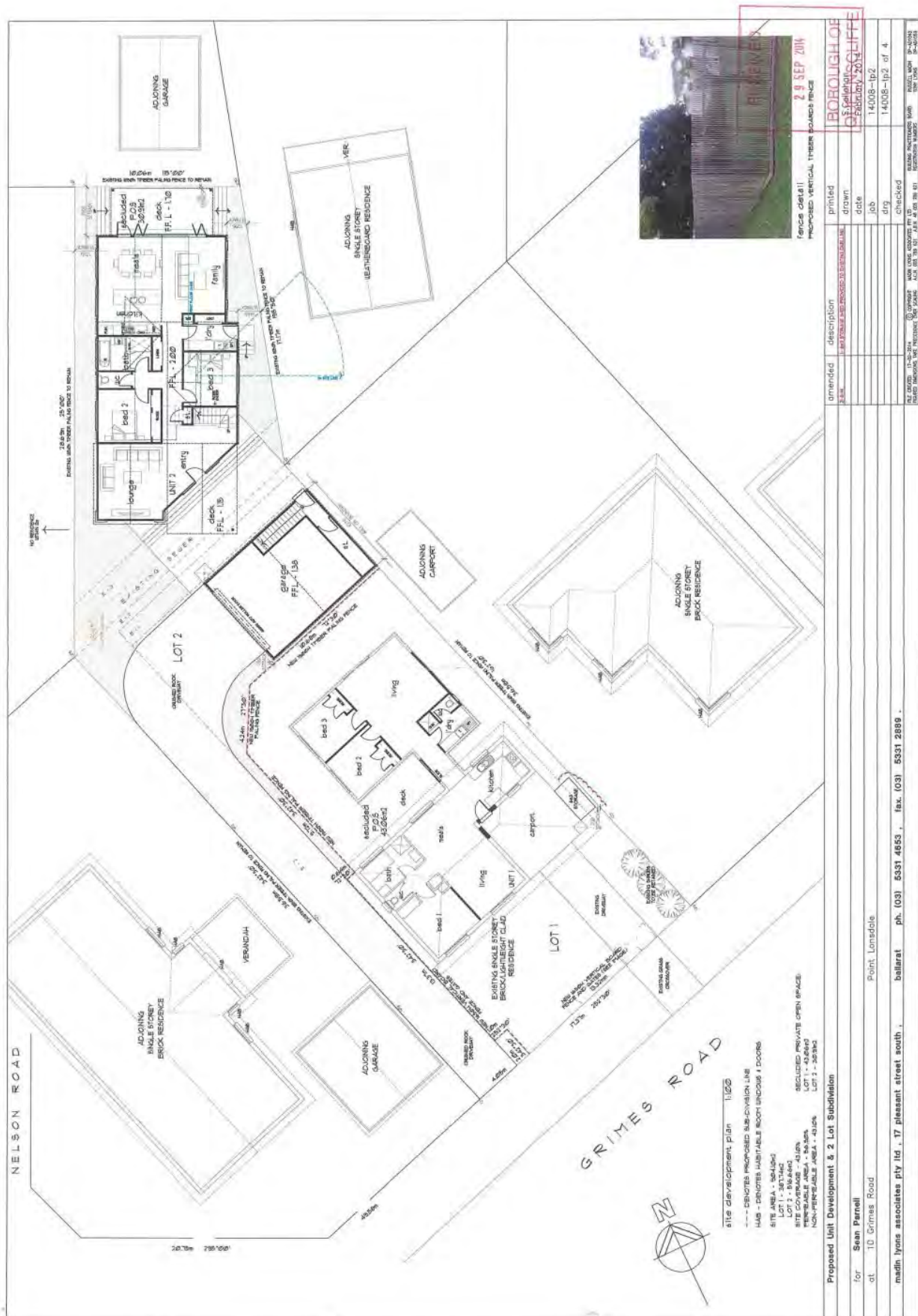
In conclusion, it is considered that the Construction of a second two storey dwelling, construction of a garage, and a two (2) lot subdivision is appropriate for the following reasons:

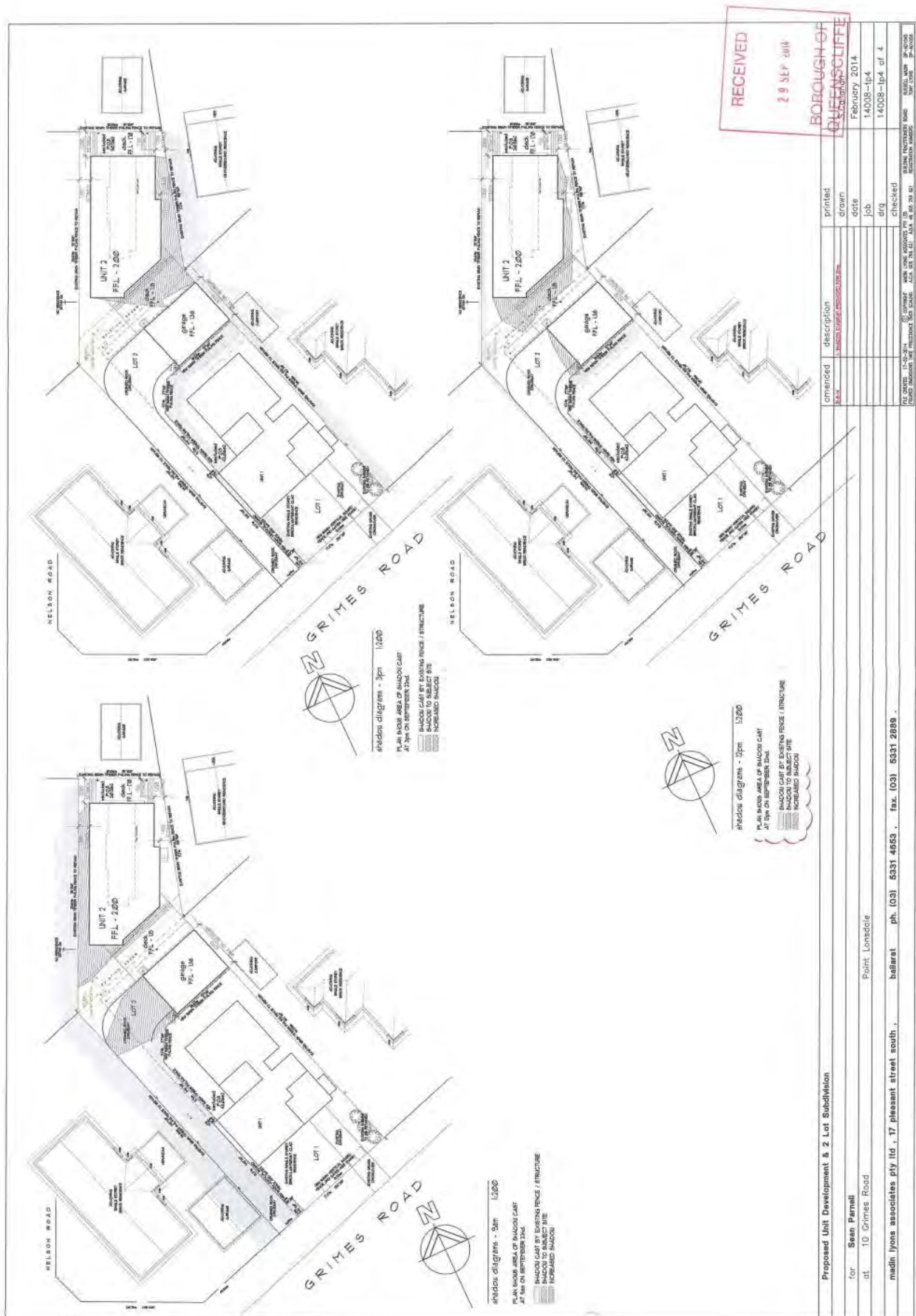
- The development and subdivision meet the local planning policy objective for infill development and urban consolidation.
- The development and subdivision are consistent with the purpose and strategic intent of the General Residential Zone and the Neighbourhood Residential Zone.
- The development and subdivision respond favourably to the decision guidelines of Clause 65.01 and Clause 65.02 respectively.
- The development and subdivision will result in the efficient use of existing infrastructure and will also help to reduce the pressure on urban expansion beyond designated growth boundaries.
- The resulting lot sizes are such that they will promote residential development on the land that is respectful of the character of the neighbourhood.
- The resulting lot sizes are such that they will promote development on the land that is responsive to the principles for energy efficiency and the achievement of sustainable development.
- The new dwelling meets side and rear setbacks, site coverage and areas for future landscaping.
- The dwellings and subdivision meet the local planning policy objectives of the urban character policy and including the design guidelines as detailed in Schedule 3 and 5 of the Design and Development Overlay

For these reasons, it is respectfully requested that Queenscliffe Borough Council issue a planning permit to allow for the development of the site for two (2) dwellings comprising the construction of a double storey dwelling to the rear of the existing dwelling, construction of a new detached garage and a two (2) lot subdivision at 10 Grimes Road, Point Lonsdale.

James Iles
Town Planner










5. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS, 10 Grimes Road, Point Lonsdale

Provided to Councillors under separate cover



6. APPENDIX 3 – APPLICATION DOCUMENTS, 26 Bridge Street, Queenscliff

QP040-2200



Office Use Only

Application No.: 2014/081

Date Lodged: 11 NOV 2014

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.

RECEIVED

\$107

11 NOV 2014

#214231

BOROUGH OF QUEENSCLIFF

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

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.: 26	St. Name: Bridge Street
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.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

OR

B Crown Allotment No.: 9A Section No.: 1A

Parish/Township Name: Paywit, Queenscliff

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

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](#)

The permit is required for removal of high risk asbestos cement sheeting from the workshop and follow up re cladding works.
The asbestos removal are in relation to a survey in July 2014 which identified immediate management of the degraded asbestos material at the workshop.
VicTrack in conjunction with the Bellarine Railway propose to re-clad the workshop with Colourbond material in either Woodland Grey, Mangrove or Pale Eucalypt.
Laser light will be installed in alternating panels to maintain light within the workshop

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 \$350,000

⚠ 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 **i**

- 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.

The site is currently leased VicTrack land occupied by the Bellarine Railway. The site is used as a workshop facility for the maintenance of trains and carriages. The shed is a mandatory facility for the operation of the tourist railway. The remainder of the area includes rail infrastructure, parking, a train turntable and associated storage

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

Title Information **i**

- 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 **i**

- 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:	First Name:	Surname:
Organisation (if applicable): VicTrack		
Postal Address:		
Unit No.:	St. No.:	If it is a P.O. Box, enter the details here:
		St. Name: GPO Box 1681
Suburb/Locality: Melbourne		State: VIC
		Postcode: 3001

Contact person's details *

Same as applicant (if so, go to 'contact information') ☐

Name:		
Title: Mr	First Name: Cameron	Surname: Stirling
Organisation (if applicable): VicTrack		
Postal Address:		
Unit No.:	St. No.:	If it is a P.O. Box, enter the details here:
		St. Name: GPO Box 1681
Suburb/Locality: Melbourne		State: VIC
		Postcode: 3001

Contact information

Business Phone: 03 9619 8896	Email: cameron.stirling@victrack.com.au
Mobile Phone:	Fax: 03 9619 8851



26 Bridge Street Queenscliff Asbestos removal and re-cladding works

VicTrack Boundary:



Asbestos Building to be re clad:



Dimensions

No of Levels: 1

Building footprint: 700m²

Building Size: 828m²

Height of the building: Approximately 6.5m high at the centre of the pitched roof.

The Building footprint and height will not be altered by the works.



Proposed replacement material

The proposed material for the recladding of the workshop is unpainted galvanised iron.

Proposed Replacement works

The roof replacement is proposed to have clear sheeting for every third bay, this will allow light into the workshop.

The site walls of the workshop are proposed to be reclad without the clear sheets as the light will be enough from the roof panels.

Asbestos removal

VicTrack has engaged an asbestos hygienist and asbestos removalist to remove the asbestos in the building.

VicTrack is working with the Geelong Steam Preservation Society to undertake the asbestos remediation works as soon as possible and we are trying to minimise disruption to the steam preservation society's operations.

If you have any questions in to the information, please do not hesitate to contact Cameron Stirling on (03) 9619 8896.











7. APPENDIX 4 (CONFIDENTIAL) – SUBMISSIONS, 26 Bridge Street, Queenscliff

Provided to Councillors under separate cover

8. CLOSE OF MEETING