



# **Agenda**

## **Planning Review Meeting**

### **Wednesday 13<sup>th</sup> April at 7:00pm**

#### **Queenscliff Town Hall**

#### **Distribution**

#### **Councillors**

Cr Ross Ebbels (Mayor)

Cr Fleur Hewitt

Cr Donnie Grigau

Cr Michael Grout

#### **Officers**

Martin Gill – Chief Executive Officer

Brydon King – Contract Planner

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**THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL**



## **Council Vision**

*The Borough is a special and restorative place, renowned for its distinctive coast, rich living heritage and vibrant culture. Our community is caring, and welcoming to visitors. We have deep respect for the Wadawurrung People and are taking action to protect Country*

*Council acknowledges the traditional owners of this land, the Wadawurrung people, one of some 25 clans that form part of the Kulin nation.*

*We acknowledge and respect their continuing connection to the Land, Water, Culture and the Contribution they make to the life of our Community.*

*We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.*

## **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 1 Hesse St, Queenscliff 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 1 Hesse St, Queenscliffing 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**

*Council acknowledges the traditional owners of this land, the Wadawurrung people, one of some 25 clans that form part of the Kulin nation. We acknowledge and respect their continuing connection to the Land, Water, Culture and the Contribution they make to the life of our Community. We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.*

The meeting opened at:

**2. APOLOGIES**

**3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES**

Councillors:

Officers:

## 4. PLANNING & DEVELOPMENT

### 4.1 Application summary: 1 HESSE ST, QUEENSCLIFF

**Planning Permit application number: 2020/071.1**

#### SUMMARY

<b>Proposal</b>	<p>The proposal seeks to amend the existing planning permit for the Queenscliff Boat Ramp upgrade to include the provision of formalised fish cleaning facilities.</p> <p>Refer <i>Appendix 1</i></p>
<b>Zone/Overlays</b>	<p>Public Conservation and Resource Zone (PCRZ)          Public Parks and Recreation Zone (PPRZ)          Heritage Overlay – Schedule 2 H02,          Design and Development Overlay- Schedule 1,          Significant Landscape Overlay – Schedule 1 (SL01)          Environment Significance Overlay- Schedule 1 (ES01)          Environment Significance Overlay- Schedule 2 (ES02)</p>
<b>Public Notification</b>	<p>The application was placed on public notification in January 2022 via a sign on site and notices sent to individual owners and occupiers of adjacent properties.</p>
<b>Submissions</b>	<p>7 submissions received including one petition</p> <p>Copy of submissions provided to Councillors:          Refer <i>Confidential Appendix 2</i></p>
<b>Key issues raised by submitter</b>	<p>Potential smell/mess. Insufficient cleaning          Loss of green space          Congestion/Lack of parking          Attracting rats, vermin and water birds          Impact on residents' views/line of site to water          Ongoing cost to ratepayers/community          Lack of benefit to local community          Lack of consultation with residents          Early morning noise/arguments amongst fishers          Management of other fish cleaning facilities</p>



**4.1.1. Applicant to present to Council**

**4.1.2. Submitters to present to Council**

**4.1.3. Applicant to readdress Council**



5. APPENDIX 1- APPLICATION DOCUMENTS: 1 HESSE ST, QUEENSLIFF



Enquiries: Ph: (03) 5258 1377 Web: www.queenscliffe.vic.gov.au

Clear Form

Office Use Only Application No.: Date Lodged: / /

Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- Any material submitted with this application, including plans and personal information, will be made available for public viewing... This form cannot be used to: amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed... Questions marked with an asterisk (\*) must be completed. Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Form fields for Street Address: Unit No., St. No.: Boat Ramp, St. Name: Hesse Street, Suburb/Locality: Queenscliff, Postcode: 3225

Formal Land Description

Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

Form fields for Formal Land Description: A Lot No., Lodged Plan, Title Plan, Plan of Subdivision, No.; OR B Crown Allotment No.: 14, Section No.: 2A, Parish/Township Name: Paywit / Queenscliff

Planning Permit Details

What permit is being amended?

Planning Permit No.: 2020/071

The Amended Proposal

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?

- Indicate the type of changes proposed to the permit. List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend: What the permit allows (checked), Plans endorsed under the permit (checked), Current conditions of the permit, Other documents endorsed under the permit. Details: The proposal seeks to amend the existing planning permit for the Queenscliff Boat Ramp upgrade to include the provision of formalised fish cleaning facilities. This facility is proposed to include a single freestanding stainless steel bench (0.9m x 3m) under a flat roof pavilion (3.5m x 3.5m), on a concrete slab (4m x 4.5m). See attached photo montage image and schematic design illustrations. Provide plans clearly identifying all proposed changes to the endorsed plans, together with any information required by the planning scheme, requested by Council or outlined in a Council checklist, and if required, include a description of the likely effect of the proposal.





### Development Cost 1

#### Estimate cost of development\*

If the permit allows development, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$3.52	\$3.4	\$120000

Insert 'NA' if no development is proposed by the permit.  
⚠ You may be required to verify this estimate.

### Existing Conditions 1

#### Describe how the land is used and developed now\*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application?  Yes  No  
If yes, please provide details of the existing conditions.

The use of the land has not changed, however the level of amenity has been dramatically improved through the upgrade project. The existing facility includes boat ramps, extensive parking, boat wash down area, public toilet, coast guard building and grassed areas with native tree plantings.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

### Title Information 1

#### Encumbrances on title\*

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', for example, restrictive covenants.



### Applicant and Owner Details 1

Provide details of the applicant and the owner of the land.

#### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

#### 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:	
Title: Mr	[Redacted]
Organisation (if applicable): Victorian Fisheries Authority	
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>	
Unit No.: L19	St. No.: 1
St. Name: Spring Street	
Suburb/Locality: Melbourne	State: Vic
[Redacted]	
Contact information for applicant OR contact person below	
Business phone:	[Redacted]
Mobile [Redacted]	Fax:
Contact person's details* <span style="float: right;">Same as applicant: <input type="checkbox"/></span>	
Name:	
Title:	First Name:
Surname:	
Organisation (if applicable):	
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>	
Unit No.:	St. No.:
St. Name:	
Suburb/Locality:	State:
Postcode:	
Name: <span style="float: right;">Same as applicant: <input type="checkbox"/></span>	
Title:	First Name:
Surname:	
Organisation (if applicable): Borough of Queenscliffe	
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>	
Unit No.:	St. No.: 50
St. Name: Leamonth Street	
Suburb/Locality: Queenscliffe	State: Vic
Postcode: 3225	
Owner's Signature (Optional):	Date:
<small>day / month / year</small>	

### Declaration 1

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; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.	
[Redacted]	Date: 20/12/2021
<small>day / month / year</small>	

### Need help with the Application? 1

If you need help to complete this form, read More information at the end of this form or contact Council's planning department. General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

<input checked="" type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date:
		<small>day / month / year</small>



Mr Ross Ebbles  
Mayor  
Borough of Queenscliffe  
50 Learmonth Street  
Queenscliff Victoria 3225

Dear Cr Ebbles,

**Subject: Amendment to planning permit 2020/071 - fish cleaning table**

I write to you today to seek an amendment to planning permit 2020/071, to include a fish cleaning facility at the Queenscliff boat ramp, as part of major upgrade works currently being undertaken at the site.

The Queenscliff upgrade has been funded by Better Boating Victoria as part of the Victorian Government's \$47.2 million investment into making recreational boating cheaper and easier. The State Government has also committed to improving recreational fishing through its \$35 million 'Go Fishing Victoria plan' to get more people fishing, more often, in more places. One of the key commitments in the plan is to develop fish cleaning facilities at a number of locations throughout Victoria, including the Queenscliff boat ramp.

On 1 February 2021, Better Boating Victoria and the Victorian Fisheries Authority (VFA) was brought together to provide additional resources to deliver outcomes for the Victorian boating and fishing community.

The project proposal at Queenscliff has been in development for more than 18 months and represents the highest standard of facility in Australia. The proposal has broad support from the fishing and boating community, with our key representative groups calling for the project.

The Queenscliff community has been consulted on a number of occasions about the development and provided key advice about their expectations and concerns for such a facility. Community consultation has been undertaken with the community and councillors at the following times.

- Queenscliff Boat Ramp Q&A sessions 1&2– Online – Thursday 10<sup>th</sup> December, 2020.
- Community drop-in session – Queenscliff Coast Guard - Wednesday 26<sup>th</sup> May, 2021.
- Key Stakeholder engagement Session – On site – Thursday 21<sup>st</sup> September, 2021
- Councillor briefing session – Online – Wednesday 6<sup>th</sup> October 2021

A further drop-in session is planned for December at a time to be confirmed with the residents. At this session, the residents will be able develop an understanding of how the points raised in all earlier sessions have been incorporated in the design.





Through community consultation to date, four clear themes have been identified as being areas of concern;

1. Proximity to the marine park and attracting seagulls and pelicans.
2. Congestion on busy days
3. Management/maintenance responsibilities and costs. Including management of smell.
4. Existing rat and mice problem locally may worsen

The VFA's experience in delivering similar projects has provided us with the ability to deliver facilities that address these concerns raised by the community through good design and considered management.

Currently there are no fish cleaning facilities at Queenscliff boat ramp and boaters are seen cleaning fish on the jetties, the rock walls, or on their boats whilst tied to the jetties after returning from a day's fishing. These practices are known to attract marine pests, bird life and rodents who all feed on the scraps.

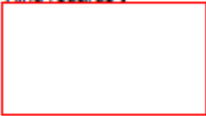
The proposed fish cleaning facility will have running water, be sewer connected (via an onsite water treatment plant) and have bins for fish frames that will be emptied daily and deodorised regularly, via a funded agreement with Council. This will vastly improve current practices and remove the current pest attractants, whilst eliminating smell for surrounding residents.

In regard to traffic congestion during peak times, it is the VFA's experience that fish cleaning facilities are self-regulating, and fishers generally choose not to queue for this purpose after a long day or night on the water.

The proposed design locates the facility adjacent to the boat wash-down bay in an area that is not visible from surrounding homes. It includes a roof that slopes upwards towards the water, baffling any light spill from the sensor switched LED lighting and will be styled to fit in with other infrastructure including a matching colour scheme.

For further detail, please find attached a photomontage and sketches of the facility. Following the successful amendment to the planning permit, VFA will work closely with Council and Better Boating Victoria to deliver a 'design and construct' project as part of the stage two works at the boat ramp redevelopment.

Kind regards ,



Senior Project Officer  
Victorian Fisheries Authority  
2 / 12 / 2021



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**CROWN FOLIO STATEMENT**

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CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 1B1 Section 2B Parish of Paywit.  
Created by instrument MI178376X 06/08/2016

**CROWN LAND ADMINISTRATOR**

PARKS VICTORIA  
MI178376X 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

RESERVATION MI178378T 06/08/2016  
TEMPORARY  
PUBLIC PURPOSES

**DIAGRAM LOCATION**

SEE CD069601T FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL -----END OF CROWN FOLIO STATEMENT-----

---Additional information: (not part of the Crown Folio Statement) Street

Address: MAIN ROAD SWAN BAY VIC 3225

DOCUMENT END



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<p><b>CROWN DIAGRAM</b></p>	<p><b>CD069601T</b></p>
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<p>Standard Parcel Identifier (SPI) : 1B1~2B\PP3380          Vicmap Parcel PFI : 52526800</p>	<p>Coordinate Position          MGA : 295660, 5762500 (55)          Melways Directory Reference : 499 G8 (ed. 38)</p>
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<p>0 50 100 150 200 250          SCALE          METRES</p>	<p>Sheet 1 of 1 Sheets</p>



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CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 14 Section 2A Township of Queenscliff Parish of Paywit.  
Created by instrument MI282479F 06/08/2016

**CROWN LAND ADMINISTRATOR**

BOROUGH OF QUEENSCLIFFE of 50 LEARMONTH STREET QUEENSCLIFF VIC 3225  
MI282479F 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

RESERVATION MI282481U 06/08/2016  
TEMPORARY  
PUBLIC PURPOSES

**DIAGRAM LOCATION**

SEE CD108344Y FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL -----END OF CROWN FOLIO STATEMENT-----

---Additional information: (not part of the Crown Folio Statement) Street

Address: BRIDGE STREET QUEENSCLIFF VIC 3225

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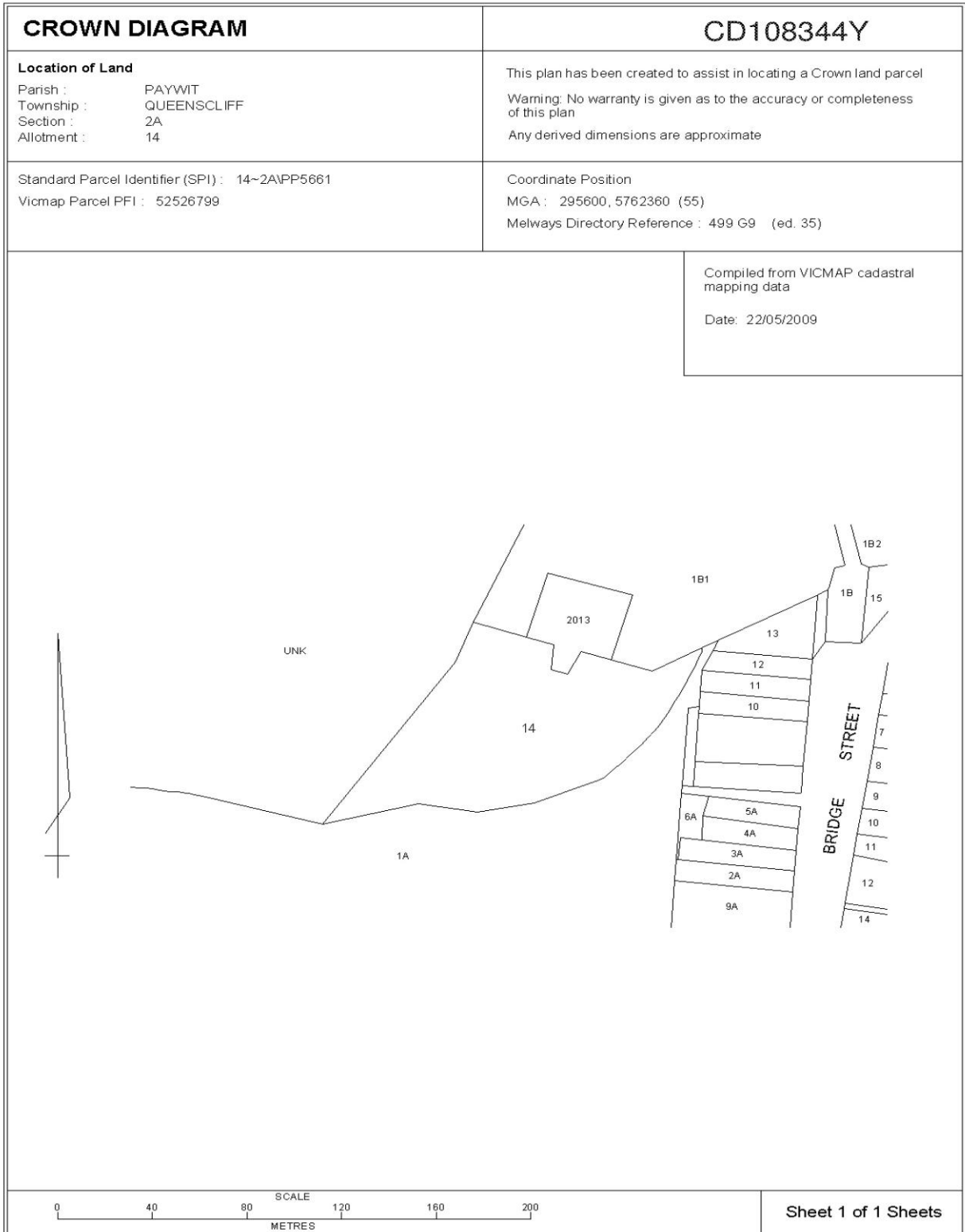
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CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 2013 Parish of Paywit.  
PARENT TITLE Volume 11765 Folio 514  
Created by instrument MI178178C 06/08/2016

**CROWN LAND ADMINISTRATOR**

BOROUGH OF QUEENSCLIFFE of 50 LEARMONTH STREET QUEENSCLIFF VIC 3225  
MI178178C 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

RESERVATION MI178180R 06/08/2016  
TEMPORARY  
PUBLIC PURPOSES  
GP1576

**DIAGRAM LOCATION**

SEE CD069537A FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

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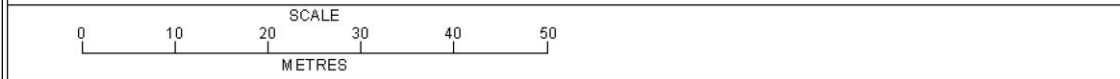
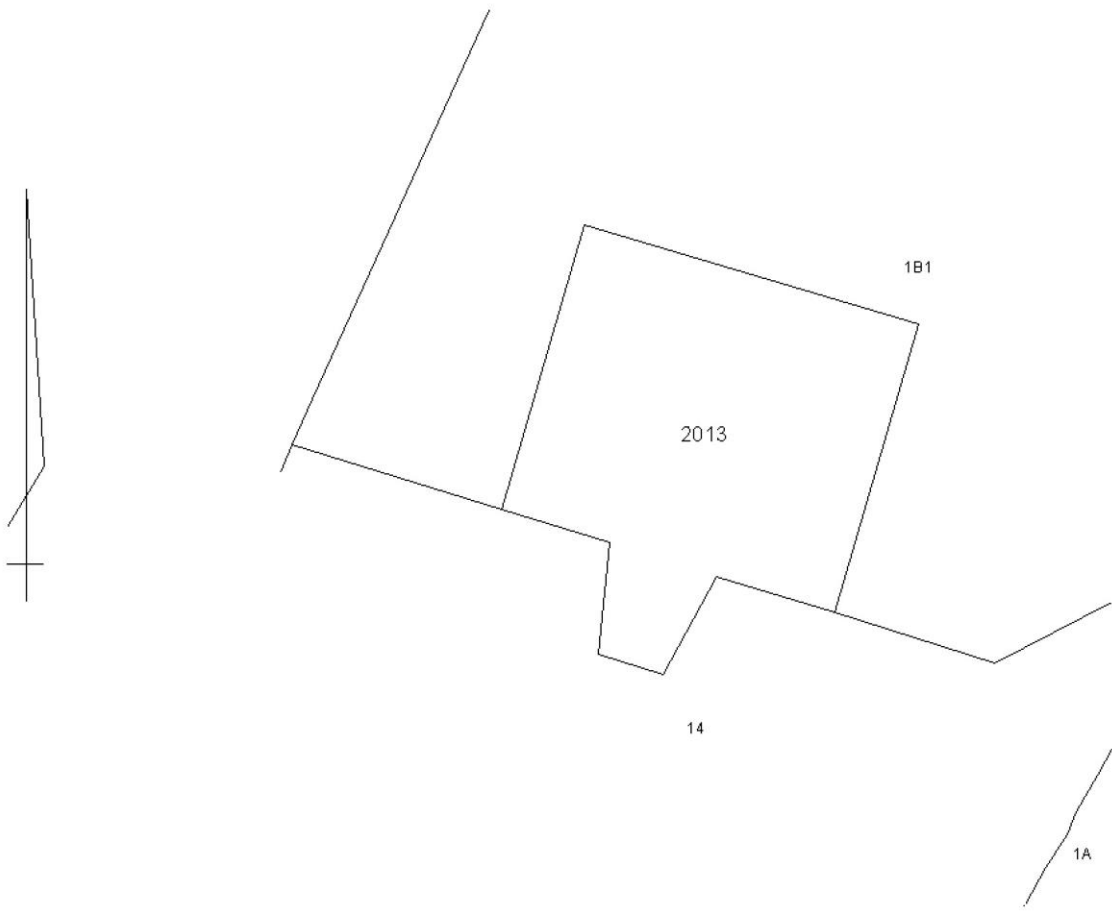
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Standard Parcel Identifier (SPI) : 2013\PP3380 Vicmap Parcel PFI : 202697778	Coordinate Position MGA : 295630, 5762410 (55) Melways Directory Reference : 499 G8 (ed. 35)

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Date: 22/05/2009





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CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 2034 Township of Queenscliff Parish of Paywit.  
PARENT TITLE Volume 11710 Folio 561  
Created by instrument MI282377P 06/08/2016

**CROWN LAND ADMINISTRATOR**

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008  
AR294038K 30/07/2018

**STATUS, ENCUMBRANCES AND NOTICES**

RESERVATION MI282379K 06/08/2016  
PERMANENT  
PUBLIC PURPOSES

**DIAGRAM LOCATION**

SEE CD108311Q FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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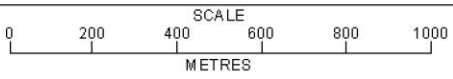
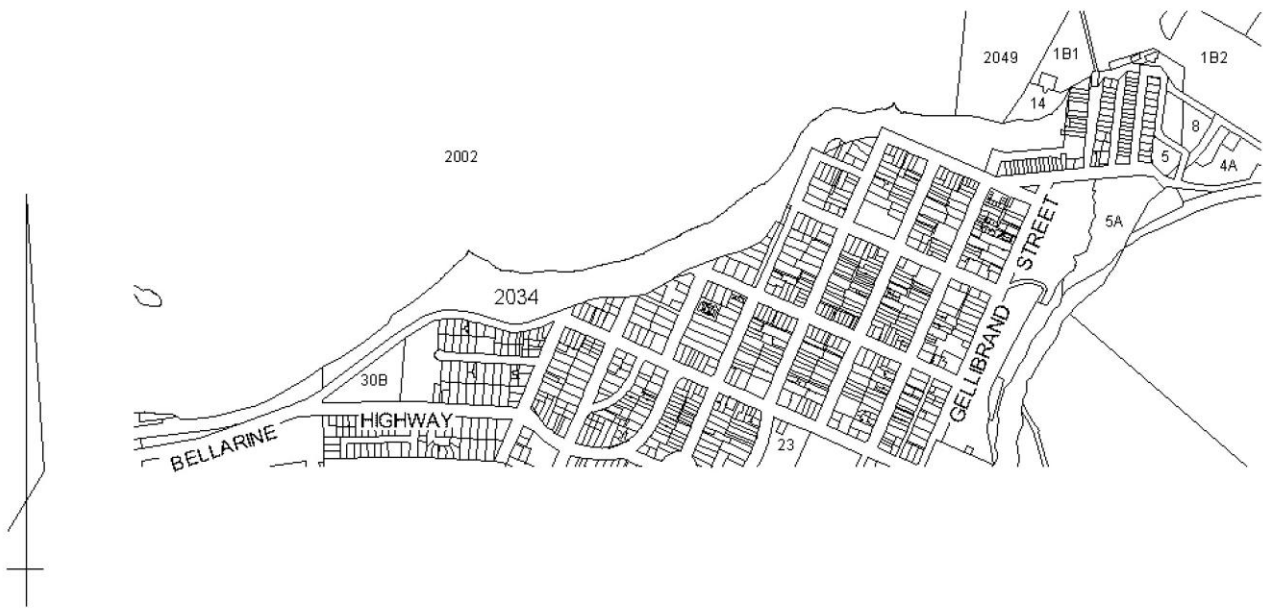
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<b>CROWN DIAGRAM</b>	<b>CD108311Q</b>
<b>Location of Land</b> Parish : PAYWIT Township : QUEENSCLIFF Allotment : 2034	This plan has been created to assist in locating a Crown Land parcel Warning - No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate
Standard Parcel Identifier (SPI) : 2034\PP5661 Vicmap Parcel PFI : 52526765	Coordinate Position MGA : 294810, 5762020 (55) Melways Directory Reference : 499 E10 (ed. 38)

Compiled from VICMAP cadastral mapping data  
Date : 05/12/2011 RG







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**CROWN FOLIO STATEMENT**

Page 1 of 1

VOLUME 11804 FOLIO 269  
No Coft exists

Security no : 124086440546N  
Produced 06/11/2020 03:10 PM

CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 9A Section 1A Township of Queenscliff Parish of Paywit.  
Created by instrument MI282395M 06/08/2016

**CROWN LAND ADMINISTRATOR**

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008  
MI282395M 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

**DIAGRAM LOCATION**

SEE CD108317C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL -----END OF CROWN FOLIO STATEMENT-----  
-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 26 BRIDGE STREET QUEENSCLIFF VIC 3225

DOCUMENT END



## Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>CD108317C</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/11/2020 15:13</b>

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Delivered by LANDATA®, timestamp 06/11/2020 15:13 Page 1 of 1

<p><b>CROWN DIAGRAM</b></p>	<p><b>CD108317C</b></p>
<p><b>Location of Land</b>          Parish : PAYWIT          Township : QUEENSCLIFF          Section : 1A          Allotment : 9A</p>	<p>This plan has been created to assist in locating a Crown land parcel           Warning: No warranty is given as to the accuracy or completeness of this plan           Any derived dimensions are approximate</p>
<p>Standard Parcel Identifier (SPI) : 9A~1\APP5661          Vicmap Parcel PFI : 41017444</p>	<p>Coordinate Position          MGA : 295600, 5762240 (55)          Melways Directory Reference : 499 G9 (ed. 35)</p>
<p>Compiled from VICMAP cadastral mapping data           Date: 22/05/2009</p>	
<p>SCALE          0 40 80 120 160 200          METRES</p>	<p>Sheet 1 of 1 Sheets</p>





**OPTION 1**

**OPPORTUNITIES**

- Near the wash down bay, where fishermen will have fish to clean after exiting the ramp
- Accessible from the short term parking via the path
- Visible to fishers in carpark
- Visually unobtrusive
- Away from Australian Volunteer Coast Guard, toilet and car park
- Close to services

**ISSUES**

- One small tree will have to be relocated
- Picnic tables will need to be relocated to the east

**OPTION 2**

**OPPORTUNITIES**

- Accessible to the short term parking
- Picnic tables can be to the west
- Visible to the fishers in car park
- Close to services

**ISSUES**

- Odours may affect the Australian Volunteer Coast Guard and disabled parking users
- Further from the boat wash down
- Visible to the residential area and car park

**DRAWING KEY:**

**FUTURE SERVICES**

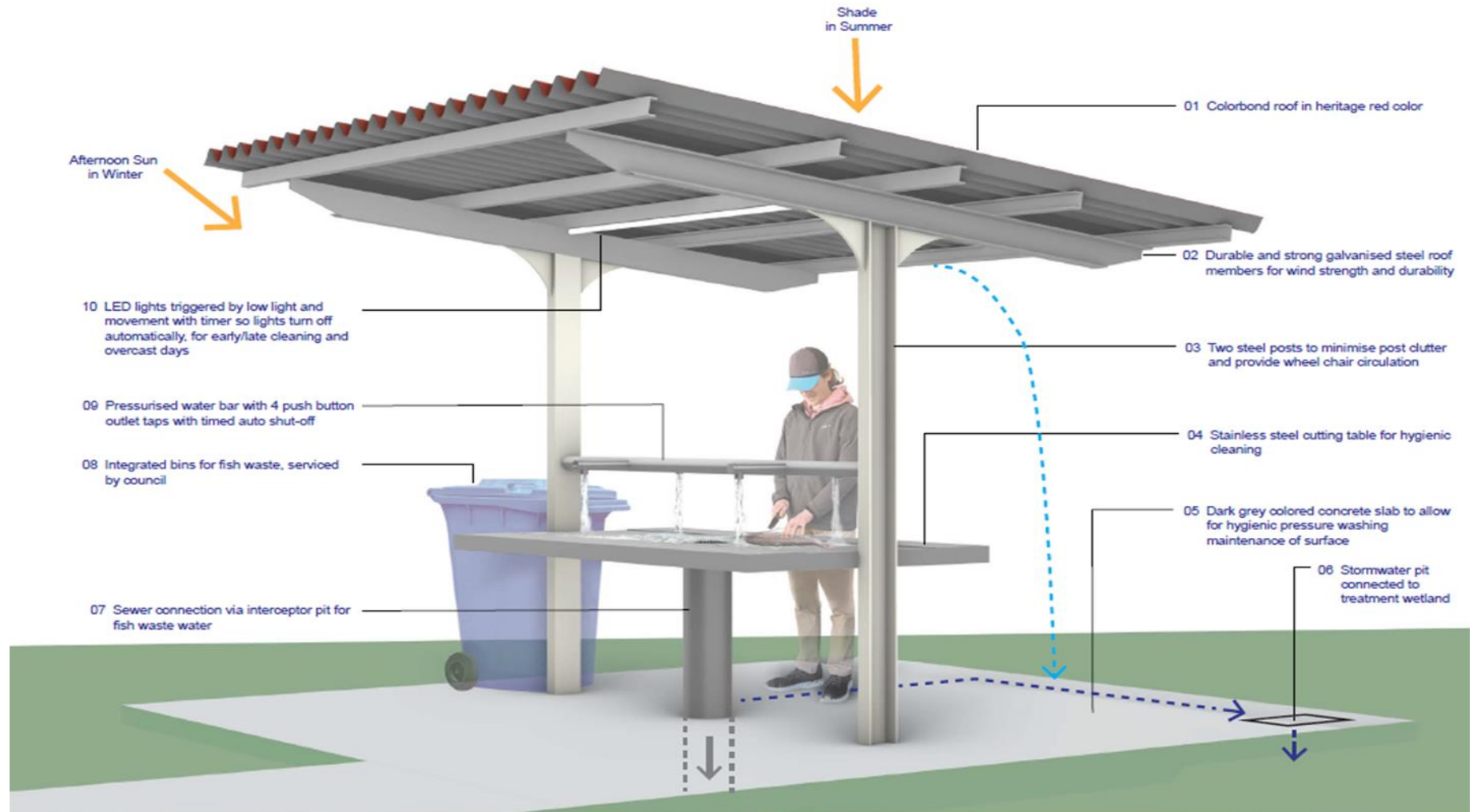
- Electricity
- Storm Water
- Sewer
- Town Water

**GENERAL**

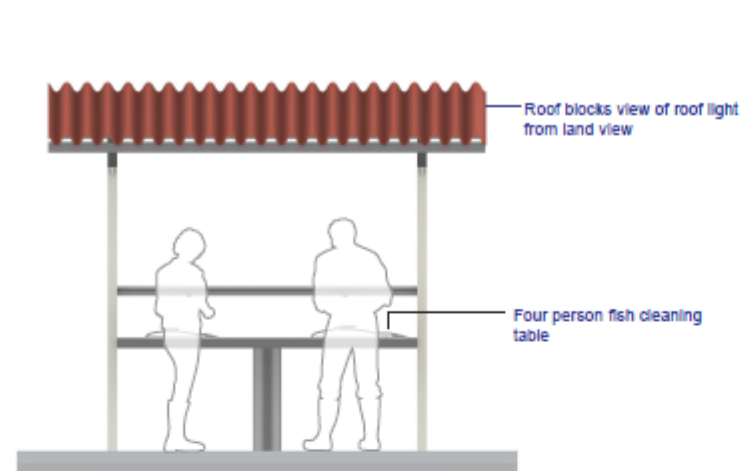
- Sight Line
- Pedestrian Circulation
- FCT Fish Cleaning Table



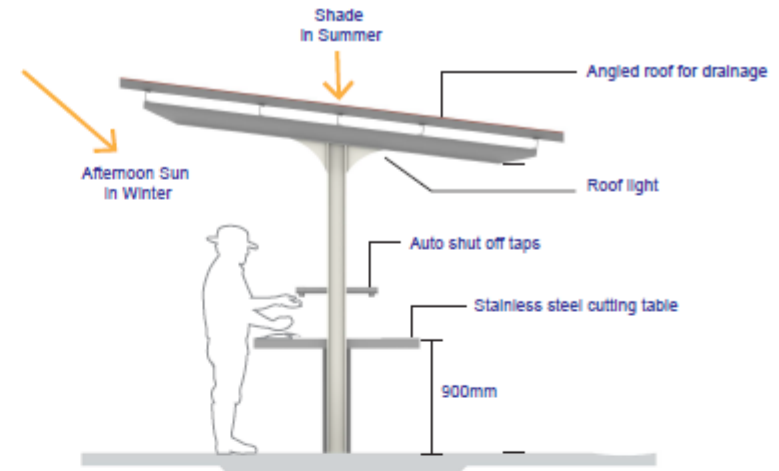




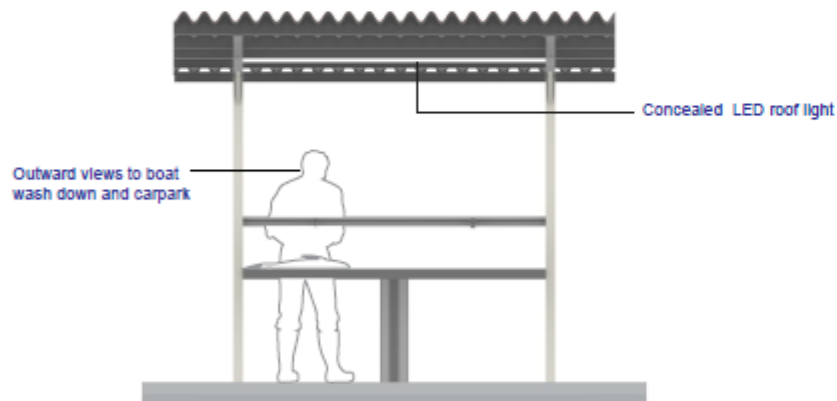
**FISH CLEANING TABLE STRUCTURE 01**  
CONCEPT DESIGN QUEENSCLIFF BOAT RAMP 2021



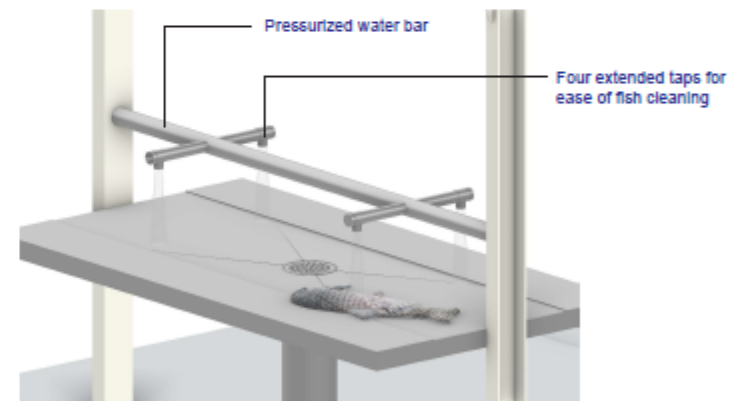
01 VIEW FROM LAND  
NTS



03 SIDE VIEW  
NTS



02 VIEW FROM WATER  
NTS



04 DETAIL OF FISH CLEANING TABLE  
NTS











**6. APPENDIX 2 (CONFIDENTIAL) SUBMISSIONS: 1 HESSE ST, QUEENSCLIFF**

PLEASE SEE APPENDIX 2 (FOR CONFIDENTIAL DISTRIBUTION TO COUNCILLORS ONLY)



**7. APPENDIX 3: APPLICANTS RESPONSE TO SUBMISSIONS: 1 HESSE ST, QUEENSCLIFF**

**Queenscliff boat ramp fish cleaning table**

2020/071 - Planning Permit amendment

Following the 14 day public exhibition period, the Borough of Queenscliffe provided the Victorian Fisheries Authority 6 objections (5 objections and 1 group petition).

The submissions contained similar themes that have been split into categories, which are addressed in the table below.

<b>Submission Category</b>	<b>Proponent comments</b>
Potential smell/mess. Insufficient cleaning	<p>The VFA recognises that many older fish cleaning facilities have issues associated with the maintenance and discharge of waste. Much of this is caused by poor design or a lack of planning with regards to cleaning. The proposed design for the Queenscliff facility is based on modern facilities that currently only exist in Warrnambool and Portland, with others under construction at Hastings and Patterson River. These systems include a triple interceptor and sealed sewer connection to take away small causing fish offal, whilst larger waste is deposited into bins which are emptied daily, or twice daily during peak times. There’s also daily cleaning or the tables and regular cleaning/disinfecting of the bins.</p> <p>VFA has committed to fund Council to undertake daily cleaning, bin emptying and maintenance.</p>
Loss of green space	<p>The fish cleaning facility has a minimal footprint measuring 18sqm (4.5m x 4m) and requires the removal of a small tree. There is a loss of green space necessary to maintain public hygiene and capture any table spill.</p>
Congestion/Lack of parking	<p>Congestion is currently a problem during busy times at all boating facilities in Victoria. The Queenscliff boat ramp has similar issues that are being improved as part of the greater upgrade project.</p> <p>It is the experience of the VFA, that fish cleaning facilities don’t cause a measurable increase in congestion, as returning boat fishers bypass these facilities in busy times.</p>



Attracting rats, vermin and water birds	<p>Queenscliff boat ramp currently has a population of rats, mice, water rats, and seagulls. This is amplified by the current discouraged practices of cleaning fish on the jetties, rock wall and grassed area, then discarding of waste into the surrounding environment.</p> <p>The secondary purpose of a fish facility is to reduce the existing problem of animal and vermin interactions by containing fish cleaning to one site and discarding of all waste in a hygienic manner.</p>
Impact on residents' views/line of site to water	<p>The proposed location of the fish cleaning facility is strategically located in a position that is surrounded by trees and bushes, with the only open vista facing to north-west, into swan bay. The small facility will have painted non-reflective (except stainless steel table) surfaces and provide minimal visual interference.</p> <p>The closest property boundary to the south (Wharfe st) is 105m and the closest property boundary to the east is 85m (Bridge St).</p>
Ongoing cost to ratepayers/community	<p>VFA has committed to fund daily table cleaning, daily bin emptying, and bin cleaning as required. It is proposed that if successful, Council will coordinate the cleaning and maintenance via additions to existing toilet cleaning and rubbish collection contracts in the township area.</p> <p>VFA will fund council to undertake these operations and there will be no cost to Council.</p>
Lack of benefit to local community	<p>The fish cleaning facility is an integral part of a boating hub and will provide benefit to the Fisherman's flat residents by supporting fishers to undertake existing activities in a consolidated location, where maintenance services provide a higher standard of public hygiene for the surrounding environment.</p>
Lack of consultation with residents	<p>This project has included a significant amount of consultation with residents and their representatives. Consultation to date includes;</p> <ul style="list-style-type: none"><li>• Queenscliff Boat Ramp Q&amp;A sessions 1&amp;2– Online – Thursday 10<sup>th</sup> December, 2020.</li><li>• Community drop-in session – Queenscliff Coast Guard - Wednesday 26<sup>th</sup> May, 2021.</li><li>• Key Stakeholder engagement Session – On site – Thursday 21<sup>th</sup> September, 2021</li><li>• Councillor briefing session – Online – Wednesday 6<sup>th</sup> October 2021</li><li>• Planning Permit amendment public notice period – 1<sup>st</sup> – 17<sup>th</sup> February, 2022</li><li>• Community drop-in session – Queenscliff town hall – Monday 28<sup>th</sup> February, 2022</li></ul>



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Early morning noise/arguments amongst fishers	This is already an issue for the submitter. A fish cleaning facility will have minimal not impact on noise. The closest property boundary to the proposed location is 105m (Wharfe St) and 85m (Bridge St).
Management of other fish cleaning facilities	The VFA recognises that many older fish cleaning facilities have issues with maintenance and discharge of waste. Much of this is caused by poor design or a lack of thought around cleaning. The proposed design for the Queenscliff facility is based on modern facilities that currently only exist in Warrnambool and Portland, with others under construction at Hastings and Patterson River. These systems include a triple interceptor and sealed sewer connection to take away small causing fish offal, whilst larger waste is deposited into bins which are emptied daily, or twice daily during peak times. There's also daily cleaning or the tables and regular cleaning/disinfecting of the bins.

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**8. CLOSE OF MEETING**

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