



Agenda

Planning Review Meeting

Wednesday 9th March 2016 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Distribution

Councillors

Cr. Helene Cameron (Mayor)

Cr. Bob Merriman

Cr. Peter Russell

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/email – 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

Councillors:

Officers:



4. PLANNING & DEVELOPMENT

4.1 79 Hesse Street, Queenscliff

Planning Permit number: 2015/082

SUMMARY

Proposal	Creation of access to a road in a Road Zone, Category 1 and the construction of fences and a driveway in a Heritage Overlay Application and plans: Refer <i>Appendix 1</i>
Zone/Overlays	Commercial 1 Zone (C1Z) Design and Development Overlay - Schedule 1 (DDO1) Heritage Overlay Schedule 31 – 79 Hesse Street former Methodist Church
Permit Triggers	C1Z – Clause 34.01: Buildings and works in a Commercial Zone DDO1 – Clause 43.02: front fence HO31 – Clause 43.01: front fence RDZ – Clause 36.04: creation of access to RDZ1
Public Notification	Advertised by registered post to adjoining property owners and occupiers, a sign on site and notice in municipal offices for 14 days.
Submissions	One (1) submissions received Copy of submission provided to Councillors: Refer <i>Confidential Appendix 2</i>
Key issues raised by submitters	Loss of car spaces, precedent, safety and traffic



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 79 Hesse Street, Queenscliff

225417
Office Use Only \$102
Application No.: 2015/082 Date Lodged: / /
QP 090-7900
RECEIVED
- 1 SEP 2015
BOROUGH OF QUEENSCLIFFE

Application for
Planning Permit

If you need help to complete this form, read

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.: 79 St. Name: Hesse St
Suburb/Locality: Queenscliff Postcode: 3225

Formal Land Description
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 142525
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:

Creation of access to a road in a Road Zone, Category 1 and the construction of fences and driveways in a Heritage Overlay in accordance with the endorsed plans.

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 \$ 9000 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.

Currently used for pedestrian access only.

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



PLANNING PERMIT APPLICATION 79 HESSE STREET QUEENSLIFF

Response re: Planning Permit 2012/054

Hi Leah,

Thankyou for getting back to us in regards to planning permit application 2012/054

We have put together another planning permit application for your consideration detailing alterations/works already carried out and those required to complete the crossover. I have emailed through photos of existing conditions to be included in this permit application.

PERMIT REQUEST FOR WORK ALREADY COMPLETED

FRONT PICKET FENCE

Alterations and replacement of front picket fence

Electronic sliding gate 3.15 m wide to allow for both vehicle and pedestrian access

Two new posts on either side of sliding gate both 1.68 m high

SET BACK FENCE

1.8 m high picket fence 1.4m wide hinged gate to allow for pedestrian access. Pickets 65 mm wide, 28mm spacing

INTERNAL BOUNDARY FENCE

New internal picket fence running from the front boundary to the church building. Pickets 65 mm wide, 28mm spacing and approx 1.1 m high (varies due to uneven ground level).

PERMIT REQUEST FOR WORKS NOT YET COMPLETED

DRIVEWAY

Two brick drive strips constructed from 'brick commons' bricks with each strip being 700mm wide. Bricks to match that of existing courtyard.

SET BACK FENCE

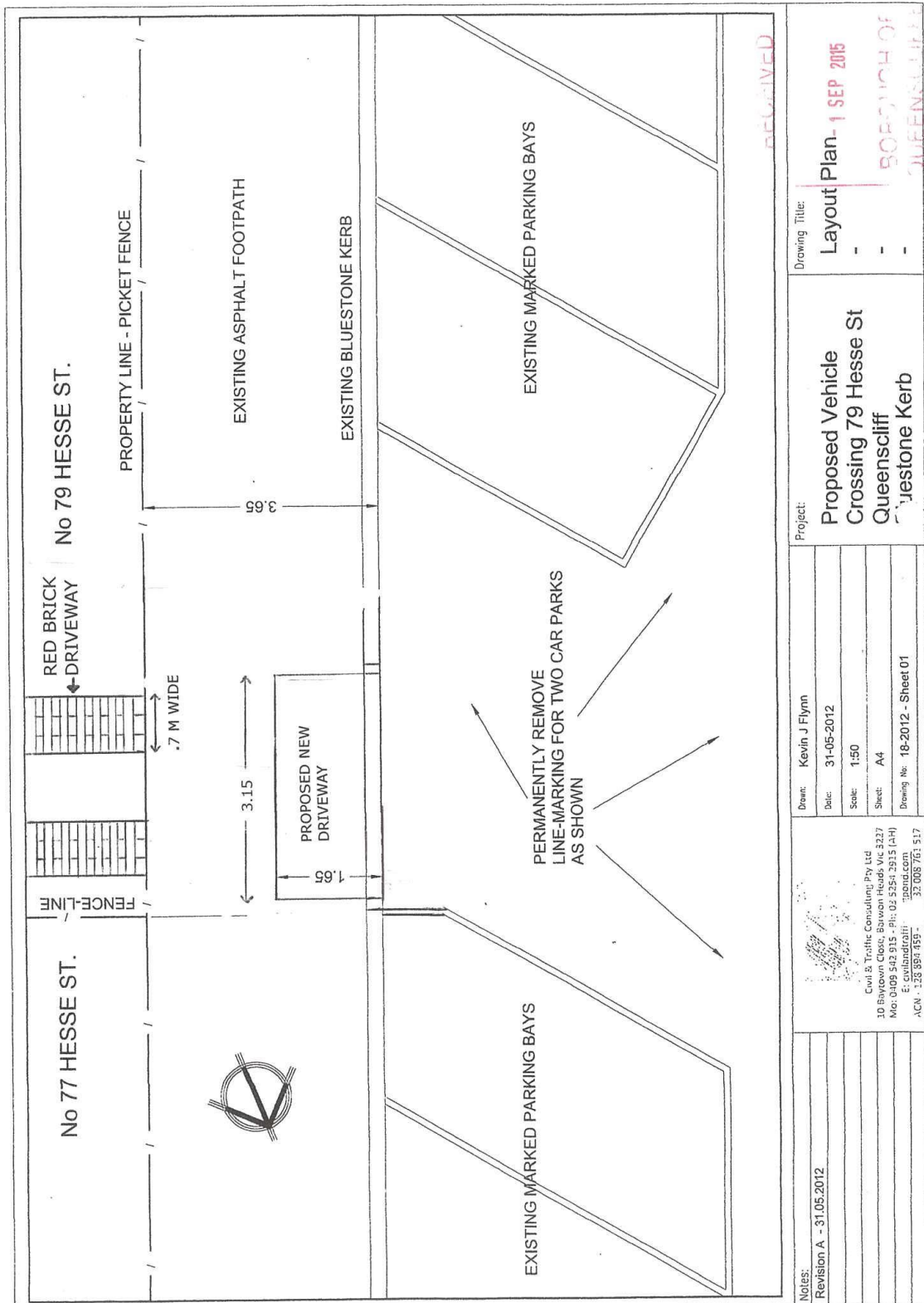
Alterations to set back fence. Hinged section of picket fence to allow for vehicle access

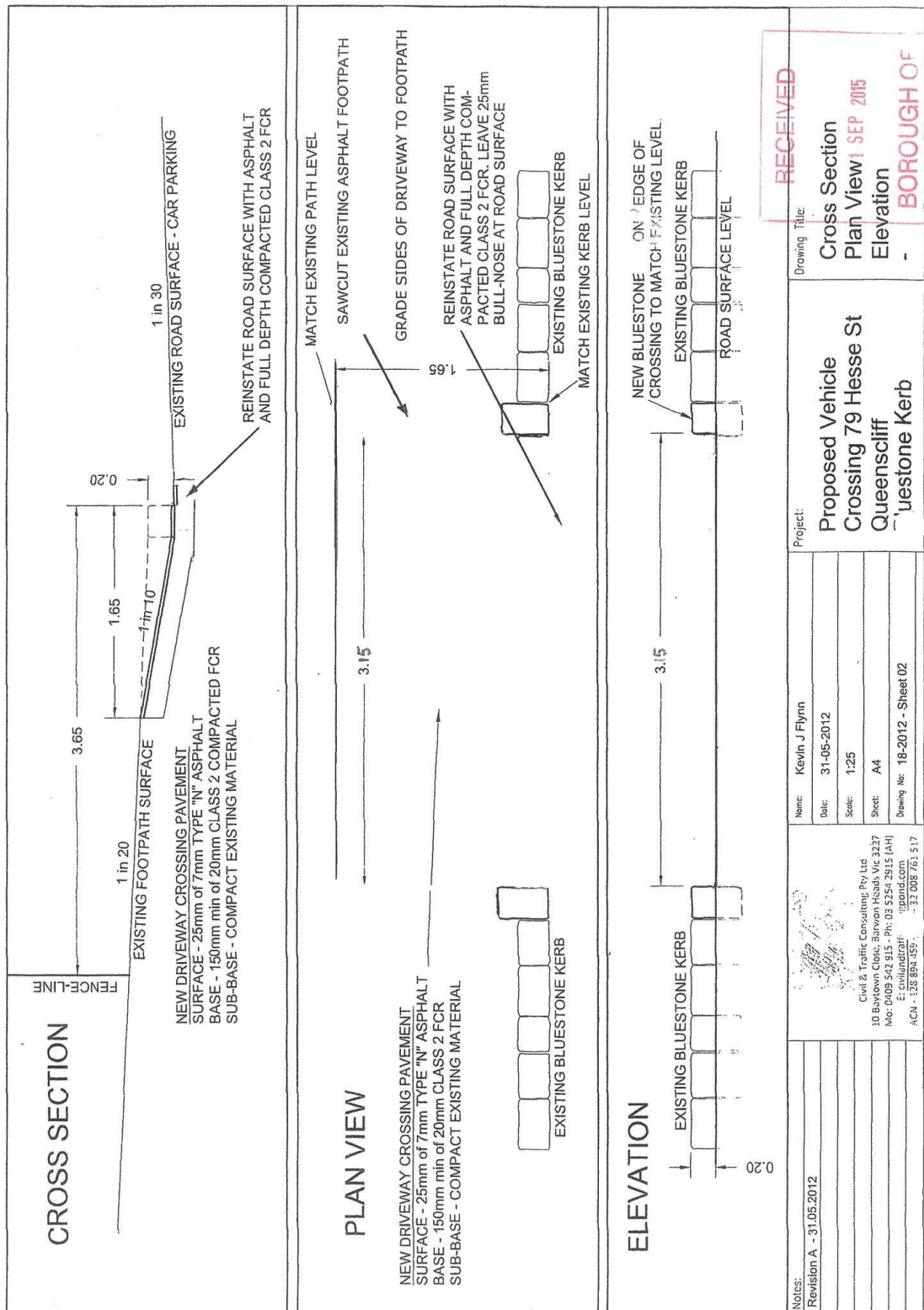
CROSSOVER

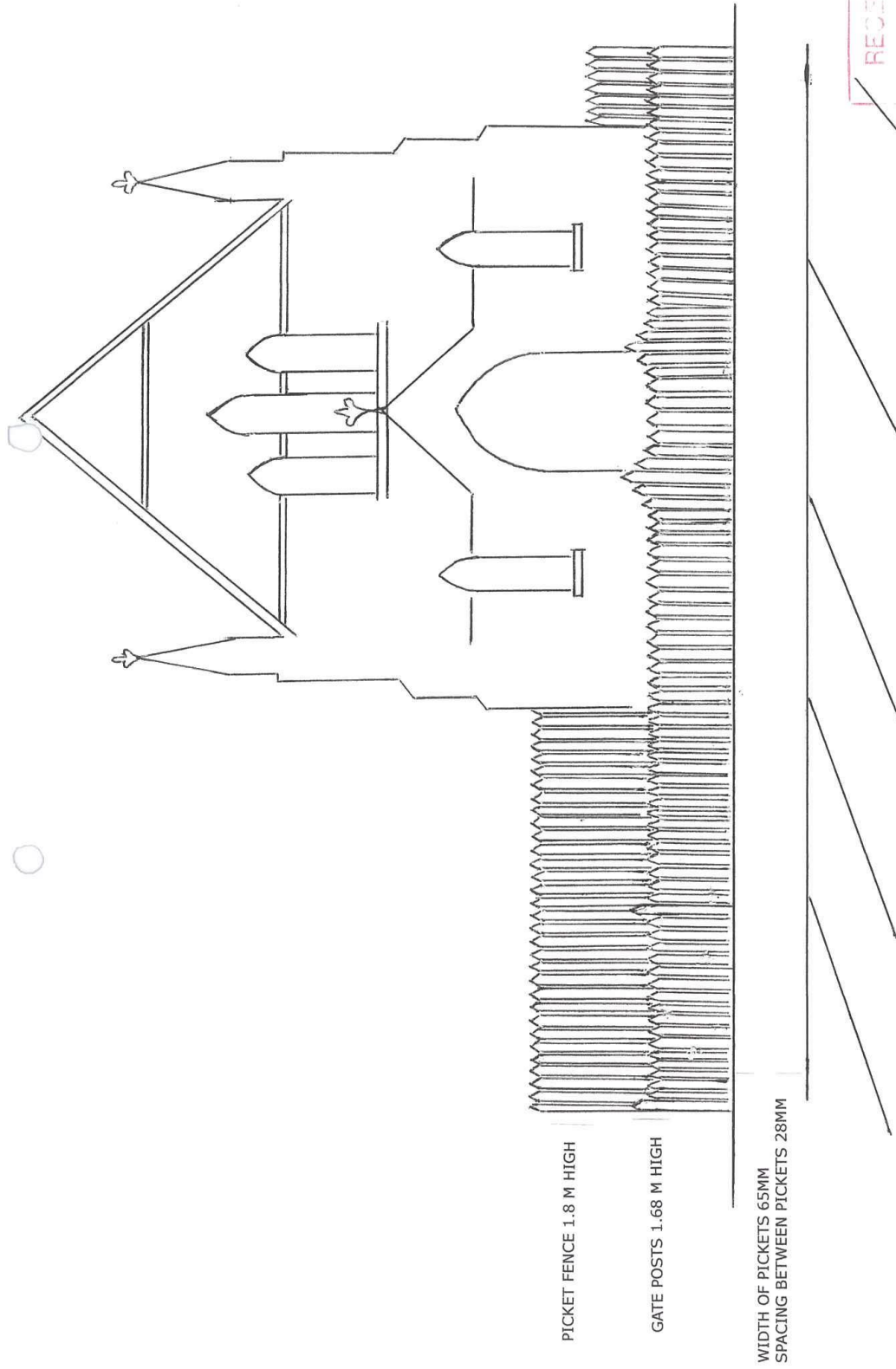
Construct vehicular crossover from the subject land to the declared arterial road (Hesse Street). Removal of two car spaces.

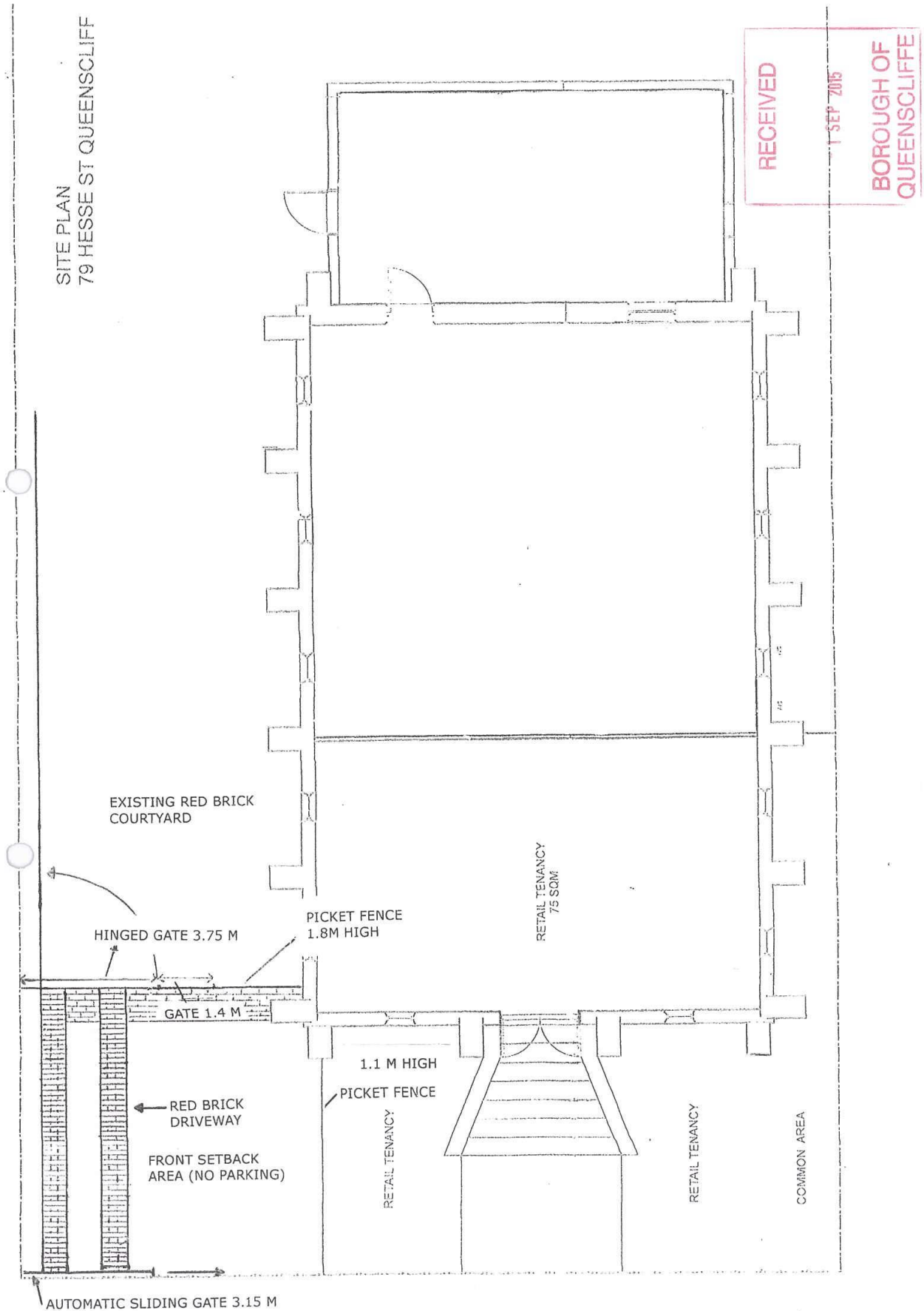
CONDITIONS

No parking of cars in front set back area.











6. APPENDIX 2-(CONFIDENTIAL)–SUBMISSION, 79 Hesse Street, Queenscliff

Provided to Councillors under separate cover



7. CLOSE OF MEETING