

Borough of Queenscliffe

Planning Review Meeting

Agenda

Wednesday 12 June 2024 at 7:00PM

Queenscliff Town Hall



Borough of Queenscliffe

Queenscliff & Point Lonsdale, Victoria, Australia



Community 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 a deep respect for the Wadawurrung People and are taking action to protect Country.

Our Values

1. **Integrity:** We take ownership and responsibility for our decisions and are accountable for all that we do.
2. **Respect:** We treat everyone with dignity, fairness and empathy, look out for the safety and wellbeing of others, and nurture positive and inclusive relationships.
3. **Community Focus:** We always work with our community's experience in mind and take pride in supporting our community.
4. **Sustainability:** We place climate change risks at the core of our decision-making, and take extensive action to protect our natural environment.
5. **Openness:** We actively engage with our community and are transparent in our decision-making.

Acknowledgement of Country

Bellawiyn is the Wadawurrung name for the lands where the Borough of Queenscliffe is located.

Council acknowledges the Traditional Owners of these lands, waters and skies, the Wadawurrung People.

We acknowledge and respect their continuing connections to their lands, waters, skies, culture and the contribution they make to the life and spirit of our community.

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



Distribution List

Councillors

Cr Ross Ebbels, Mayor

Cr Donnie Grigau

Cr Michael Grout

Cr Robert Minty

Cr Isabelle Tolhurst

Officers

Martin Gill, Chief Executive Officer

Tim Crawford, Manager Community & Regulatory Services

Brydon King, Senior Planner



Public Attendance

Under section 66 of the *Local Government Act 2020*, Council Meetings are open to the public unless specified circumstances apply.

Planning 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.

PLEASE NOTE THAT THE MATERIAL CONTAINED WITHIN THIS AGENDA DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL.



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1. Opening of Meeting

Council acknowledges the Traditional Owners of these lands, waters and skies, the Wadawurrung People. We acknowledge and respect their continuing connections to their Lands, Waters, Skies, Culture and the contribution they make to the life and spirit of our community. We pay respect to their past and present Elders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.

2. Apologies

3. Pecuniary Interest & Conflict of Interest Disclosures

Councillors must disclose a conflict of interest in accordance with section 130 of the *Local Government Act 2020*.

Councillors:

Officers:



4. Planning & Development

4.1. Application Address: 200-204 Point Lonsdale Road, Point Lonsdale

Application Number: PA2021-048

Summary Details:

Proposal	Buildings and works associated with the construction of a two storey building comprising four (4) shops and twelve (12) dwellings, use of the site for commercial premises, reduction of the standard car parking requirement of Clause 52.06, alteration to and creation of access to a road in Transport Zone 2
Zone/Overlays	MUZ – Mixed Use Zone TRZ2 – Transport Zone 2 – Principal Road Network VPO1 – Vegetation Protection Overlay Schedule 1, Remnant and Native Vegetation Protection Area DDO3 – Design and Development Overlay Schedule 3, Foreshore Areas
Public Notification	2021: <ul style="list-style-type: none"> • Advertised by post to adjoining owners and occupiers • Two signs placed on site for 14 days • Application documents made available for viewing on Councils website 2024 (amended plans): <ul style="list-style-type: none"> • Advertised by post to adjoining owners and occupiers • Application documents made available for viewing on Councils website



Submissions	Number of submissions received: 9 Copy of submissions provided to Councillors
Key issues raised by submitter	Overdevelopment/density Amenity impacts (overlooking, noise, light spill, odour) Precedent Consistency with regulations/policies Parking availability Pedestrian and traffic movement Impact on retail sector Public and emergency access and use of Royal Park Impact of roof terraces Use of site (short term accommodation) Loss of petrol station/shop Environmental pollution/demolition Impact of waste removal/location of waste bins Accuracy of plans Stormwater collection/flooding/drainage Construction methods



5. Applicant to present to Council

The chair will ask the applicant to present to Council.

6. Submitters to present to Council

The Chair will ask the submitters that have requested to speak in advance of this meeting to present to Council.

7. Applicant to readdress Council

The Chair will allow the Applicant to readdress Council.

8. Close of Meeting

The meeting will be declared closed.



9.1. Application Documents

Attachments

1. 200-204 Point Lonsdale Road, Application Form [**9.1.1** - 3 pages]
2. 200-204 Point Lonsdale Road, S 57 A Amendment after notice [**9.1.2** - 2 pages]
3. 200-202 Point Lonsdale Road, Final Planning Report [**9.1.3** - 56 pages]
4. 200-204 Point Lonsdale Road, Plans - Revision A [**9.1.4** - 24 pages]
5. 200-204 Point Lonsdale Road, Landscape Plan [**9.1.5** - 2 pages]
6. 200-204 Point Lonsdale Road, Waste Management Plan [**9.1.6** - 12 pages]
7. 200-204 Point Lonsdale Road, Soil and groundwater report [**9.1.7** - 5 pages]

9.2. Confidential Submissions

Attachments

1. CONFIDENTIAL - 200-204 Point Lonsdale Road, Submissions [**9.2.1** - 44 pages]