



Agenda

Planning Review Meeting

Thursday 9 February 2017 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Distribution

Councillors

Cr. Ross Ebbels

Cr. Tony Francis (Mayor)

Cr. Boyce Pizzey

Cr. Susan Salter (Deputy Mayor)

Cr. Bob Merriman

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 3 Loch Street, Point Lonsdale

Planning Permit application number: 2016/075

SUMMARY

Proposal	Alterations and extensions to an existing dwelling, variation to the side setback requirements of Design and Development Overlay – Schedule 4 and the construction of a deck Application and plans: Refer <i>Appendix 1</i>
Zone/Overlays	General Residential Zone – Schedule 1 (GRZ1) Design and Development Overlay - Schedule 1 (DDO1) Vegetation Protection Overlay – Schedule 1 (VPO1)
Permit Triggers	DDO -Clause 43.02: Buildings and works
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	Four (4) parties lodged submissions Copies of submissions provided to Councillors: Refer <i>Confidential Appendix 2</i>
Key issues raised by submitters	Intrusive design, privacy/overlooking, retention of vegetation, height of columns, views, size of deck.



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 8 Arkins Street, Point Lonsdale

Planning Permit application number: 2016/094

SUMMARY

Proposal	The development of a dwelling (two storey), outbuildings and front fence Application and plans: Refer <i>Appendix 3</i>
Zone/Overlays	General Residential Zone – Schedule 1 (GRZ1) Design and Development Overlay - Schedule 4 (DDO4) Vegetation Protection Overlay – Schedule 1 (VPO1)
Permit Triggers	DDO -Clause 43.02: Buildings and works, front fence
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	NO SUBMISSIONS RECEIVED
Key issues raised by submitters	Not applicable

4.2.1. Applicant to present to Council



4.3 153 Point Lonsdale Road, Point Lonsdale

Planning Permit application number: 2016/079

SUMMARY

Proposal	<p>The construction of a two storey dwelling and front fence and variation to the front and side setback and site coverage requirements of Design and Development Overlay Schedule 3</p> <p>Application and plans: Refer <i>Appendix 4</i></p>
Zone/Overlays	<p>Neighbourhood Residential Zone – Schedule 1 (NRZ1) Design and Development Overlay - Schedule 3 (DDO3) Vegetation Protection Overlay – Schedule 1 (VPO1)</p>
Permit Triggers	<p>DDO -Clause 43.02: Buildings and works, front fence</p>
Public Notification	<p>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.</p>
Submissions	<p>Four (4) parties lodged submissions Copies of submissions provided to Councillors: Refer <i>Confidential Appendix 5</i></p> <p>Applicants response to submissions: Refer <i>Appendix 6</i></p>
Key issues raised by submitters	<p>Site coverage, over-development, height/stories, setbacks, amenity impact, visual bulk, character, impact on vegetation, landscaping.</p>



4.3.1. Applicant to present to Council

4.3.2. Submitters to present to Council

4.3.3. Applicant to readdress Council



5. APPENDIX 1 – APPLICATION DOCUMENTS: 3 Loch Street, Point Lonsdale



QIP 840-300
 RECEIVED

Office Use Only #240575
 Application No.: 8239- Date Lodged: 12 AUG 2016

Application for 2016/015
Planning Permit

BOROUGH OF QUEENSLIFFE

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

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.:	St. Name:
	3	LOCH ST
Suburb/Locality: POINT LONSDALE		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.: 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](#)

CONSTRUCT ELEVATED DECK + ENSUITE BATHROOM

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 \$40,000 - (EST) ⚠ 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 RESIDENCE

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



RECEIVED

12 AUG 2016

BOROUGH OF
QUEENSCLIFFE

**Proposed New Additions & Decking at
No. 3 Loch Street, POINT LONSDALE**
Assessment against Council's Local Policy

**POINT LONSDALE NATURAL COASTAL AREA
(DDO4) Schedule 4 to the Design and Development Overlay**

Design objectives

To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale Natural Coastal Area, such as:

- The undulating dune topography and dense coastal tea tree and moonah vegetation within private gardens, road verges and foreshore areas, which creates a prevailing natural coastal and informal village atmosphere for the area.
- Predominantly low density development and informal roadways.
- Prevailing low scale, detached early 20th Century residential buildings that recede within the vegetated coastal environment.
Unique mix and diversity of intact historic holiday town building types varying from Californian, Art Deco, Post War, 1960s and contemporary design.
- Substantial estate properties with large dwellings set within significant areas of remnant vegetation which significantly contribute to the native coastal sense of place.
- The informal road network with limited use of kerb and channel and predominantly grassed road shoulders.
- The predominantly broad and densely vegetated road reserves and relatively indistinguishable front boundaries of private properties.
- Significant viewlines towards Port Phillip Bay and shorter corridor views to well vegetated dunes.

To ensure buildings, fences and driveways do not visually dominate the prevailing natural coastal appearance of the area. *The existing conditions of the single dwelling will remain intact with the new additions not having a visually dominance of the prevailing natural coastal appearance of the area.*

To protect the substantial vegetation cover which is a dominant visual and environmental feature in the area by ensuring new development retains natural or established vegetation and provides substantial areas for new landscaping and open space. *The existing vegetation will remain intact with the new additions being built not having any impact or the need to remove the vegetation.*

To respect the existing built form through compatible building heights and set backs for new development. *The new additions respect the existing built form heights and setbacks.*

To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay. *The new additions do not affect any other sites that are within a Heritage Overlay.*

To require all new development to have regard to the urban character policies contained in the MSS and to the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*. *Please view our assessment against 22.04 of the Planning scheme.*

Building Height

No building can exceed a height of:

- two storeys; and
- 8.5 metres above natural ground level.

These requirements cannot be varied with a permit, except where alterations and additions are sought to an existing building that presently exceeds 2 storeys or 8.5m in height but which do not increase the maximum height of that building.

The new additions do not exceed two storeys or 8.5m in height.



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;
- satisfy the objectives contained in Clause 21.05;
- satisfy the Building Siting and Design Guidelines contained in the Queenscliffe Urban Character Study;
- reflect the prevailing building height in the immediate area, especially in streets that are predominantly single storey in character;
- prevent buildings significantly protruding above the vegetation canopy of the area; and
- take into consideration the reasonable sharing of views.

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 adjacent buildings or be between their setbacks (where they are setback different distances), whichever is the lesser. *The existing setback remains as this is an addition to the existing dwelling.*
- 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). *Being an existing dwelling on the site the side and rear setback are existing.*

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.

The proposed additions (Ensuite & WIR) to the side setback are being built against an adjoining fence line that can be retain and also alongside the existing driveway of 5 Loch Street, POINT LONSDALE. The new additions do not cause any loss of amenities of cause any overshadowing to the private open space of the dwelling.

An outbuilding, garage or carport should not be constructed on a boundary, except in the following circumstances:

- 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.

The proposed new wall is 2.8m in height. Our fence height is 2.0m in height and with 500 trellis added we can screen the new wall from the adjoining neighbours.

Permeable surface area

At least 30% of the area of a site should have a permeable surface.

This condition is unchanged.

Site coverage

Buildings should not occupy more than 40% of the area of a site.

A site coverage of 36.9% is achieved.

Adjacent to a heritage overlay

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 buildings or works are sympathetic to the character and amenity of the adjoining building etc.

The new additions do not affect any other sites that are within a Heritage Overlay.



Proposed New Additions & Decking at No. 3 Loch Street, POINT LONSDALE

Assessment against Council's Local Policy

22.04 URBAN CHARACTER POLICY.

This policy is divided into an overall Urban Character Policy objectives and 3 sub policies that apply specifically to particular areas within the municipality. Each sub policy has its own objectives and policy statements.

Policy Basis

Clause 21.05-1 of the Municipal Strategic Statement identifies the importance of urban character and the need to identify the distinctive qualities of Queenscliff and Point Lonsdale in order to ensure that new development maintains, enhances and harmonises with the prevailing character of the area.

Throughout its history, the Borough of Queenscliffe has successfully positioned itself as one of Victoria's premier coastal townships with unique lifestyle and tourism destination qualities. The Borough's favourable Bellarine Peninsula setting, its proximity to Melbourne, Geelong, Ballarat and its unique relationship with the coast (in particular Port Phillip heads, Swan Bay, Bass Strait and the Mornington Peninsula) have provided a basis for significant physical development and economic stability.

Within this context, the Borough has resisted significant redevelopment of sensitive areas and recognised that it is the inherent structure, size and dimension of Queenscliffe that has consistently been its primary appeal. It is the 'feel' of the Borough (and its parts) and the delicate balance of urban heritage, natural coastal, and rural residential themes that make Queenscliffe a memorable place. It is this unique combination of development diversity and intimacy that has (and will continue) to position Queenscliff and Point Lonsdale as an intensely popular living environment and tourism destination of regional and state significance.

Objectives

- 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 harmonises with the distinguishing cultural heritage identity of the township;
- To ensure new development in Point Lonsdale maintains, enhances and harmonises with the distinguishing natural coastal identity of the township;
- To ensure new development does not reduce the integrity of significant areas of intact native or remnant indigenous vegetation within Point Lonsdale and along The Narrows;
- To provide for the enhancement of private gardens and public roads in Point Lonsdale, using native vegetation of local provenance where appropriate, to contribute to the natural coastal character of the township, particularly along road reserves and in front gardens of private property;
- 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 require new development in Point Lonsdale to have regard to the retention of existing vegetation and the prevailing scale, height, siting, fencing and driveway design, materials and finishes of buildings and works in the natural coastal area;
- 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
- To require all new development to have regard to the siting and design objectives and guidelines of the Borough of Queenscliffe Urban Character Study.

Policy

It is policy that:

New development in the Borough will seek to protect, enhance and harmonise with the following distinguishing elements of the Borough's urban character:



- The significant viewlines to and from the sea, coastal dune environments and the Queenscliff townscape skyline;
- The unique and intact building, landscape heritage, and natural foreshore qualities of the Borough;
- The sense of seclusion and intimacy of Point Lonsdale, created through its low impact (single and two storey), recessive built form and informal, narrow streets in a natural landscape dominant environment;
- The prevailing Victorian and Edwardian built form and scale of Queenscliff; and
- The distinctive urban heritage and natural coastal settings of Queenscliff and Point Lonsdale respectively.
- Before deciding on an application for a planning permit for any buildings and works, the responsible authority must consider:
- Whether the proposal protects, enhances and harmonises with the distinguishing elements of the Borough's urban character and the character of the specific area in which it is located;
- The objectives and basis of this policy;
- The Borough of Queenscliffe Urban Character Study and its Building Siting and Design Guidelines; and
- Whether the proposal satisfies the relevant policy below and if discretion from the policy is sought, whether the proposal accords with the objectives and policies as a whole.

22.04-2 POINT LONSDALE

This policy applies to all land in the Point Lonsdale Natural Coastal and Point Lonsdale Contributory Areas as shown on the Urban Character Policy Map 2 – Point Lonsdale Natural Coastal and Contributory Areas.

Objectives:

To protect the following distinguishing elements of the character of the Point Lonsdale Natural Coastal Areas:

- The undulating dune topography and dense coastal tea tree and moonah vegetation within private gardens, road verges and foreshore areas which creates a prevailing natural coastal and informal village atmosphere for the area;
- Predominantly low density development and informal roadways;
- Prevailing low scale, detached early 20th Century residential buildings that recede within the vegetated coastal environment;
- Unique mix and diversity of intact historic holiday town building types varying from Californian, Art Deco, Post War, 1960s and contemporary design;
- Substantial estate properties with large dwellings set within significant areas of remnant vegetation which significantly contributes to the native coastal sense of place;
- The informal road network with limited use of kerb and channel and predominantly grassed road shoulders;
- The predominantly broad and densely vegetated road reserves and relatively indistinguishable front boundaries of private properties; and
- Significant viewlines towards Port Phillip Bay and shorter corridor views to well vegetated dunes.

Policy

Site Layout

It is policy that:

- The layout of new development minimises any visual intrusion into the natural coastal appearance of the area. *Existing single dwelling being extended therefore no change to the natural coastal appearance.*
- The layout of new development on land where vegetative screens are insubstantial, provide the opportunity for landscaped areas in appropriate locations to be planted with moonah and other indigenous trees to screen buildings from view, extend the roadside vegetation corridor into the site, and reinstate the natural coastal environment. *Existing single dwelling being extended with the existing trees and screening remaining.*
- The layout of new development, paved areas and driveways, car parking, active outdoor



living areas and landscape areas is site responsive, having regard to the land's physical, historic and environmental features and the location and form of buildings on adjacent land. *Existing single dwelling being extended with the existing external amenities to remain.*

- The layout of new development provides for a high quality of living for occupants of the site and maintains an appropriate standard of amenity for the occupants of adjoining dwellings. *Existing single dwelling being extended.*
- The layout of new development gives regard to the need for future additions on the site (i.e. total site planning). *Existing single dwelling being extended.*
- The layout of new building and works seek to minimise the removal of any existing native or indigenous coastal vegetation that contributes to the total natural vegetated presence of the area. *Existing single dwelling being extended.*
- New development is sited on the flattest portion of the land wherever possible, so as to minimise the need for earthworks and significant disturbance of the land. *Existing single dwelling being extended.*

New development should meet the following design standards:

- Where possible, provide north facing indoors and outdoors living areas to maximise solar access; *Existing single dwelling being extended.*
- Identify the need for future additions to the building; *Existing single dwelling being extended.*
- Avoid siting building on or near ridgelines or more prominent parts of the site; *Existing single dwelling being extended.*
- Give regard to the protection and reasonable sharing of bay or landscape viewlines from the site or across the site from other properties; *With this proposal the shared viewlines are maintained from all adjoining dwellings.*
- A landscape plan which nominates the existing, proposed removal and additional landscaping for the site; *Existing landscaping to remain.*
- Provides for the retention and additional indigenous coastal screen planting in front of the building and between adjacent buildings; *Existing landscaping to remain*
- Layout of buildings which minimise visibility from the street or from other private and public areas; *Existing single dwelling to be extended will have minimal visibility from the street.*
- Maximum site coverage of 40%, and minimal hard surface areas in the Point Lonsdale Natural Coastal Area; *The proposed site coverage is 36.9%*
- Minimum permeable area on a site of 30% of the total site area in the Point Lonsdale Natural Coastal Area; and *The permeable area on the site is unchanged.*
- The layout of new buildings and works which retain a uniform vegetative barrier along the street corridor. *The existing front garden will remain.*

Building Design

It is policy that:

- New development is designed to respect and blend in with the existing natural coastal character of the area. *Existing single dwelling to be extended.*
- New development may express a contemporary coastal design provided such design is respectful of and interprets the variety of holiday building types and architectural styles that have developed in Point Lonsdale throughout the 20th Century, including the massing and articulation, scale, design features, materials and finishes of such buildings. *Existing single dwelling to be extended. The new additions will match the existing finishes of the dwelling.*
- New development is designed to give regard to any features of the land, coastal conditions, the quality and intactness of existing vegetative cover, any view corridors from the streets, public spaces and surrounding properties, and the layout of adjacent buildings. *Existing dwelling to be extended therefore these conditions will be unchanged.*
- New development is designed to make efficient use of sites, especially natural ventilation, daylight and solar energy, without compromising the natural coastal quality of the area. *Existing dwelling to be extended therefore these conditions will be unchanged.*



New development should meet the following design standards:

- Retain as much of the existing vegetation on the land and road reserve along the front of the land as possible; *The existing vegetation will remain.*
- On sloping land, use split level design to reduce the height and bulk of buildings, integrate the building into the site and minimise the need for earthworks; *The existing site is quote level.*
- The use of staggered and varied roof lines and pitches and building line which reduce the visual bulk of buildings; *Being an addition to the ground floor the existing dwelling roof line will remain.*
- Innovative building techniques which reduce energy use and are responsive to coastal conditions; *Being an addition to the existing dwelling this condition is not relevant.*
- The utilisation of traditional building materials in an innovative manner, including horizontal weatherboard wall cladding, light tone rendered brickwork, corrugated iron roofs, timber verandahs, and door and window joinery and painted finishes; *The existing building fabric of the dwelling will be incorporated in the new additions.*
- Use of building materials and finishes which are of natural and muted tones and blend into the surrounding natural coastal conditions; *The existing building fabric of the dwelling will be incorporated in the new additions.*
- Emphasis on the horizontal rather than the vertical form of buildings to reduce the perception of height; and *The existing building fabric of the dwelling will be incorporated in the new additions.*
- Avoid direct overlooking into neighbouring properties and minimise the loss of longer distance views across the site from neighbouring properties. *Please view overlooking diagram on the Design Response plan.*

Building Height and Setback

It is policy that:

- The height and setbacks of new development retain the prevailing rhythm, height and setback of existing buildings in the street. *Being a single storey addition to the dwelling the height will not be changed. The upper floor decking which sits to the rear of the site matches the prevailing two storey rhythm of the street.*
- The height and siting of new development does not visually dominate the streetscape or coastal setting. *Being an addition to the side of the existing dwelling and to the rear no visual dominance will occur.*
- The height of new development does not generally protrude above the tree canopy, particularly on elevated or highly visible sites. *The additions will not protrude above the tree canopy that surrounds the dwelling.*
- The height of new development does not protrude above ridgelines to form a silhouette against the sky when viewed from any significant public viewing point. *The new additions do not protrude above the ridgelines of the dwellings as the additions are to the side of the existing building.*
- The height and setbacks of new development ensures adequate daylight to all habitable rooms and private open spaces on the land. *No windows to the adjoining dwellings are affected.*

New development should meet the following design standards:

- A roof height which is not significantly higher than the prevailing height of buildings in the street, where a prevailing height exists; *The new additions do not protrude above the ridgelines of the dwellings as the additions are to the side of the existing building.*
- A front setback which matches or is greater than the setback of adjoining buildings or where the setbacks are different, a front setback which is between the setbacks of adjoining buildings, or equal to the average setback of buildings in the street, which ever is the lesser of the two (Point Lonsdale Natural Coastal Area only); and *The front setback will remain.*
- Avoids building across the width of the site, from boundary to boundary. *With this proposal there are no boundary to boundary additions.*



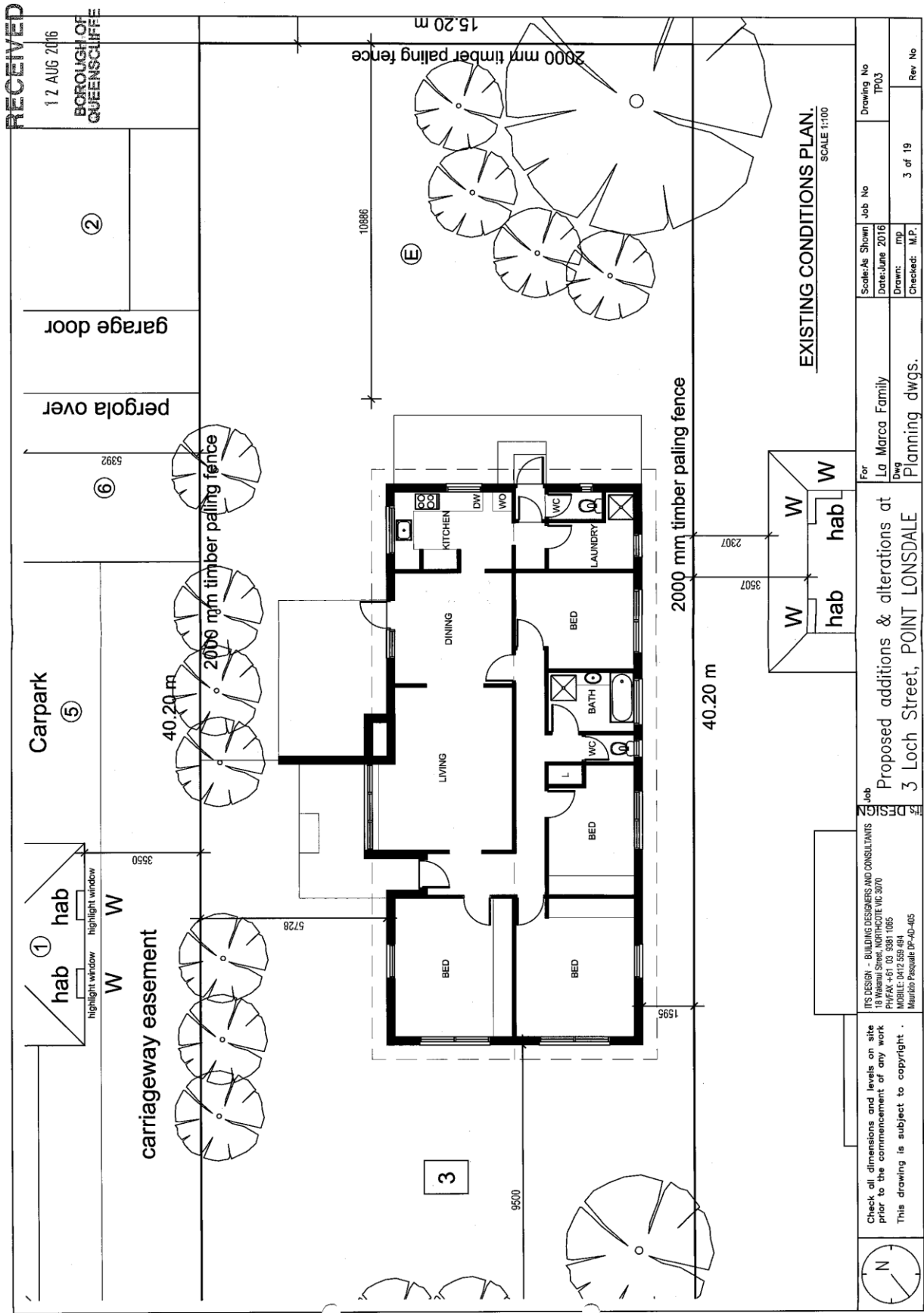
Fencing, Driveways and Landscaping

It is policy that:

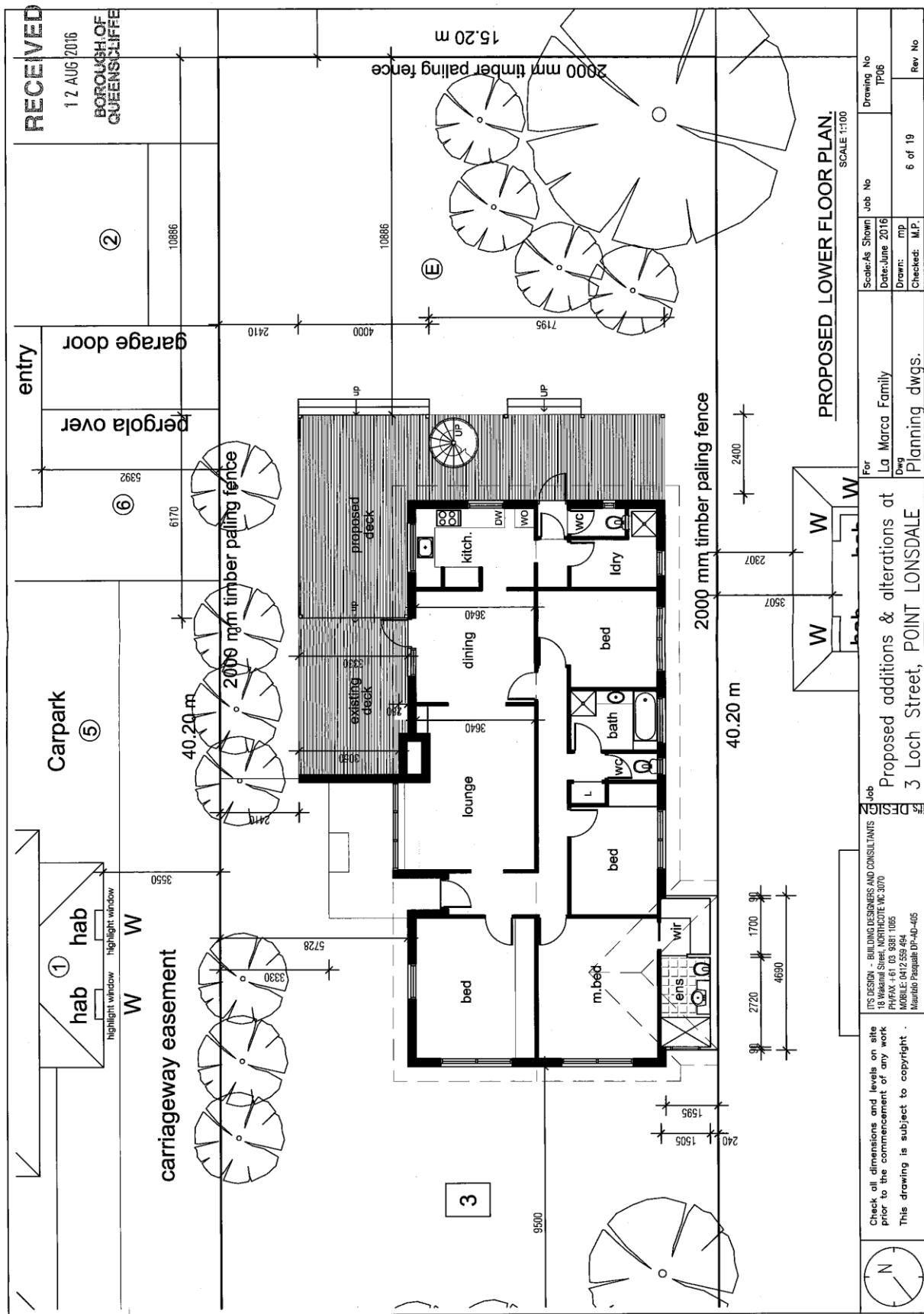
- Where possible, new driveways and parking areas should not be visually prominent from the street or from public spaces, are screened by appropriate frontage landscaping, and minimise the extent of vegetation to be removed and hard surface areas. *No change.*
- The design of new outbuildings should complement the existing building on the site with regard to roof shape, wall and roofing materials and are sited to the side or rear of the building to enable convenient access. *No change.*
- Front fences are discouraged but where required, are low in height, and constructed of transparent materials. *No change.*
- Existing vegetation, particularly tea tree, moonah and coastal heath between the building and front boundary and within the road reserve along the front of the site is retained, and complemented by appropriate new planting using predominantly native or indigenous species. *No change.*
- Side setback areas are appropriately landscaped to minimise the potential for overlooking of adjoining properties, whilst providing an important landscape link to rear garden and private open space areas. *No change.*

New development should meet the following design standards:

- Curved, narrow and unsealed driveways of minimal length and width; *No change.*
 - Minimise the extent of existing native vegetation (particularly tea tree, coastal heath and moonah) to be removed, especially within 10 metres of any road frontage or reservation boundary; *No change*
Timber post and wire front fences to a maximum height of 1.2 metres or no fences; *No change.*
 - The Incorporation of coastal heath and moonah in the landscaping of private gardens; And *No change.*
Utilisation of the natural slope of the land to screen buildings from view from roads. *No change.*
-



Check all dimensions and levels on site prior to the commencement of any work. This drawing is subject to copyright.	ITS DESIGN - BUILDING DESIGNERS AND CONSULTANTS 18 Wilman Street, MORWICH VIC 3070 PH: 03 9411 5500 MURIEL PASQUALE PR-40-405		Job Proposed additions & alterations at 3 Loch Street, POINT LONSDALE		For La Marca Family Dwg Planning dwgs.		Scale: As Shown Date: June 2016 Drawn: mp Checked: M.P.		Job No IP03		Drawing No IP03	
					3 of 19						Rev No	



RECEIVED
 17 AUG 2016
 BOROUGH OF
 QUEENSCLIFFE

PROPOSED LOWER FLOOR PLAN.
 SCALE 1:100

For
 La Marca Family
 Dwg
 Planning dwgs.

ITS DESIGN - BUILDING DESIGNERS AND CONSULTANTS
 18 Wakana Street, Northcote VIC 3070
 PH/FAX +61 03 9381 1065
 MOBILE 0412 559 494
 Maurizio Pasquale DT-340-445

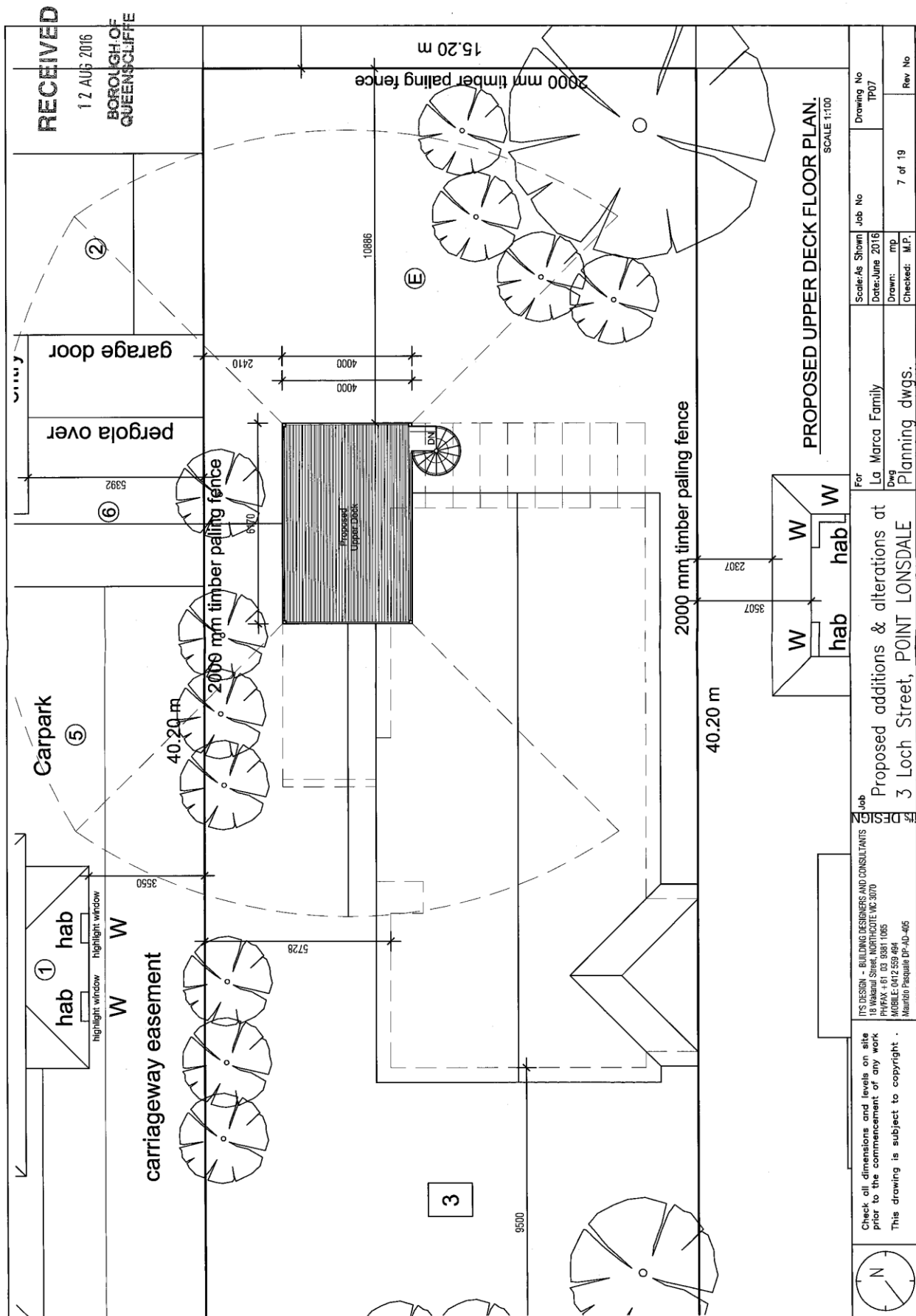
Check all dimensions and levels on site
 prior to the commencement of any work
 This drawing is subject to copyright.



Scale: As Shown
 Date: June 2016
 Drawn: mp
 Checked: M.P.

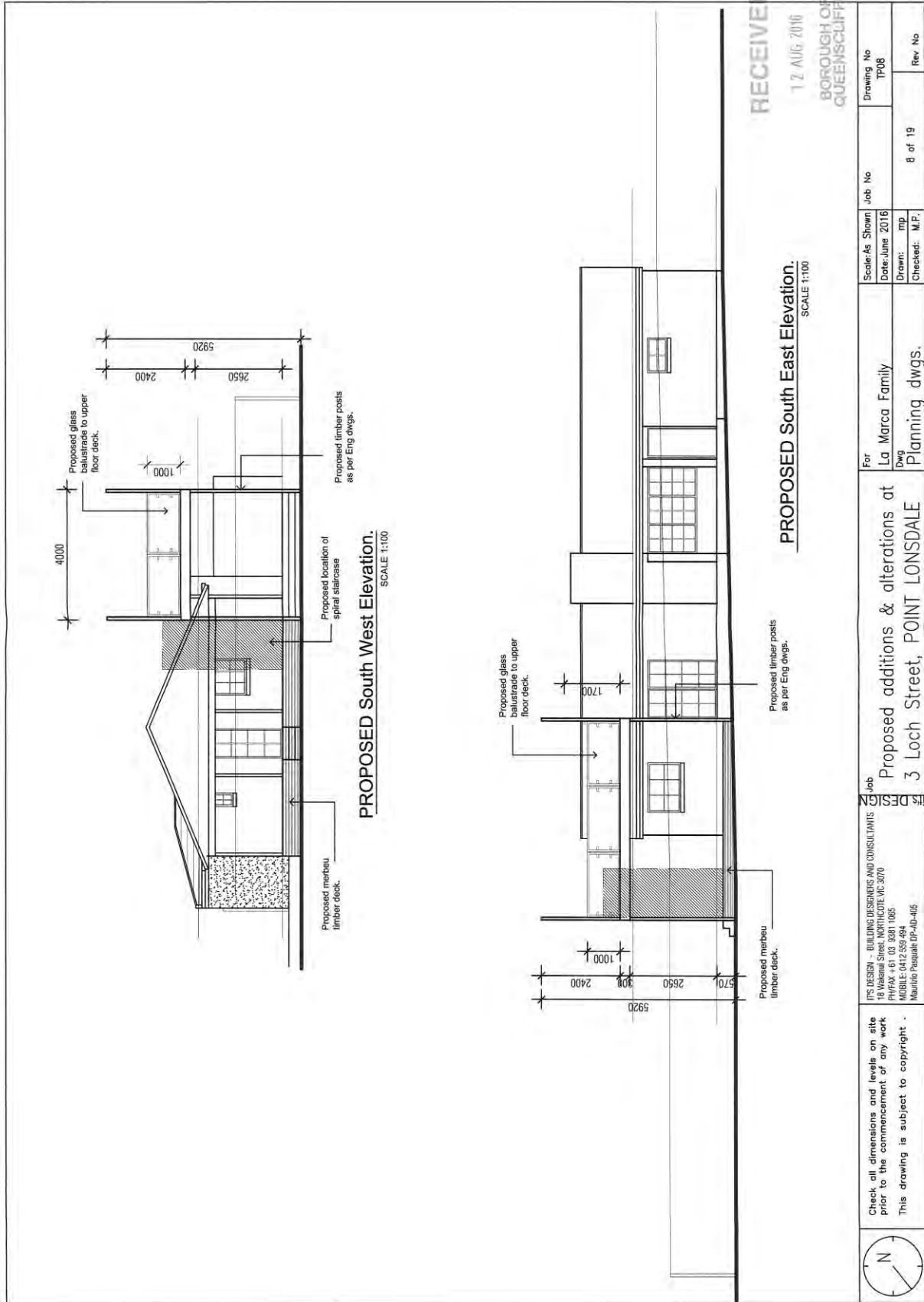
Job No
 Drawing No
 TP06

6 of 19
 Rev No



PROPOSED UPPER DECK FLOOR PLAN.
 SCALE 1:100

Check all dimensions and levels on site prior to the commencement of any work. This drawing is subject to copyright.	ITS DESIGN - BUILDING DESIGNERS AND CONSULTANTS 18 Wakahu Street, Northcote VIC 3070 PH/FAX +61 03 9381 1065 MOBILE 0412 559 494 Maurizio Pasquale DP-AD-405		Job No DESIGN	For La Marca Family	Scales/As Shown Job No Date: June 2016	Drawing No TP07
	Proposed additions & alterations at 3 Loch Street, POINT LONSDALE		Dwg Planning dwgs.	Drawn: mpj Checked: M.P.	7 of 19	Rev. No

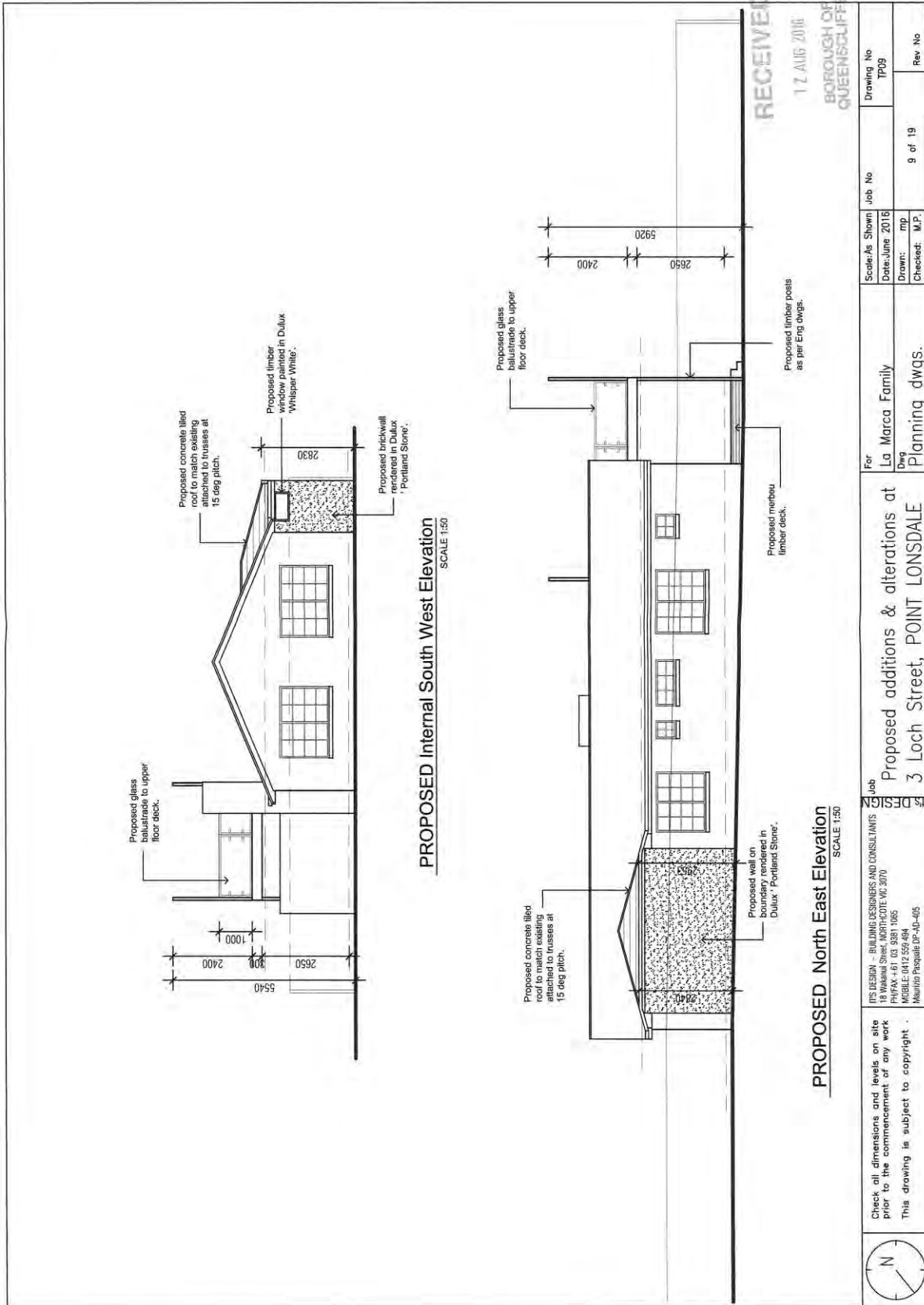


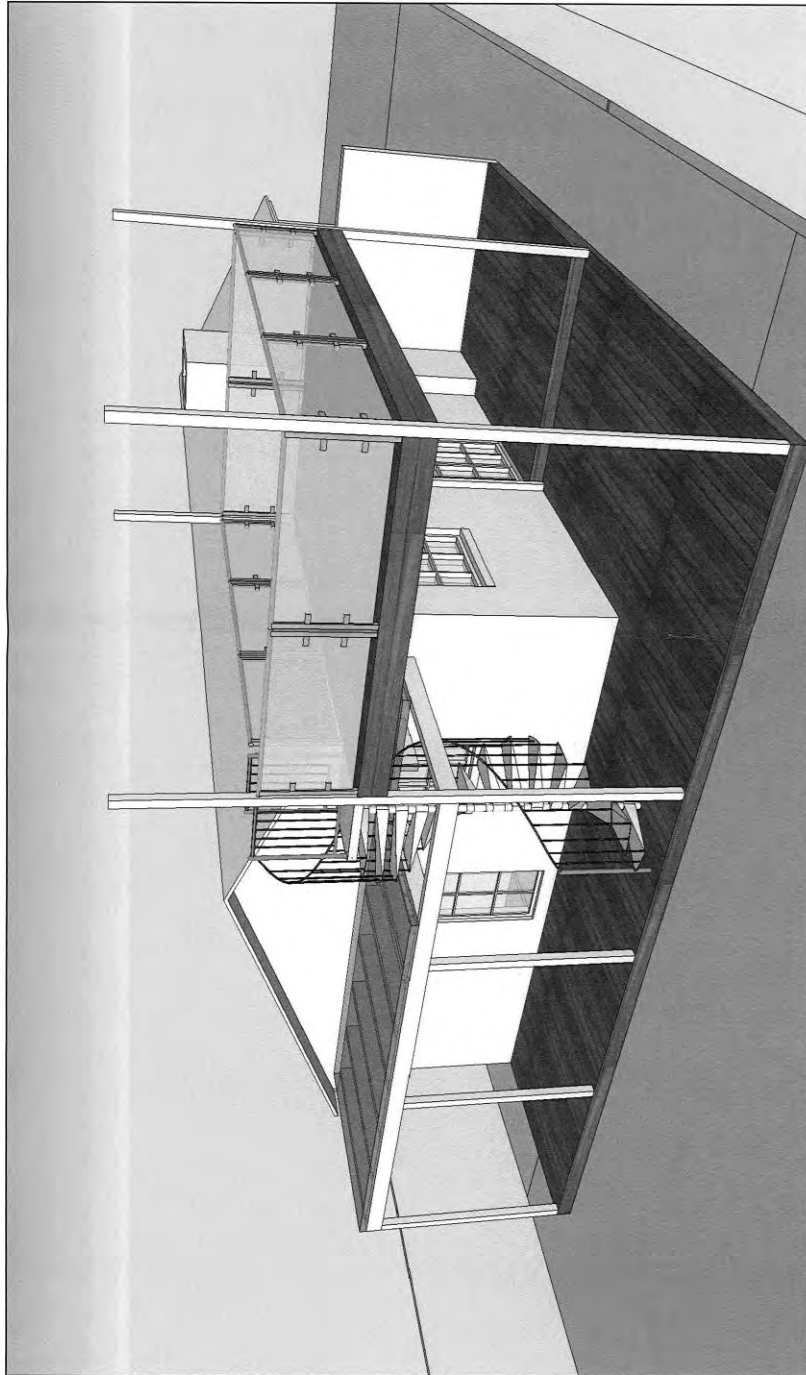
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PROPOSED South East Elevation.
 SCALE 1:100

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		Job Proposed additions & alterations at 3 Loch Street, POINT LONSDALE		Scale: As Shown Date: June 2016 Drawn: mp Checked: M.P.	Job No 8 of 19	Drawing No TP08







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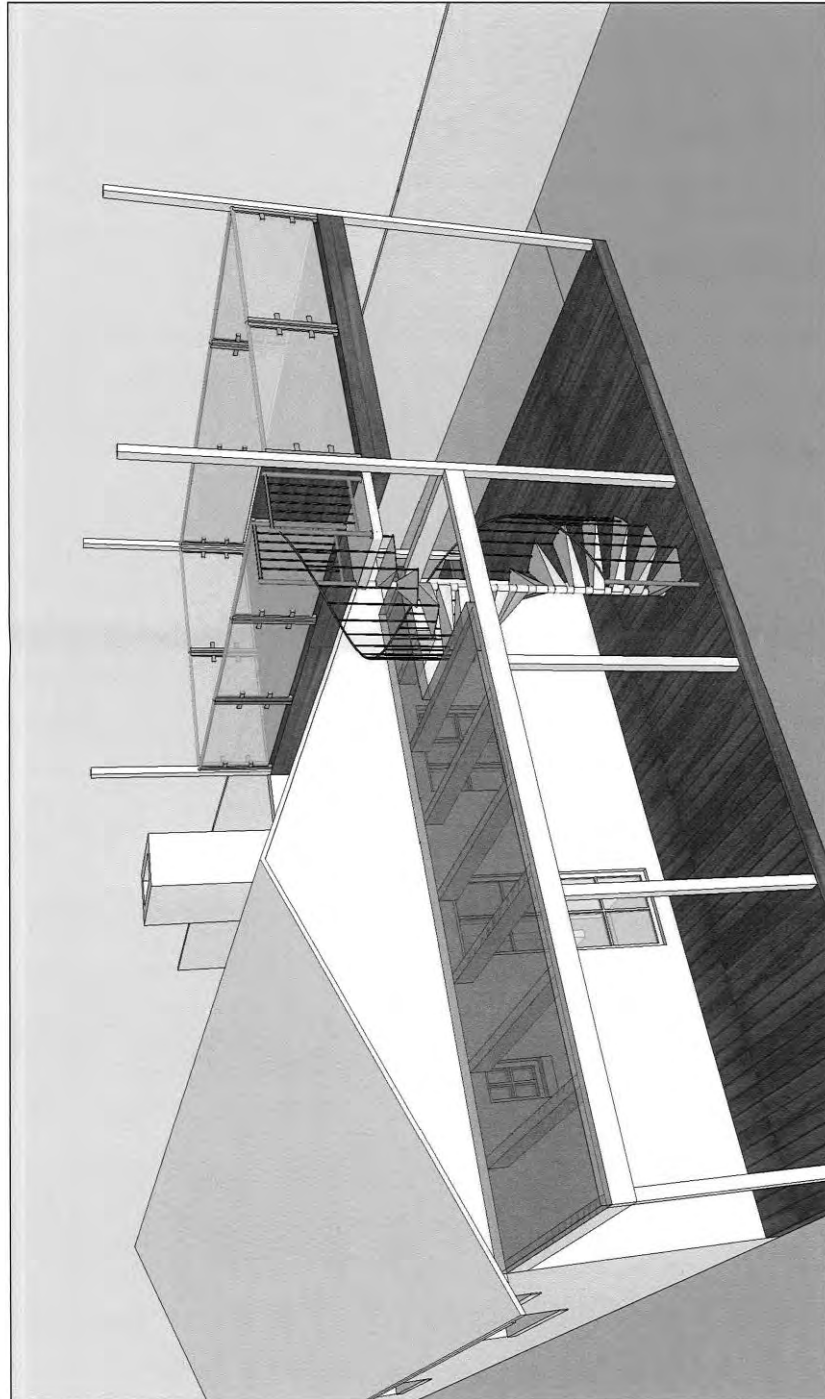
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PERSPECTIVE VIEW

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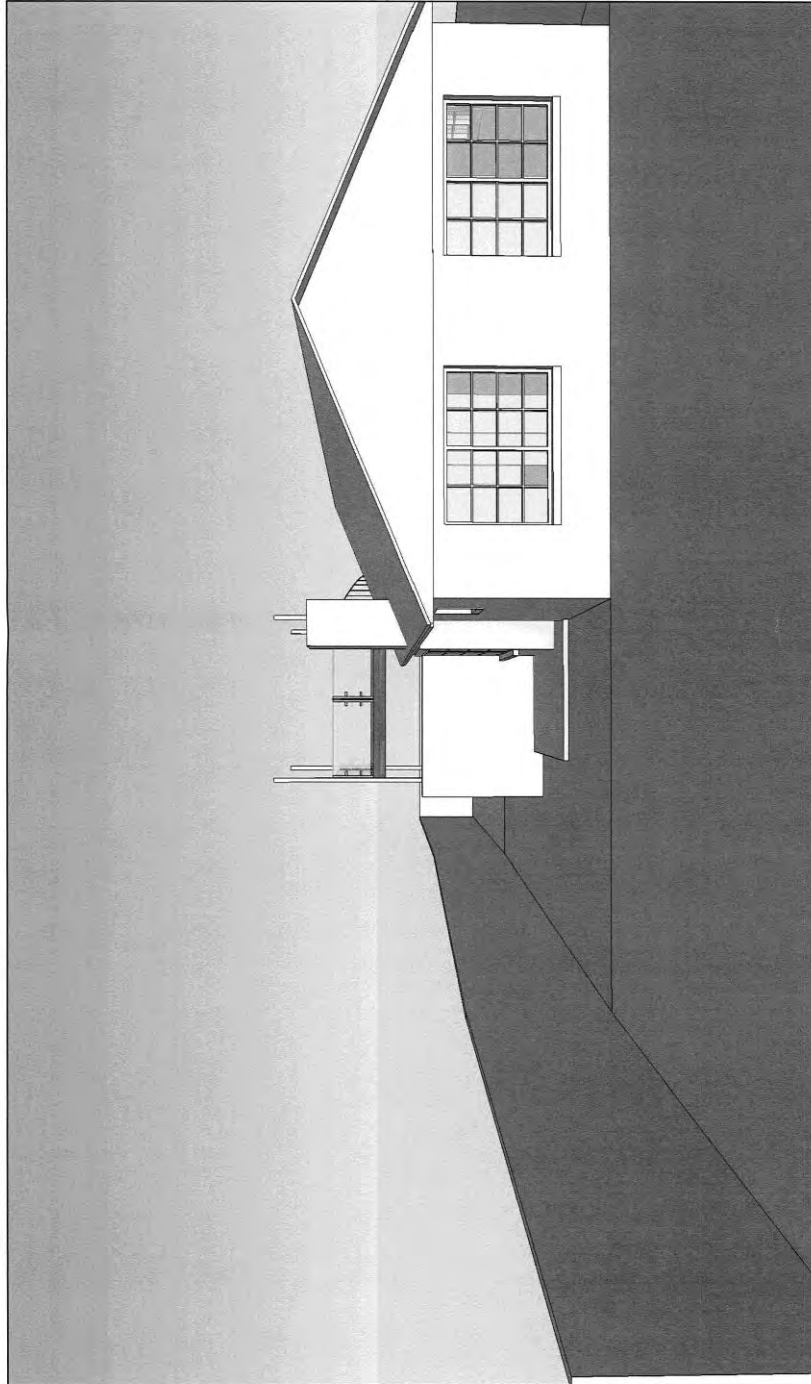
12 AUG 2016

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PERSPECTIVE VIEW

Check all dimensions and levels on site prior to the commencement of any work. This drawing is subject to copyright.	ITS DESIGN - BUILDING DESIGNERS AND CONSULTANTS 18 Wakemans Street, NORTHCOOTE VIC 3070 PH/FAX +61 03 9381 1065 MOBILE 0412 559 454 Maurizio Pasquale DP-AD-405	Job Proposed additions & alterations at 3 Loch Street, POINT LONSDALE	For La Marca Family Dwg Planning dwgs.	Scale/As Shown Date: June 2016	Job No	Drawing No TP14
				Drawn: mp Checked: M.P.	14 of 19	Rev No





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PERSPECTIVE VIEW

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6. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS: 3 Loch Street, Point Lonsdale

Provided to Councillors under separate cover





7. APPENDIX 3- APPLICATION DOCUMENTS: 8 Arkins Street, Point Lonsdale



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

Office Use Only

Application No.: 2016/094

Date Lodged: 29 SEP 2016

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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.: 8	St. Name: Arkins Street
Suburb/Locality: Point Lonsdale		Postcode: 3225

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: 52 Lodged Plan Title Plan Plan of Subdivision No.: 11172

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](#)

Development of a dwelling (two storey dwelling), outbuildings, front fence and associated works

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 \$500,000 ⚠ 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.

vacant land

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



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iPlanning



Queenscliffe Planning Scheme
Planning Report for Development of
a Dwelling (Two Storey Dwelling),
Outbuildings, Front Fence and
Associated Works

Address: 8 Arkins Street, Point Lonsdale
Reference: P-00167

Borough of Queenscliffe

iPlanning Services Pty Ltd – September 2016



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



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Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale

1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Mr Stewart Gull to submit a Planning Permit Application on his behalf for the development of a two (2) storey dwelling, outbuildings, front fence and associated works located at 8 Arkins Street, Point Lonsdale.

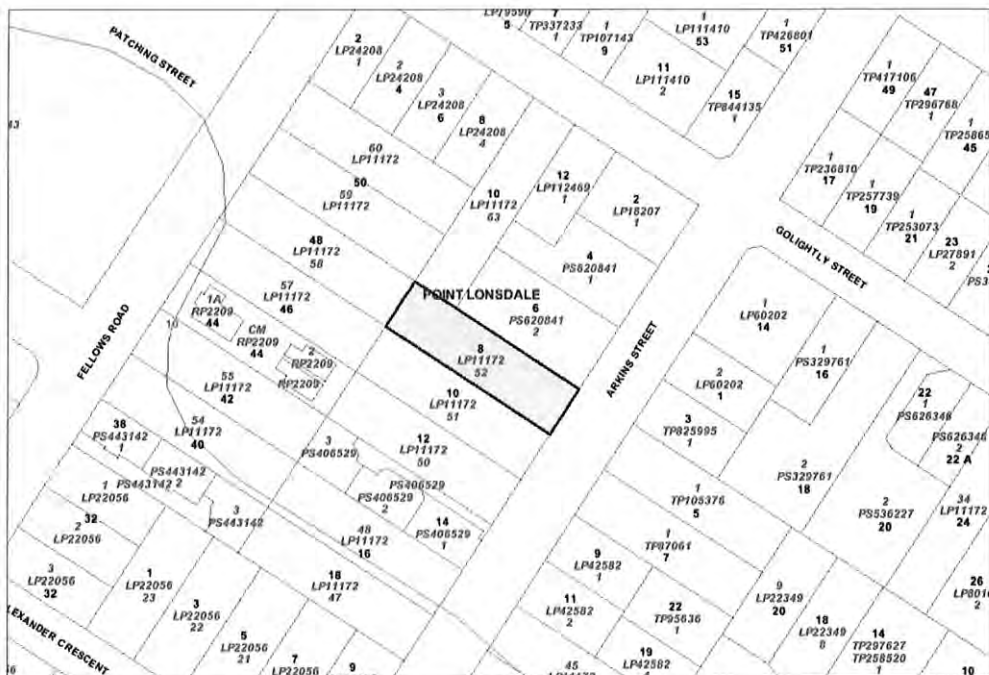
2. Permit Trigger/s

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

- **Design and Development Overlay** **Clause 43.02-2** Buildings and works and front fence

3. Subject Site and Site Context

The subject site is located on the west side of Arkins Street. The site consists of one Title, Vol. 07895 Fol. 161 Lot 52 on Plan of Subdivision No. 11172. The site is regular in shape with a frontage of approximately 16.76 metres to Arkins Street, a northern and southern boundary of approximately 61.57 metres, a western boundary of approximately 16.76 metres with an overall area of approximately 1031.9 square metres.



The site is currently vacant of any buildings. There is limited vegetation on the site and the land slopes from the east to the western boundary. A drainage and sewer easement is located at along the western boundary.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



The surrounding development includes old fibro dwelling to the south and a new modern brick single storey dwelling to the north of the site. The majority of the lots contain a single storey dwelling that is built from brick or weatherboard and are usually setback 5 to 6 metres from the front boundary. There is front fencing that comprises wire or vegetated screens and are 1.0 to 2.0 metres in height. The vegetation character of the area is native with some exotic species planted in garden beds.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, 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
Arkins Street								
1	1980s	s/s	brick	iron	30	nil	nil	native
2	1950s	s/s	brick	iron	30	wire	900	native
3	1940s	s/s	brick render	tiles	27.5	post & wire	1200	native
4	1950s	s/s	brick	iron	10	nil	nil	exotic
5	1990s	s/s	brick render	iron	10	nil	nil	native
6	2000s	s/s	brick render	iron	2	nil	nil	native
7	1950s	s/s	weatherboard	iron	20	post & wire	600	native
8	vacant	-	-	-	-	-	-	-
9	1960s	s/s	brick	tiles	30	post & wire	1000	native
10	1960s	s/s	fibro cement	iron	10	post & wire	900	native
11	1980s	s/s	brick	tiles	22.5	timber	900	native
12	1980s	s/s	brick	tiles	25	post & wire	900	Native

The immediate neighbourhood character is a mixture of different building styles ranging between the 1950s through to the 2000s. 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 (subject site). The front setbacks of the dwellings are setback between 5 to 6 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 which is mainly post and wire at a height of 900mm.

The subject site is located in close proximity to existing physical and social infrastructure. The main centre of Point Lonsdale is located approximately 860 metres to the east of the site in Point Lonsdale Road. The quaint small shopping centre comprises a supermarket, post office, newsagency, chemist, specialty clothing stores, a number of eating places cafes and restaurants.

The Point Lonsdale Golf Club is located approximately 460 metres to the north of the site located on Fellows Road.

There are a number of excellent beaches in the area with Point Lonsdale Surf beach which is located approximately 900 metres to the south of the site and the Point Lonsdale front beach is located approximately 860 metres to the east. Ganes Reserve is located approximately 600 metres to the south of the site. The Point Lonsdale Bowling Club is located 850 metres to the east of the site.

A bus stop is located approximately 250 metres to the north in Fellows Road.

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

Arkins Street 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

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



lines are located on the east side of the road and reticulated water is located on the west side of the road. Street lighting is located on the power poles.

4. Proposal

The proposal is to construct a two storey dwelling, outbuildings and associated works and the following is a breakdown of the development:

Proposed Two (2) Storey Dwelling:

Dwelling 1 is a double storey building and the ground floor will comprise large entry hall/study area, bedroom with ensuite and walk-in-robe, lounge room, dining room, kitchen/gallery, family room, laundry and rumpus room. An alfresco area will be located on the northwestern side of the dwelling and has direct access from the family room and the rumpus room. A double car garage is attached to the dwelling and is setback behind the front façade. The southern wall of the garage will be built 1.20 metres off the southern boundary. The ground floor area is approximately **298.03m²** which includes the alfresco area, garage and portico.

The first floor will comprise master bedroom with an ensuite and walk-in-robe, three (3) bedrooms all with their own ensuites and a games room. A balcony is located at the front of the dwelling and has direct access from the master bedroom. The first floor has a floor area of approximately **186.15m²** which includes the front balcony area.

The overall floor area of the proposed dwelling is approximately 484.18m².

The external materials include rendered blueboard and Hebel bricks at ground floor, and weatherboards on the first floor façade and Hebel bricks. The roof will be a colourbond roof that is hipped and gabled at a pitch of 27 degrees.

The overall height of the building is 8.37 metres (top of apex of the roof) and the garage wall will be built 1.20 metres from the southern boundary. The front setback will be 10.0 metres with the garage setback 12.49 metres and the northern boundary of the ground floor will be setback approximately 2.16 metres. The first floor southern wall will be setback 4.66 metres and the northern wall will be setback 3.86 metres.

A new double driveway will be constructed from Arkins Street road pavement to the garage.

Proposed Outbuildings:

The proposed outbuildings include a pump house, pool house, wash house, bbq shelter and storage shed. The following is a breakdown of each outbuilding:

- **Pump House** will have a floor area of approximately 9.2m² and will house the pump for the swimming pool. The height of the building is 2.4 metres to eave height and will be constructed from concrete blocks and weatherboards. The roof will be 30 degree colourbond cladding. The building will be built 1.4 metres off the southern boundary.
- **Pool House** will have a floor area of approximately 22.4m² and will have an inside bbq, sink and storage area. Sliding doors will be located in the north and south elevations and will be constructed from concrete blocks and weatherboards. The height of the walls to eaves will be 2.4 metres. The roof will be 30 degree colourbond cladding. The building will sit between the pump and wash houses.
- **Wash House** will have a floor area approximately 9.7m² and will comprise a shower, toilet and vanity. The height of walls to eaves will be 2.4 metres and will be constructed from concrete blocks and weatherboards. The roof will be 30 degree colourbond cladding. The building will be built 1.38 metres off the northern boundary.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



- **BBQ shelter** will have a floor area approximately 11.7m² and will house a bbq and a sink. The shelter will be constructed from concrete blocks and weatherboards. The roof will be a colourbond cladding at a pitch of 12 degrees. The shelter will be built 1.0 metre off the northern fence line.
- **Shed** will have a floor area of approximately 11.5m² and will be built to the southern boundary. The southern wall will be concrete blocks and have a height of 2.42 metres and the remainder of the façade will be lined with weatherboards. The roof will be a colourbond cladding and will have a pitch of 30 degrees.

The overall floor area of the outbuildings is approximately 64.5m².

Proposed Front Fence:

A new front fence will be approximately 1.2 metres in height and will comprise timber posts and vertical slats. The appearance of the fence will be semi-translucent which will allow viewing in and out of the front yard. Gates will be provided to allow vehicular and pedestrian access.

Associated Works:

An in ground swimming pool and spa will be located in the rear yard of the dwelling. The pool has a length of 12.0 metres by 2.8 metres wide, total area of 33.6m². The spa has an area of 4.0m².

The site will also be landscaped with appropriate tree species and ground covers as per Council's requirements. A detailed Landscape Plan prepared by Plot Landscape Architects has been provided with the application

5. Planning Controls

5.1 Zoning

The subject site is situated within the **General Residential Zone (GRZ1)**.



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

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



- 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.

Response:

The proposal is consistent with the purpose of the General 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 dwelling will be setback at least 10.0 metres from the street frontage and setback from side boundaries and will have no detriment to the existing character of the area. The proposals compliance with relevant State and Local policies is addressed below.

6. Overlays

6.1 Design and Development Overlay

The subject site is included within the **Design and Development Overlay (DDO4)**



Clause 43.02 of the Planning Scheme refers to the Design and Development Overlay and the purpose of the Overlay is:



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, Point Lonsdale



- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

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.

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 will not result in a detrimental impact on the existing residential character or identity of the area. The dwelling is setback at least 10.0 metres from the Arkins Street frontage and setback at least 1.4 metres from both side boundaries. Furthermore, the proposed development achieves the settlement and housing aspirations of the Queenscliffe Planning Scheme, providing a more compact neighbourhood without diminishing the liveability and character of the neighbourhood. Reticulated sewerage, water, stormwater management and telecommunications facilities are available to the site. The development caters for diversity in housing type in the area.
The design objectives of the relevant schedule to this overlay.	The proposed dwelling has addressed the matters relating to building height, building setback, landscaping and site coverage. The total site coverage of the site is approximately 38.8%, appropriate 10.0 setback from Arkins Street, at least 1.2 metre side setback from the north and 2.6 metres to the south which are in accordance with the design guidelines.
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. The use of gable roofs, weatherboards 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 is no vegetation to be removed and any landscaping will be in keeping with the landscape character which is a mix of native and exotic species.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
 Associated Works
 8 Arkins Street, Point Lonsdale



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 double car garage and two car spaces in front of the garage is provided for the front dwelling.
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	Not applicable.
Any other matters specified in a schedule to this overlay.	Refer to the table below that addresses the requirements of Schedule 4 to the Design and Development Overlay.

Schedule 4 to the Design and Development Overlay refers to Point Lonsdale Natural Coastal Area and each of the design objectives ensure any **new development** maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale Natural Coastal Area respectively.

Clause 2.0 to Schedule 4 of **Clause 43.02** refers to the buildings and works and the permit requirements that need to be assessed for new development.

Permit requirements for DDO4	Response
Buildings and works	
A permit is not required to carry out routine or preventative maintenance to existing structures.	Not applicable.
A permit is required for all other buildings and works.	A two (2) storey dwelling is being constructed on the site and a permit is required for the development.
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 1.2 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 1.2 metre high timber slat fence will be constructed along the front of the site. It will provide a semi-translucent appearance to allow viewing in and out of the site.
Building Height - No building can exceed a height of :	
▪ Two Storeys; and	Dwelling is proposed to be two storey.
▪ 8.5 metres above natural ground level	The proposed dwelling has an overall height of 8.37 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;	The upper floor has a floor area of approximately 186m ² , which is 38% less than the ground floor area. The design of the building is in keeping with the design objectives of the Design and Development Overlay.
▪ 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> ;	The proposed dwelling will be setback at least 1.2 metres from the northern boundary and 2.6 metres from the southern boundary. Appropriate areas have been set aside for landscaping as per the attached Landscape Plan.
▪ Reflect the prevailing building height in the immediate area, especially in streets that are predominantly single storey in character; and,	The dwelling is double storey with hipped or gabled roofs.
▪ Prevent buildings protruding above the ridgeline of the dunes along Port Phillip Bay so as to form a silhouette against the sky	The proposed dwelling will not be seen from the foreshore or any public viewing point.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, Point Lonsdale



when viewed from the foreshore or any significant public viewing point.	
<ul style="list-style-type: none"> ▪ Prevent buildings significantly protruding above the vegetation canopy of an area ▪ Take into consideration the reasonable sharing of views. 	<p>There proposed dwelling will not protrude above the existing tree canopy.</p> <p>Not applicable.</p>
Building setbacks – new buildings must also meet the following requirements:	
<ul style="list-style-type: none"> ▪ 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 	The front setback is 10.0 metres.
<ul style="list-style-type: none"> ▪ 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). 	Side setbacks of the dwelling accord with this provision (refer to the development plans). The northern setback is 1.2 metres and the southern boundary is 2.6 metres. The first floor will have a northern setback of 4.66 metres and the southern first floor setback is approximately 3.86 metres. The existing dwelling to the south is not located within close proximity to the proposed dwelling and there will be no impact caused by overlooking or overshadowing. Refer to two dimensional height plan.
<ul style="list-style-type: none"> ▪ Buildings should not be built on side and rear boundaries except where : <ul style="list-style-type: none"> ▪ 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. 	The garage will be setback 1.2 metres from the northern boundary
<ul style="list-style-type: none"> ▪ An outbuilding, garage or carport should not be constructed on a boundary, 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 	The proposed shed will have a wall height of 2.4 metres, which is below the maximum 3.6 metres.
Permeable surface area	
<ul style="list-style-type: none"> ▪ At least 30% of the area of a site should have a permeable surface. 	The site has a permeable area of at least 30%.
Site coverage	
<ul style="list-style-type: none"> ▪ Buildings should not occupy more than 40% of the area of a site. 	The site coverage for the buildings is 38.8%.
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 	The site is not adjacent to an existing heritage overlay.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



works are sympathetic to the character and amenity of the adjoining building.	
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6.2 Vegetation Protection Overlay

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



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:

There is no vegetation to be removed from the site.

7. Particular Provisions

7.1 Native Vegetation



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, Point Lonsdale



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 is to be removed as part of the application.

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 dwelling

Response:

The proposed development comprises 1 x5 bedroom dwelling. This equates to at least two (2) car spaces to be provided on site. There are at least 4 spaces to be provided on site.

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.
The purpose of the zone, overlay or other provision	The development complies with the General Residential Zone (GRZ).
Any matter required to be considered in the zone, overlay or other provision	The development complies with the Design and Development 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



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, Point Lonsdale



	occurred through this layout and design of the proposed dwellings.
The proximity of the land to any public land	The site is not within proximity to any public land except the Arkins Street road reserve.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	Not applicable.
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	Not applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Not applicable.
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.

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:
 No native vegetation is to be removed from the site.

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 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 development will be connected to existing infrastructure to allow for maximisation of existing resources.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
 8 Arkins Street, Point Lonsdale



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 in Point Lonsdale Road.

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. No visitor parking is required.

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:

All services are to be provided to the proposed dwelling including reticulated water, sewer, drainage and electricity.

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



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



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.

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:

There is no vegetation to be removed from the site.

The proposed dwelling will be setback at least 10.0 metres from the frontage and side setbacks from both side boundaries will occur. The first floor side setbacks are more than generous in the requirements of the design guidelines. The design and materials to be used are a render on blueboard and Hebel brick, weatherboards and render on the first floor, are considered appropriate in the street and the design meets the existing character of this area. The use of appropriate building materials and hipped and gabled roofs will enhance the area and not be out of character with the neighbourhood.

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 dwelling is orientated north-south with the secluded private open space facing to the west allowing good use of the northerly sun. Internal living areas will have direct access to the western outdoor living areas. Use of large windows 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.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
 Associated Works
 8 Arkins Street, Point Lonsdale



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 harmonises 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
- 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 development is appropriate for the following reasons:

- The development and subdivision meet the local planning policy objective for infill development and urban consolidation.
- The development is consistent with the purpose and strategic intent of the General Residential Zone.
- The dwelling meets the local planning policy objectives of the urban character policy and including the design guidelines as detailed in Schedule 4 of the Design and Development Overlay.
- The development responds favourably to the decision guidelines of Clause 65.01.
- The development 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 development on the land is responsive to the principles for energy efficiency and the achievement of sustainable development.
- The new dwelling meets the front and side setbacks, site coverage and provides significant areas for future landscaping.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



For these reasons, it is respectfully requested that Queenscliffe Borough Council issue a planning permit to allow for the development of the two (2) storey dwelling, outbuildings, front fence and associated works located at 8 Arkins Street, Point Lonsdale.


.....
James Iles
Town Planner



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale

11. Photos of the site and surrounds



Double storey dwelling at 8 Arkins Street (now demolished).



Existing driveway at 8 Arkins Street.



Rear section of the demolished dwelling.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Rear section of the
demolished dwelling.



Rear yard of 8 Arkins Street.



Looking back towards the
demolished dwelling from the
western boundary.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Looking east along the
southern boundary.



Southern side of the
demolished dwelling.



Looking from the previous
first floor deck over the rear
yard of the site.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Northern side of the
demolished dwelling.



Northern elevation of the
demolished dwelling.



Rear service yard of 6 Arkins
Street.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



Southern side of 6 Arkins Street.



View to dwelling at 6 Arkins Street from previous rear first floor deck.



View to dwelling at 6 Arkins Street from previous rear first floor deck.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Rear yard of 10 Arkins
Street.



Rear yard of 10 Arkins
Street.



Rear of 48 Fellows Road.



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Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Rear yard of 46 Fellows
Road.



Rear yard of 16 Golightly
Street.



12 Arkins Street.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



11 Arkins Street.



10 Arkins Street.



9 Arkins Street.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



6 Arkins Street.



5 Arkins Street



4 Arkins Street.



Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



3 Arkins Street



2 Arkins Street



1 Arkins Street.



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Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and Associated Works
8 Arkins Street, Point Lonsdale



Looking south along Arkins Street.



Looking north along Arkins Street.



Looking north along the naturestrips on the west side of Arkins Street.

Development of a Dwelling (2 storey dwelling), Outbuildings, Front Fence and
Associated Works
8 Arkins Street, Point Lonsdale



Existing hedge at the front of
the site.



iPlanning Services P/L

PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000



RECEIVED
QIP 640-800
16 NOV 2016

BOROUGH OF
QUEENSCLIFFE

11 November 2016

Our Reference: P-00167
Your Reference: 2016/094

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

Dear Leah,

**RE: Planning Permit Application No. 2016/094
Development of a dwelling, outbuildings and a front fence
8 Arkins Street, Point Lonsdale**

I refer to your letter dated 18th October 2016 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* for the development of a dwelling, outbuildings and a front fence located at 8 Arkins Street, Point Lonsdale.

I provide you with the following information:

- **A site plan that shows all proposed buildings with dimensions and dimensioned setbacks;**
- **A first floor plan in relation to site boundaries; and,**
- **A front fence elevation plan.**

Further to the above, I provide a written response to the issues raised upon the initial assessment of the application:

- The overall height of the building has reduced as well as being lower than natural ground level. The VCAT determination states that the existing character of the area is single and double storey dwellings. The proposed dwelling is double storey which meets the existing character. Many photographs of the area were provided at the previous hearing and it was evident to the Tribunal Member that double storey development is a character of this area of Point Lonsdale. The first storey is smaller in floor area than the ground floor and there is a larger front setback area that will allow for appropriate landscaping. Also, the lowering of the dwelling below natural ground level will reduce the robustness of the front façade.
- The proposed dwelling has emphasised horizontal form with use of horizontal roller door panelling, horizontal timber weatherboards, horizontal framing above the main entrance and garage. The south and north elevations of the dwelling provide a horizontal design and this has been projected by the overall wall length and roof design. There is very little vertical form found on the dwelling.
- The proposed dwelling has reduced the roof height from the previous planning permit application and has lowered the building below natural ground level at the front setback. An increased front setback has been provided to allow for greater landscaping. The northern elevation has been pushed further off the side boundary, which will allow for greater landscaping opportunities. The first floor has also been pushed back from side boundaries to further reduce the bulk and mass of the building.

The existing lot has long side boundaries with a narrower frontage than some of the existing properties in the street. Therefore the design of the building utilises the length along the side boundaries, but still providing a significant area at the rear of the dwelling for secluded private open space. The southern wall of the dwelling at No. 6 Arkins



iPlanning

Street runs along the entire length of the south boundary (setback of course), and is seen as a horizontal design. The proposed dwelling replicates this design.

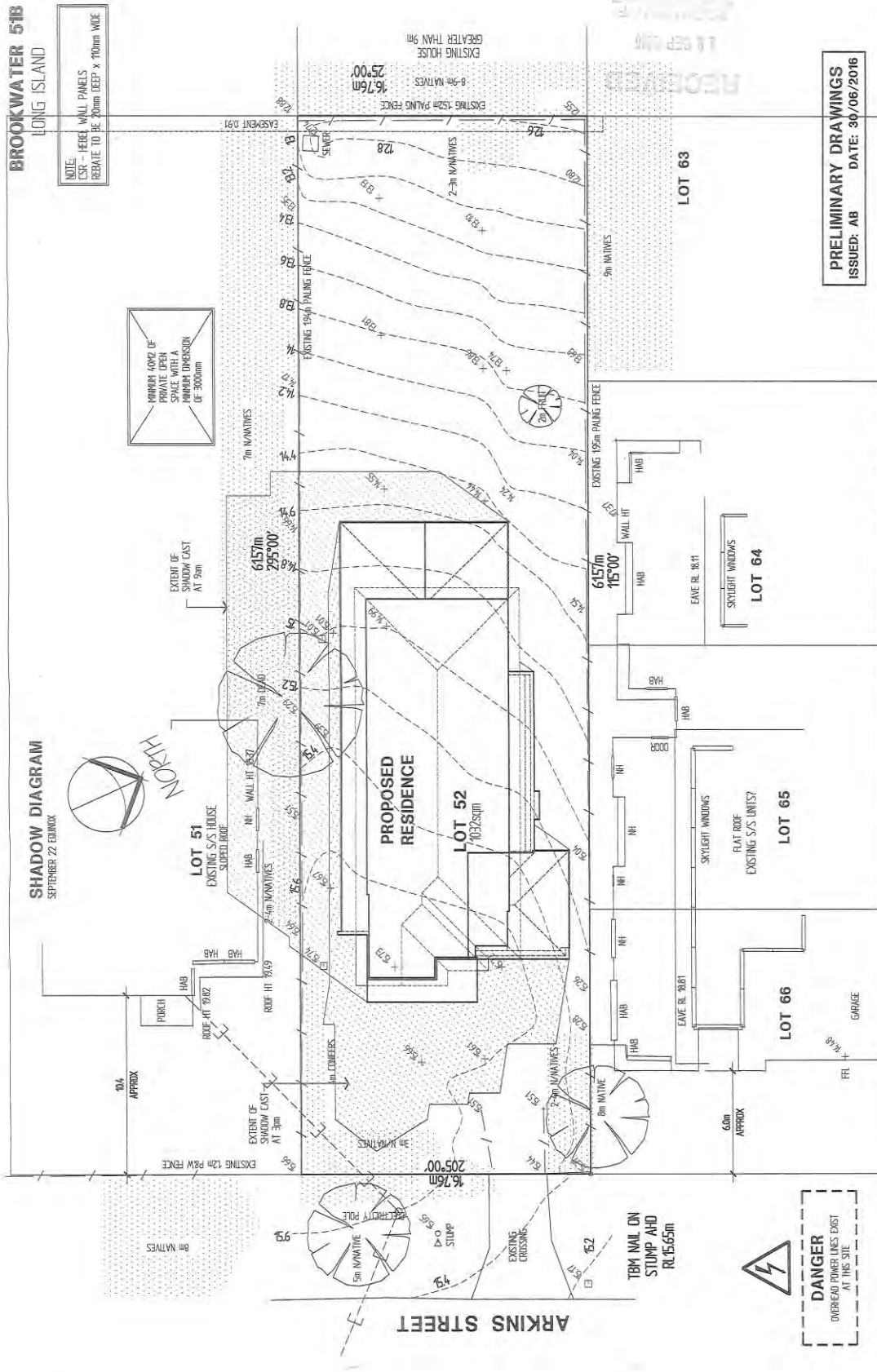
I request that the application now commence advertising as soon as possible.

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

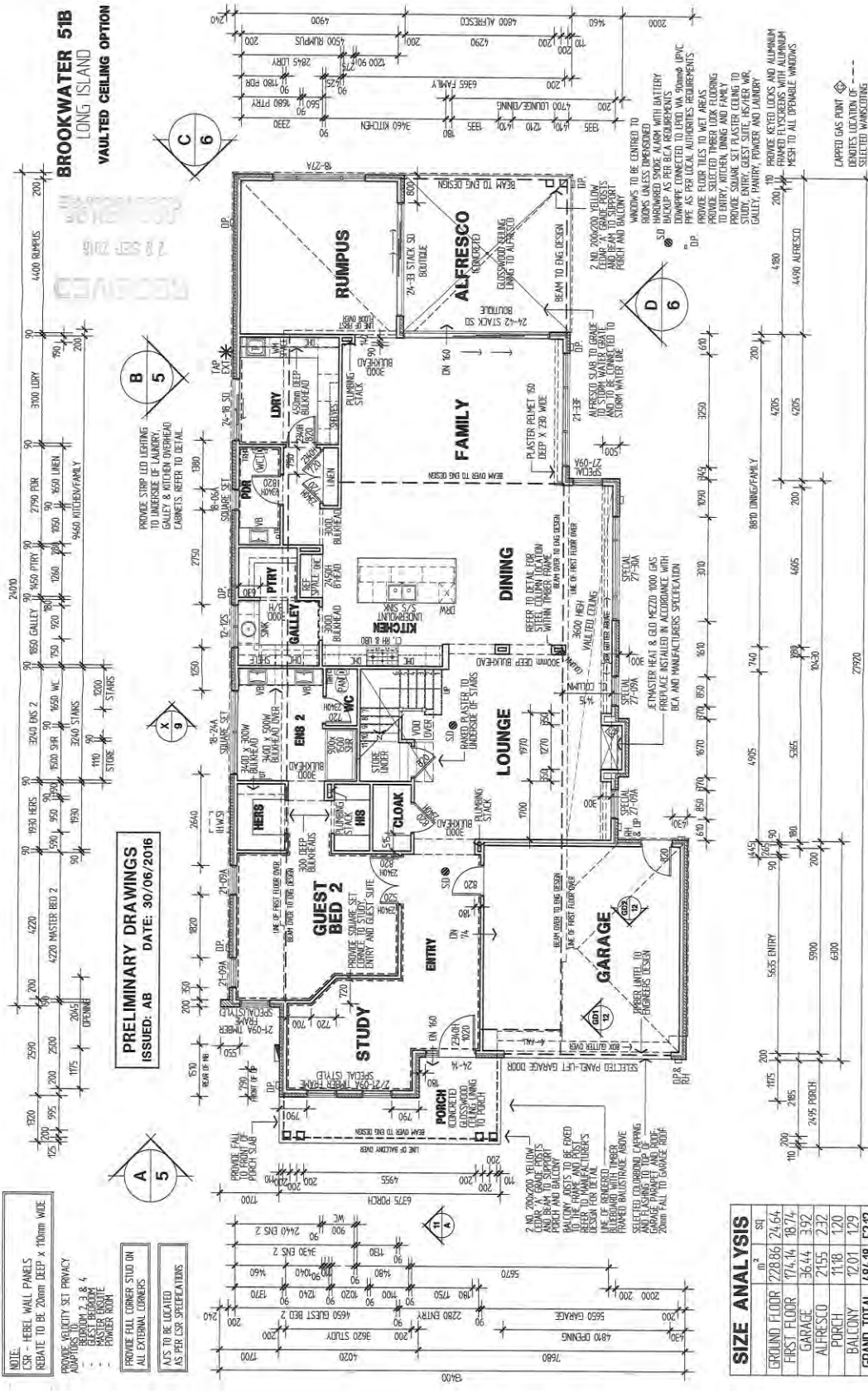
Yours faithfully,
iPLANNING SERVICES P/L

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

James Iles
Director/Town Planner



CLIENT: S GULL ADDRESS : LOT 62 ARKINS STREET POINT LONSDALE MASTER ESSED: 12/08/2015 BY: GJGGG	This drawing is sheet no. _____ of _____ drawings referred to in this contract agreement dated _____		PORTER DAVIS <i>prestige</i> Made in Australia 4/57 The Esplanade Kilar Park, VIC 3042 Phone 03 9377 2500 Fax 03 9377 2501	SIGNATURES Builder: _____ Client: _____
	PRELIMINARY DRAWINGS ISSUED: AB DATE: 30/06/2016	JOB No.: 121041 DATE: 23.06.16 rev. SCALE: 1:200 DRAWN: JBC SHEET 2B OF 17		DATE: _____ FILE: _____



CLIENT: S GULL
ADDRESS: LOT 52 ARKINS STREET
 POINT LONSDALE
 MASTER ISSUED: 12/08/2015 BY: GGEG

This drawing is sheet no. 3 of 17 drawings referred to in this contract agreement dated 30/06/2016

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PORTER DAVIS
prestige

Western District Office
 Eastern Beach Office
 41-47 Theunissen Road
 Melbourne, Victoria 3006
 Phone 03 9533 7200
 Fax 03 9531 9699

SIGNATURES:
 Builder: _____
 Client: _____

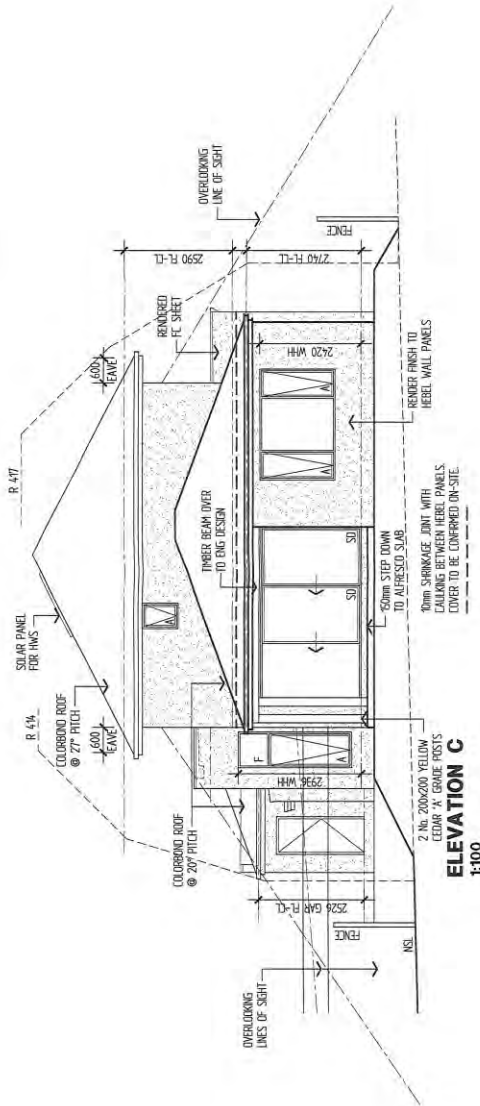
JOB No.: 121041
DATE: 23/08/16 rev.
SCALE: 1:100 DRAWN: JBC
SHEET 3 OF 17

DATE: _____ BY: _____

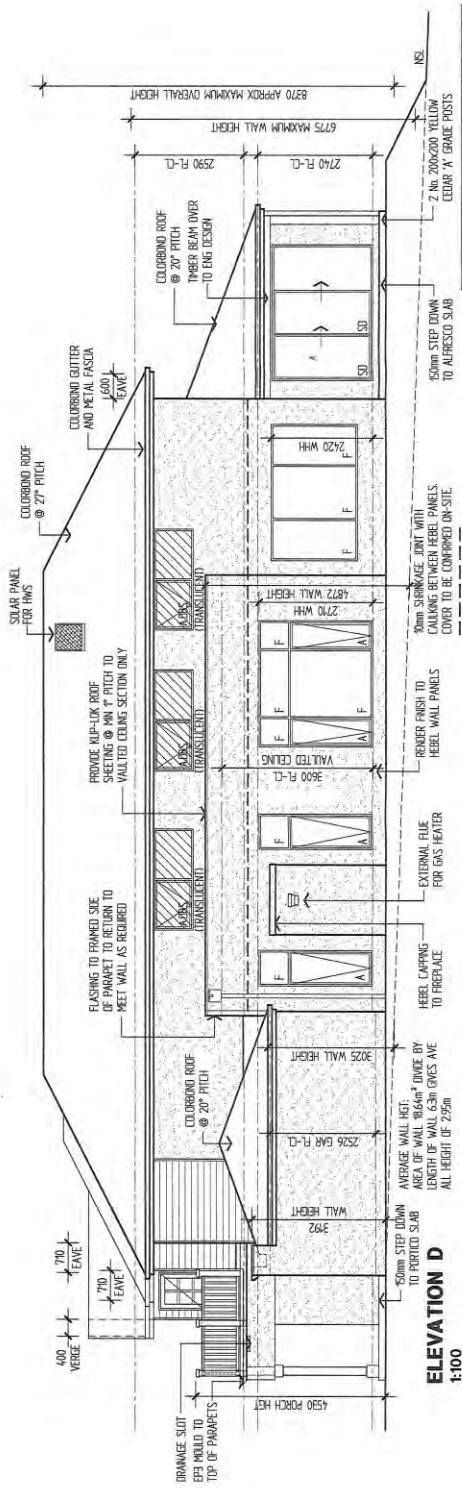


BROOKWATER 51B

NOTE:
 CSR - HEBEL WALL PANELS
 REBATE TO BE 20mm DEEP x 100mm WIDE



ELEVATION C
 1:100



ELEVATION D
 1:100

PRELIMINARY DRAWINGS
 ISSUED: AB DATE: 30/06/2016

JOB No.:	121041
DATE:	23/06/16
SCALE:	1:100
SHEET:	6 OF 17

SIGNATURES
 Builder: _____
 Client: _____

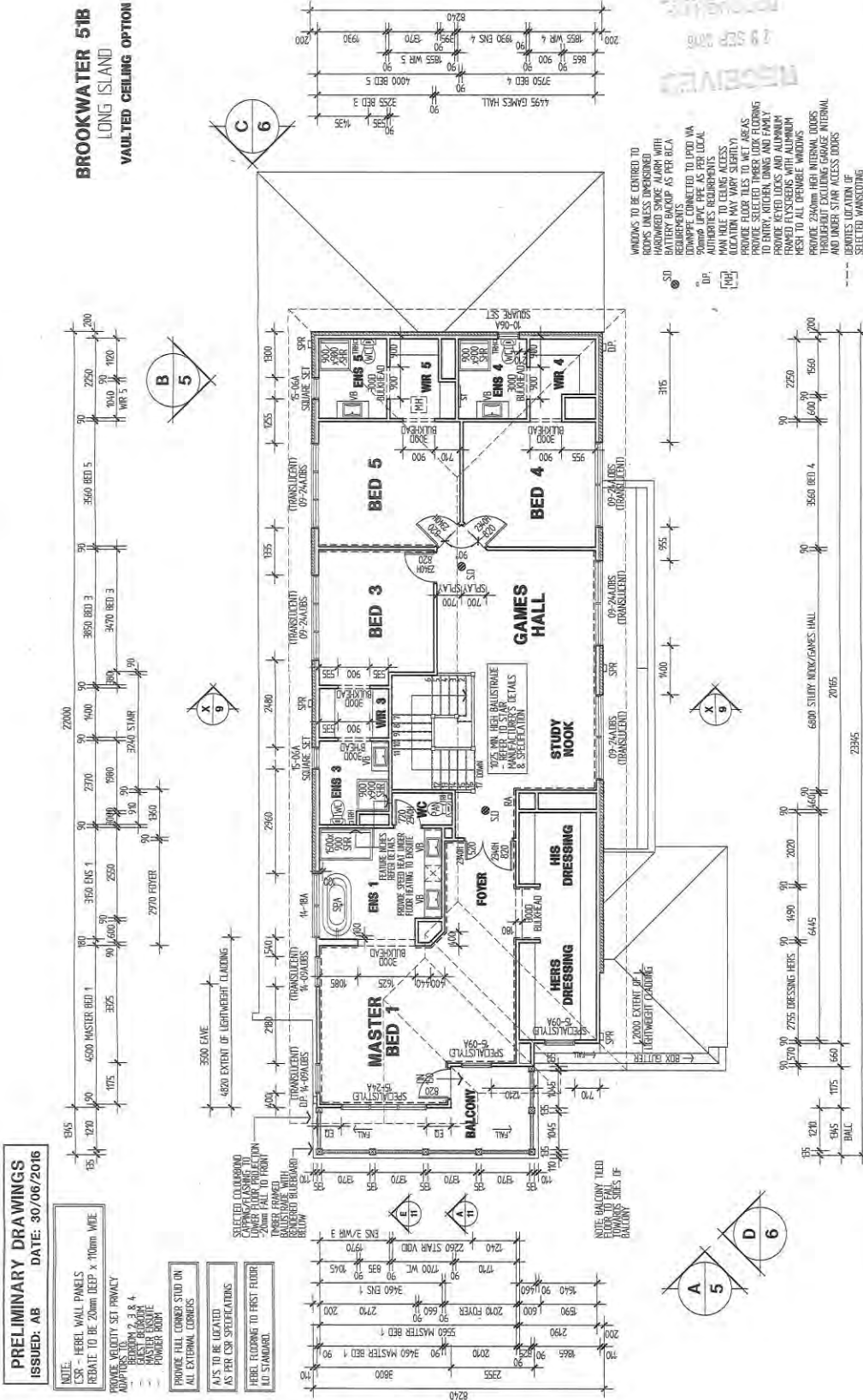
PORTER DAVIS
prestige

Western Region Office
 Eastern Region Office
 4-4-4 Phillip Street, Melbourne VIC 3000
 Phone (03) 8911 5200
 Fax (03) 8911 5201

This drawing is sheet no. _____ of _____ drawings referred to in this contract agreement dated _____

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CLIENT: **S GULL**
 ADDRESS: **LOT 52 ARKINS STREET**
POINT LONSDALE
 MASTER ISSUED: 12/09/2015 BY: GGGG



PRELIMINARY DRAWINGS
 ISSUED: AB DATE: 30/06/2016

NOTE:
 CSR - FIBRE WALL PANELS
 REBATE TO BE 20mm DEEP x 10mm WIDE
 PROVIDE VERTICAL SET PRIVACY
 ADAPTS TO 1, 2, 3 & 4
 FIBRE BOARD
 MASTER BATH
 POWDER ROOM

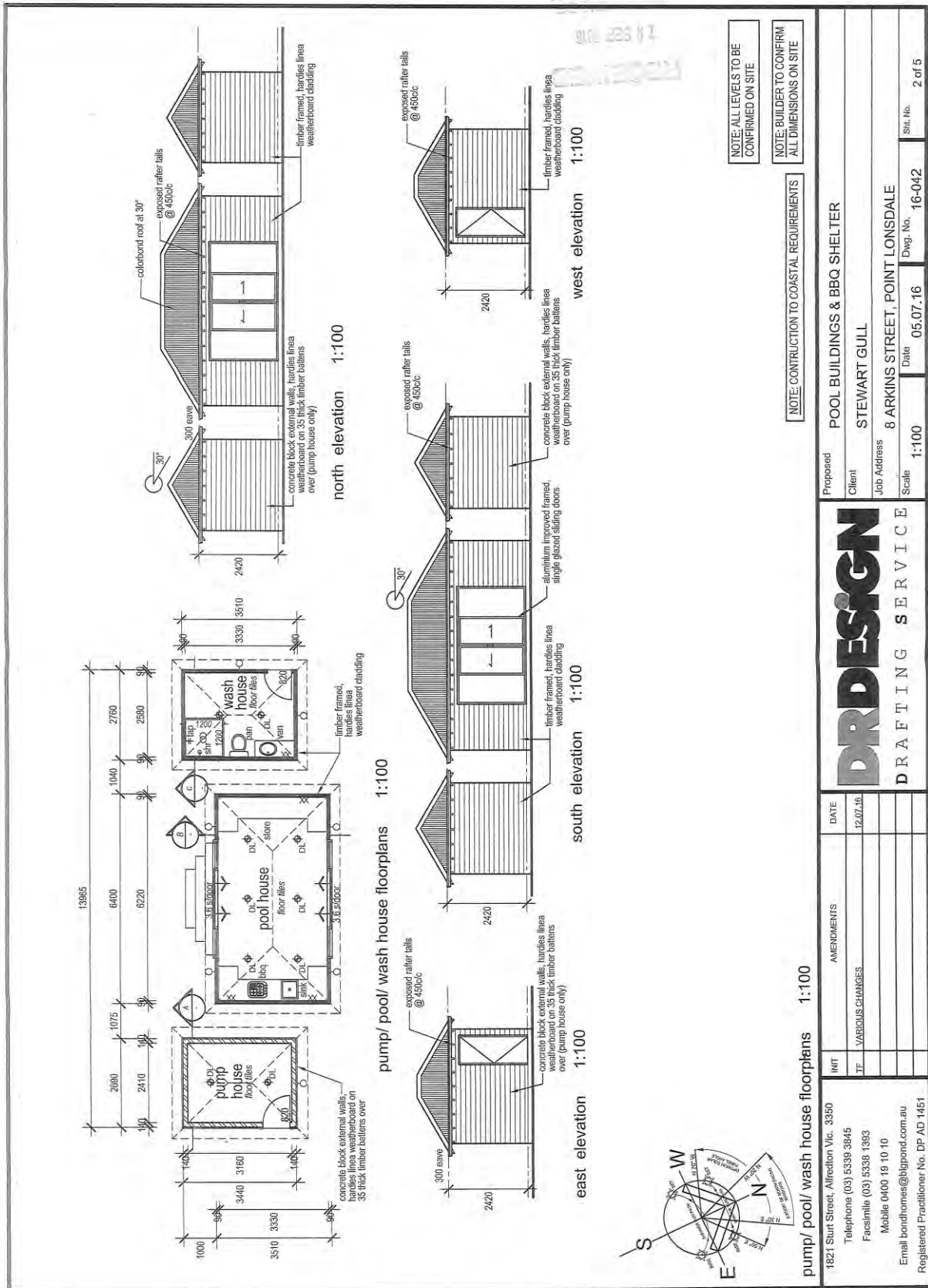
PROVIDE HALF CORNER STUD ON ALL EXTERNAL CORNERS
 ALL TO BE LEVATED AS PER CSF SPECIFICATIONS
 FIBRE FLOORING TO FIRST FLOOR TO STANDARD

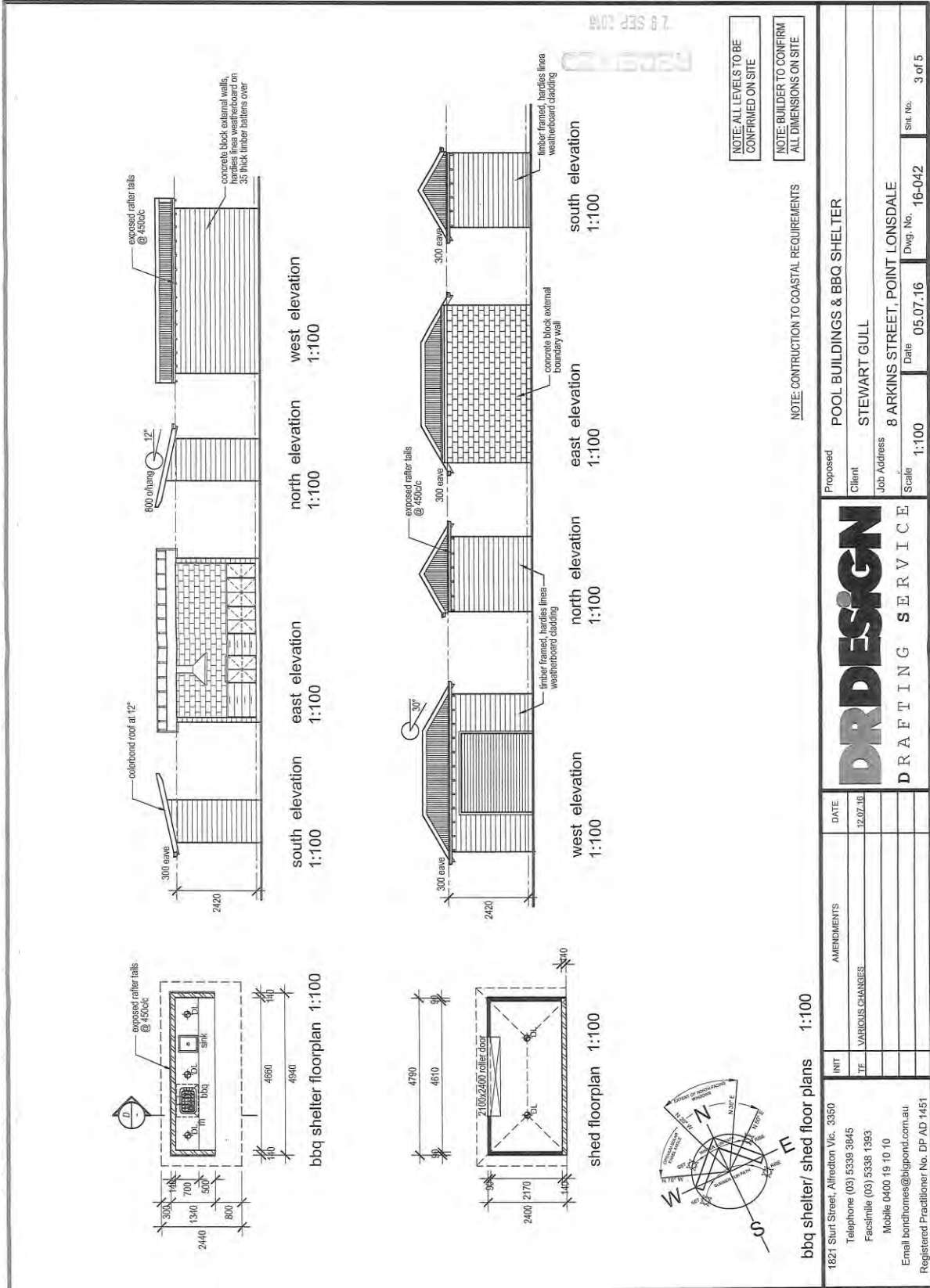
SELECTED COMBIBOND CARPENTRY GLASSING TO LOWER PART OF FRONT THREE FRAMED BALUSTRADE WITH BALUSTRADE BELOW

NOTE: BALCONY FLED TO BALCONY SILES OF

WINDOWS TO BE COVERED TO PROTECT FROM DIRECT SUNLIGHT AND HAZARDOUS WORK WITH BATTERY BACKUP AS PER BCA REQUIREMENTS
 DOWNPIPE CONNECTED TO UPD VIA 100mm DIA. DOWNPIPE WITH LOCAL AUTHORITY'S REQUIREMENTS
 MAIN HOLE TO CEILING ACCESS LOCATION MAY VARY SLIGHTLY
 PROVIDE FLOOR TILES TO WET AREAS TO ENTRY, KITCHEN, BATH AND HALLWAY
 PROVIDE KEYS LOCKS AND ALUMINIUM FRAMED FLYSCREENS WITH ALUMINIUM MESH TO ALL OPENABLE WINDOWS
 PROVIDE 250mm HIGH INTERNAL DOORS TO ALL ROOMS EXCEPT INTERNAL BALCONY STAIR ACCESS DOORS
 INDICATES LOCATION OF SELECTED WAKESCOTING

CLIENT: S GULL ADDRESS : LOT 52 ARKINS STREET POINT LONSDALE	This drawing is sheet no. ___ of ___ drawings referred to in this contract agreement dated _____ <small>This work is exclusively owned by PORTER DAVIS HOLDINGS Pty Ltd and cannot be reproduced or copied, either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying) without the written permission of PORTER DAVIS HOLDINGS.</small>		JOB No.: 121041 DATE: 23/06/16 SCALE: 1:100 SHEET 4 OF 17
	SIGNATURES Builder: PORTER DAVIS <i>prestige</i> <small>Western Region Office 42-47 Thumana Road Point Lonsdale, VIC 3963 Phone: 083 8741 9200 Fax: 083 8741 9299</small>	Citizen: _____	FILE : _____ DATE : _____





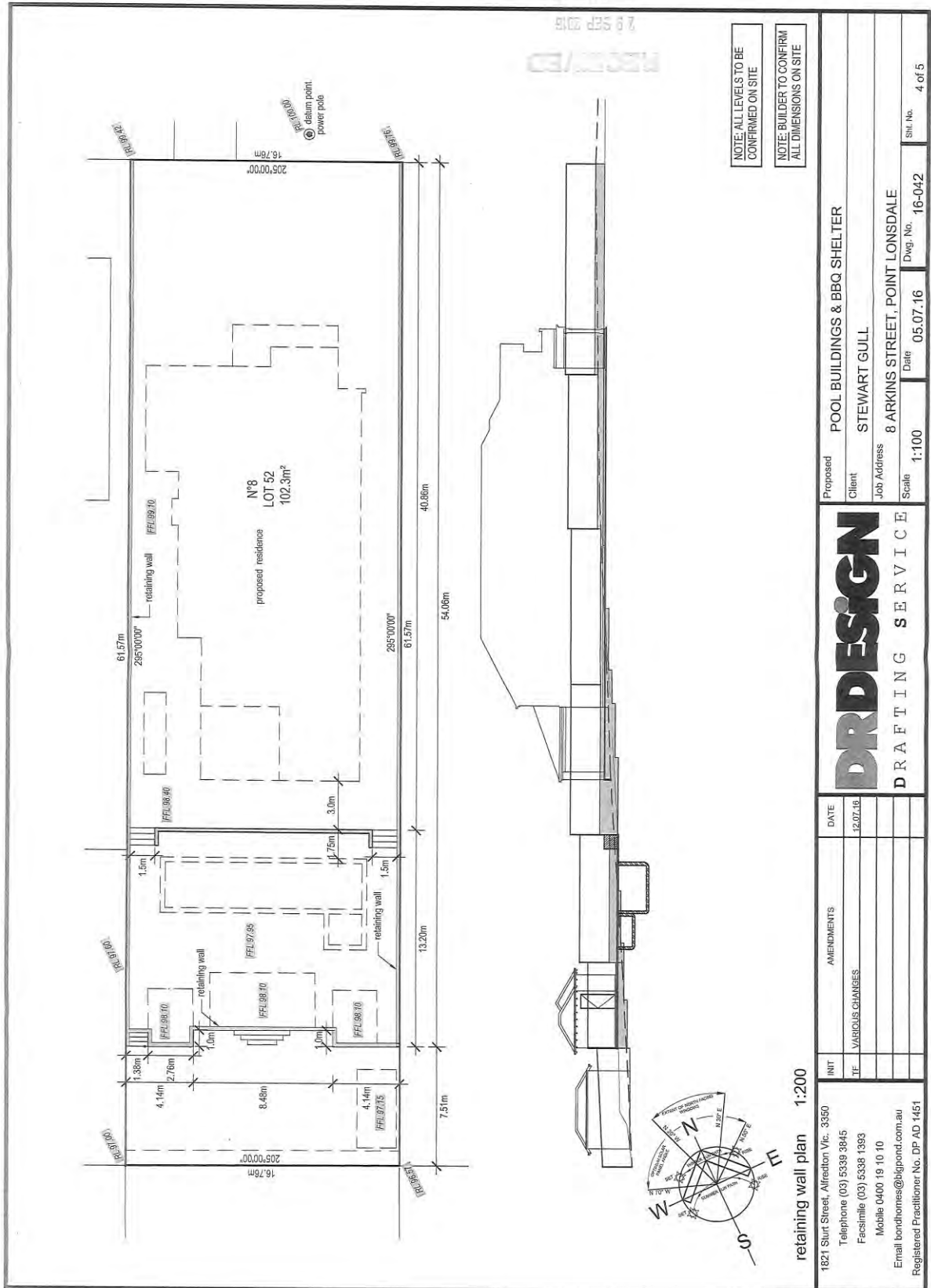
DRDESIGN
 D R A F T I N G S E R V I C E

AMENDMENTS	DATE
IF VARIOUS CHANGES	12.07.16

bbq shelter/ shed floor plans 1:100

1821 Sturt Street, Alfreton Vic. 3350
 Telephone (03) 5339 3645
 Facsimile (03) 5338 1393
 Mobile 0400 19 10 10
 Email bontchomes@bigpond.com.au
 Registered Practitioner No. DP AD 1451

Proposed	POOL BUILDINGS & BBQ SHELTER
Client	STEWART GULL
Job Address	8 ARKINS STREET, POINT LONSDALE
Scale	1:100
Date	05.07.16
Dwg. No.	16-042
Shit. No.	3 of 5



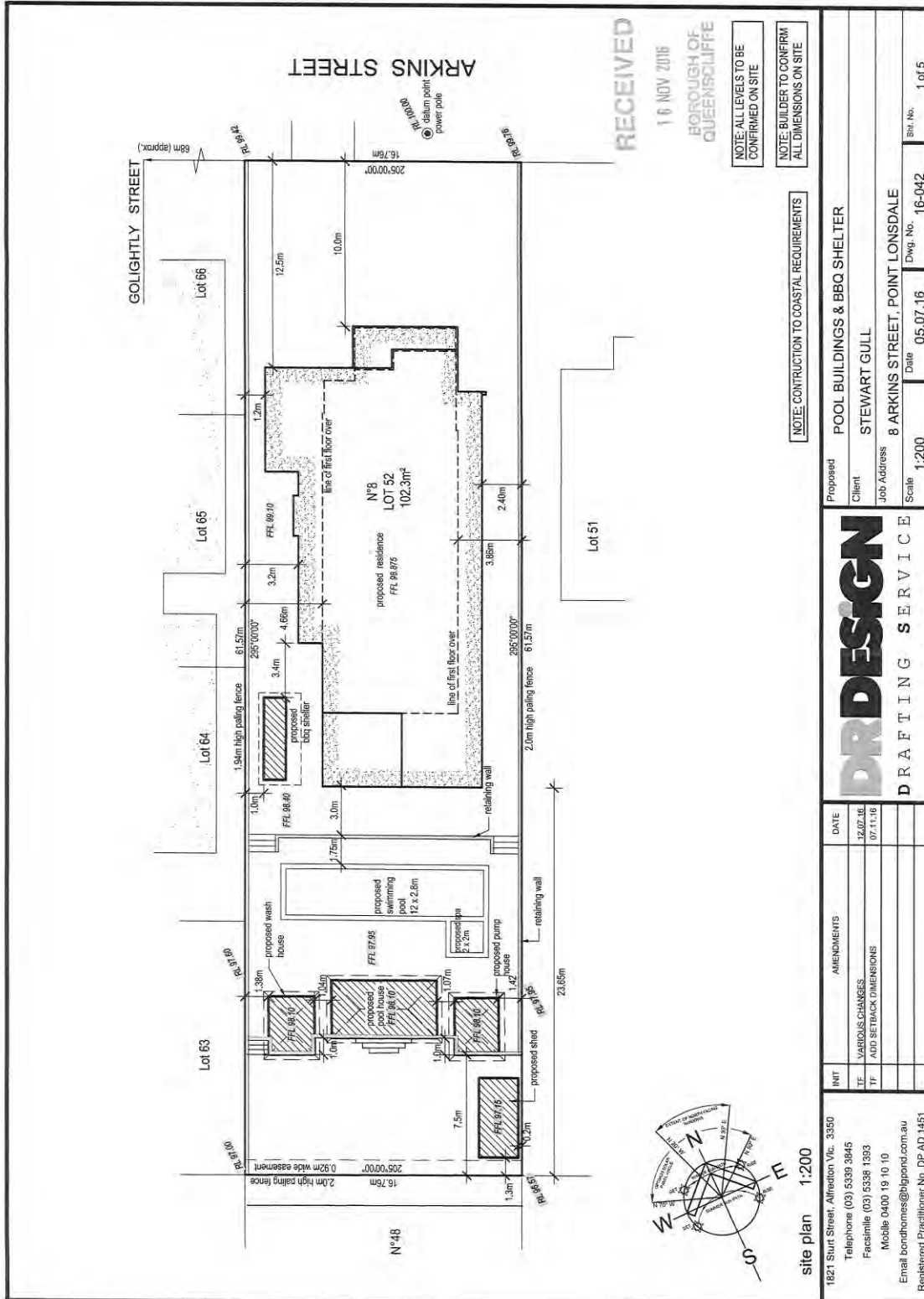
NOTE: ALL LEVELS TO BE
 CONFIRMED ON SITE

NOTE: BUILDER TO CONFIRM
 ALL DIMENSIONS ON SITE

<p>Proposed POOL BUILDINGS & BBQ SHELTER</p>	
Client	STEWART GULL
Job Address	8 ARKINS STREET, POINT LONSDALE
Scale	1:100
Date	05.07.16
Dwg. No.	16-042
Shl. No.	4 of 5

<p>DR DESIGN</p> <p>DRAFTING SERVICE</p>	
DATE	12.07.16
AMENDMENTS	
INIT	
TF	VARIOUS CHANGES

<p>retaining wall plan 1:200</p>	
<p>1821 Sturt Street, Alfreton Vic. 3350</p>	
<p>Telephone (03) 5339 3845</p>	
<p>Facsimile (03) 5338 1393</p>	
<p>Mobile 0400 19 10 10</p>	
<p>Email bondhomes@bigpond.com.au</p>	
<p>Registered Practitioner No. DP AD 1451</p>	



INT	AMENDMENTS	DATE
VF	VARIOUS CHANGES	12.07.16
TF	ADD SETBACK DIMENSIONS	07.11.16

Proposed	POOL BUILDINGS & BBQ SHELTER
Client	STEWART GULL
Job Address	8 ARKINS STREET, POINT LONSDALE
Scale	1:200
Date	05.07.16
Dwg. No.	16-042
Site No.	1 of 5



P1 Preliminary Issue
 Date: 08.11.16
PRELIMINARY ISSUE

RECEIVED

16 NOV 2016

BOROUGH OF QUEENSLIFFE

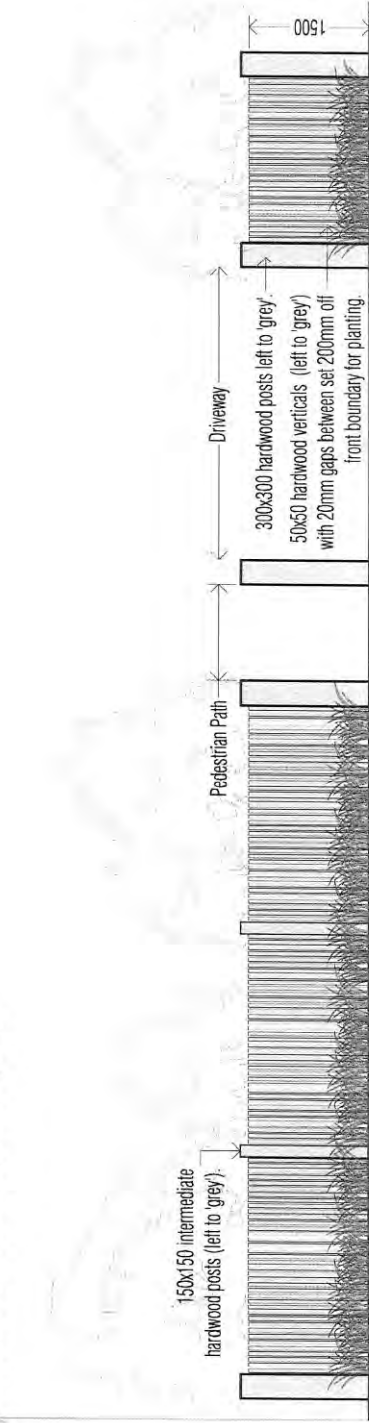


Street Gull
 8 Arlins Street
 Point Lonsdale

DATE	08.11.2016
TIME	4 of 4
SCALE	1:25

Front Fence Elevation
 P1

DETAIL. Front Fence Elevation (NTS)



APPROVAL ISSUE

Approved/Issue: P1
 Primary/Issue: AD
 Review/Issue: AD
 Date: 14/02/16

Legend

- Tree
- Stems / Hedge plants / Groundcovers
- Grass
- Local gravel such as granitic sand
- Paver
- Exposed aggregate concrete paving
- Steel edge
- 1200 high, semi-transparent timber post and vertical slat foot fence
- Plant Label and Code

RECEIVED
29 SEP 2016
BOROUGH OF QUEENSLIFFE

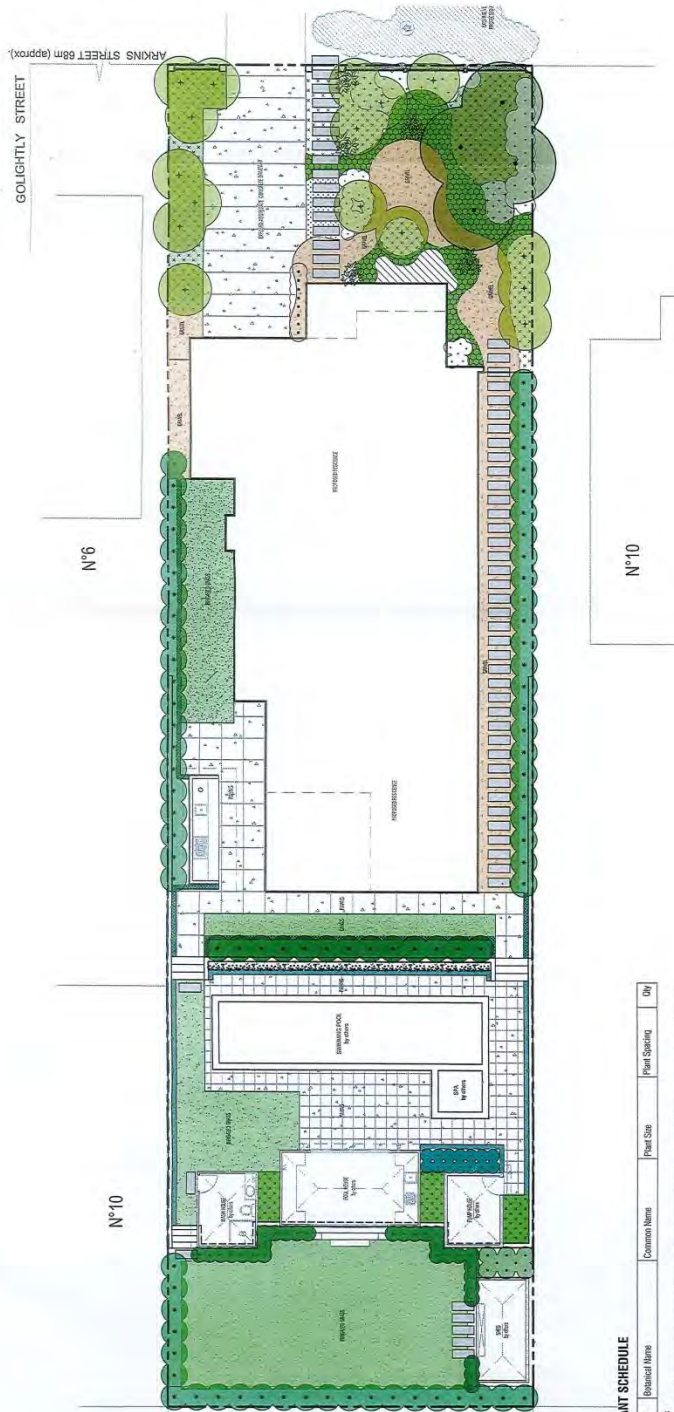


Stewart Gull
8 Atkins Street
Point Lonsdale

Context Plan, Schedule & Notes

Site No: 15/09/2016
 Date: 15/09/2016
 Scale: 1:100
 Sheet: 1 of 3

PLAY39-101



PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Plant Spacing	Qty
IBN	<i>Banksia integrifolia</i>	Coast Banksia	16R container	as shown	4
M.A.	<i>Melicope bracteata</i>	Moumb	15R container	as shown	10
M.L.	<i>Melicope lewiniana</i>	Wearing Lily (pilly)	300mm pot	as shown	44
Stems and Hedging Plants					
ANT	<i>Agave attenuata</i>	Agave	200mm pot	1.0m spacing	15
ASE	<i>Andros emulicoides</i>	Berry Saltbush	150mm pot	3.0m x2	60
RSE	<i>Rhus serratoides</i>	English Box	100mm pot	200mm spacing	247
CAL	<i>Covera alba</i>	Coast Correa	150mm pot	as shown	35
LER	<i>Leucophaea lanifolia</i>	Coast Bush	150mm pot	5 per m2	22
LNI	<i>Leucophaea nitida</i>	Coast Honeysuckle	100mm pot	150mm spacing	270
LUS	<i>Leucophaea subulata</i>	Peppercorn	200mm pot	as shown	23
MFA	<i>Melicope paniculata</i>	Orange Jasmine	200mm pot	as shown	43
RFB	<i>Rhodanthe affinis</i>	Rock Rose	150mm pot	as shown	14
WFA	<i>Westringera fraxinea</i>	Wattle	150mm pot	as shown	8
WFS	<i>Westringera fraxinea</i>	Wattle	150mm pot	4 per m2	15
Groundcover, Tilling Plants					
DCL	<i>Dianella caerulea</i>	Lucid Dianella	150mm pot	4 per m2	18
LLI	<i>Lewyella longifolia</i>	White Coral	100mm pot	200mm spacing	46
LLD	<i>Lewyella longifolia</i>	White Coral	150mm pot	4 per m2	25
LLT	<i>Lewyella longifolia</i>	White Coral	150mm pot	4 per m2	127
MPP	<i>Mycopogon parviflorus</i>	Creeping Boobilla	150mm pot	2 per m2	46
PPD	<i>Phacelia</i>	Black Tansack Grass	Tabletop	6 per m2	15
JJA	<i>Trachodesmium junceaoides</i>	Sun Jasmine	200mm pot	as shown	19

LANDSCAPE NOTES

- This plan is based on the site plan (15-042) by DR Design Drafting, Service dated 03.07.16.
- All dimensions to be checked on site before commencing work. All measurements are in millimetres, unless otherwise shown.
- Locations of underground services are indicative only - refer to engineering drawings for accurate and design service details. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
- Preparation. Remove all debris and reduce levels in all planting areas.
- Drainage. The Contractor shall grade all surfaces (grass, gravel and garden) to drain away from the building. All runoff shall drain away from the site to a stormwater system and shall cause no detrimental effect to neighboring properties.
- Soil - Peatless Area. 100mm minimum depth of soil conditioner to be provided to all planting areas.
- Mulch. Fencing plants to be mulched with 75mm depth of shredded wood mulch (fine bark is not acceptable), all remaining planting areas to be mulched with 50mm minimum depth of granitic sand or similar local product. A sample shall be approved by Owner.
- Concrete and Pavers. Concrete paving shall be exposed aggregate (using local aggregate) to match pavers and as approved by Owner. Pavers shall be 1200x600 and 1000x400 Anston concrete pavers (monstone Earth / Fint / Ivory by approval) or as otherwise approved by Owner and installed to manufacturer's specifications.
- All paved areas shall be finished with a proprietary means for suitable for site conditions and approved by Owner.
- Native Strip. Existing vegetation shall be retained and protected during construction.
- Edging. Timber edging shall be 100 x 8mm galvanneal steel sarked at 500 centres, unless otherwise specified.
- Fencing, Steps & Retaining Walls. Refer elsewhere for details of fencing, steps and retaining walls.
- Pool and Spa. Pool and spa area including safety fence shall be installed to meet all relevant Australian Safety Standards and Building Code requirements.



8. APPENDIX 4- APPLICATION DOCUMENTS: 153 Point Lonsdale Road, Point Lonsdale



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

Office Use Only

Application No.: 2016/079

Date Lodged:

RECEIVED

23 AUG 2016

BOROUGH OF

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.:	St. Name:
	153	Pt Lonsdale Road
Suburb/Locality: Pt Lonsdale		Postcode: 3225

Formal Land Description *
 Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 2 Lodged Plan Title Plan Plan of Subdivision No.: 7119260

OR

B Crown Allotment No.: Section No.:
 Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

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](#)

Select the focus of this application and describe below:

Proposed new 2 storey Residence.

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 *

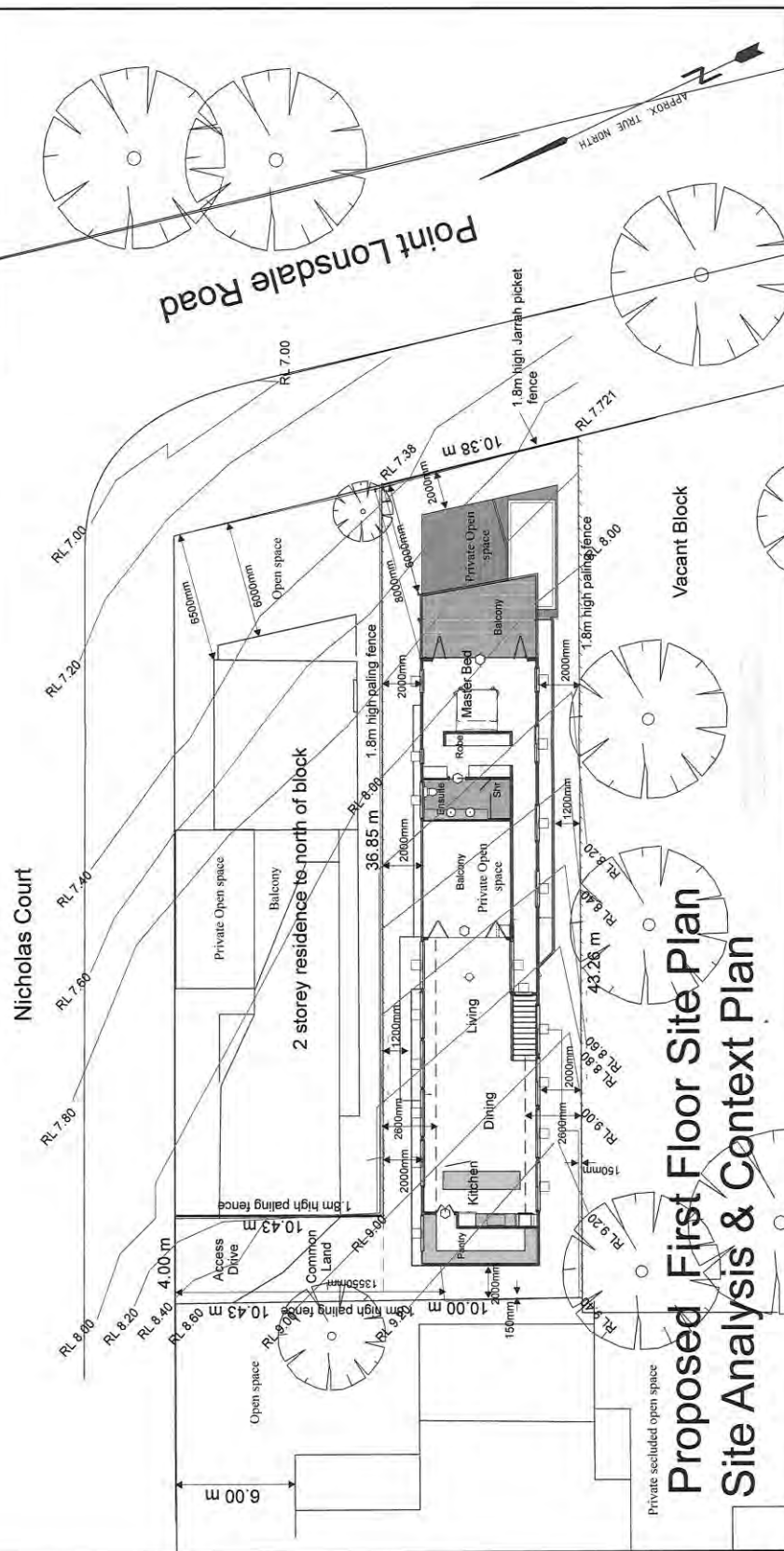
Cost \$ 690,000.00

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)

Site Analysis and Context Plan

Area of block 428 sq m
 House Area 238.21 sq m
 Incl Garage
 Total covered Area 238.21 sq m
 % of covered Area 55.37%



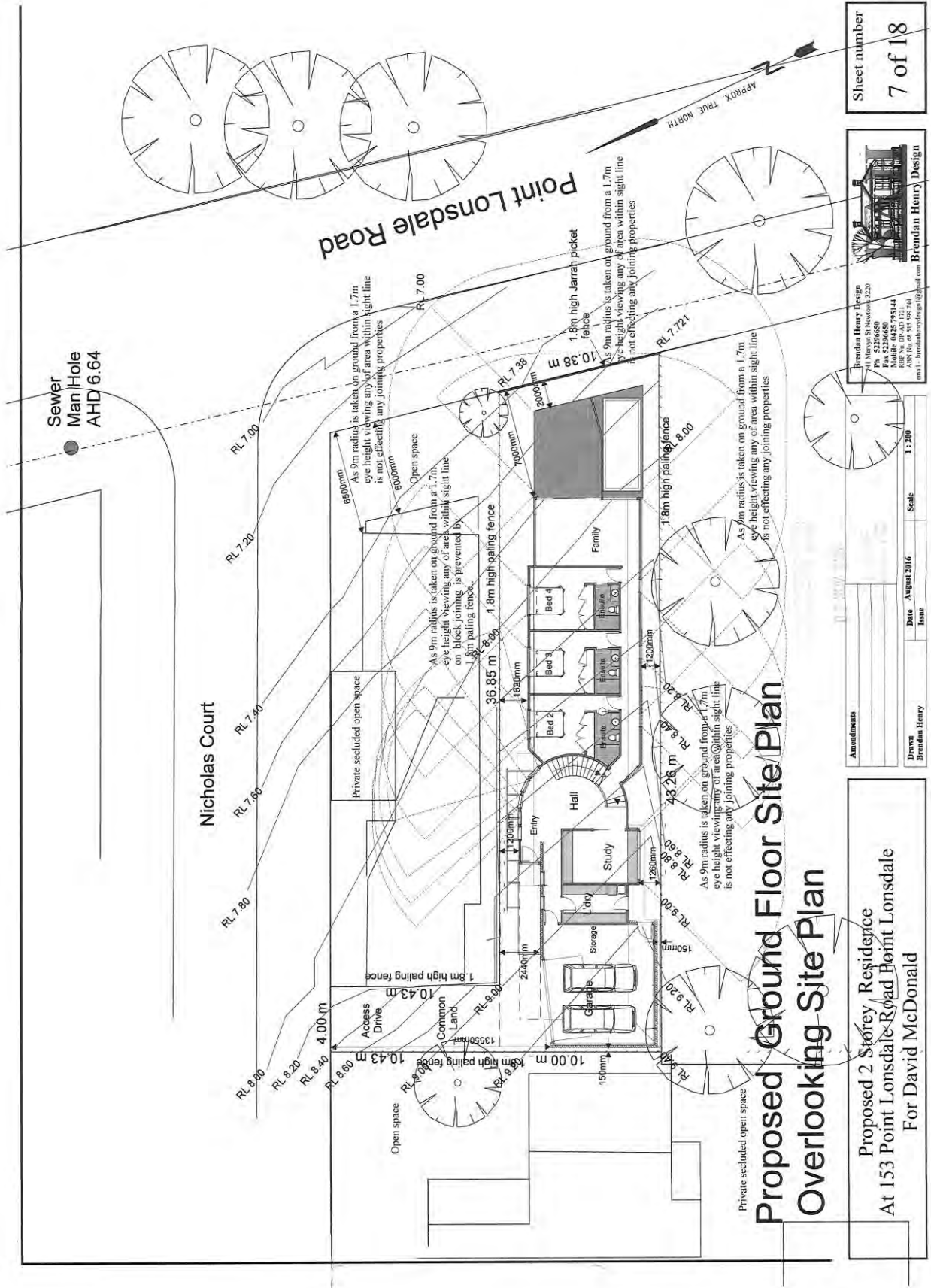
Proposed First Floor Site Plan Site Analysis & Context Plan

Proposed 2 Storey Residence
 At 133 Point Lonsdale Road Point Lonsdale
 For David McDonald

Sheet number
6 of 18

Brendan Henry Design
 11 Mays St, Newtown 3220
 Ph: 03 9432 6660
 Mobile: 0425 795144
 Address: DPO 511 007 24
 email: brendanhenrydesign@gmail.com

Assessments	Date	Issue	Scale
Drawn	August 2016		1:200
Drawn			



**Proposed Ground Floor Site Plan
 Overlooking Site Plan**

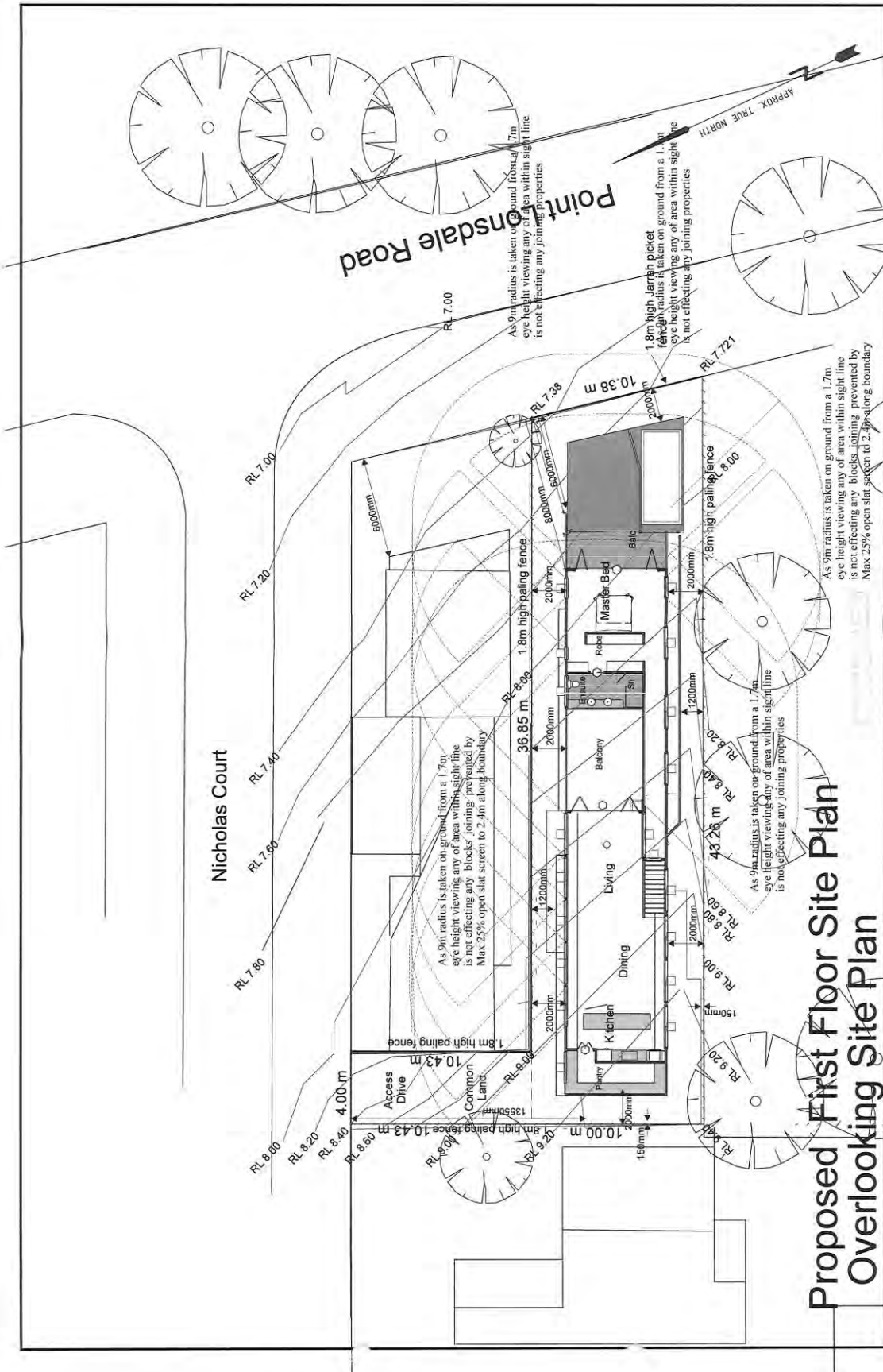
Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald

Sheet number
 7 of 18

Brendan Henry Design
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Brendan Henry Design

Amendments	Date	Issue
	August 2016	Scale
Drawn	Brendan Henry	1:200



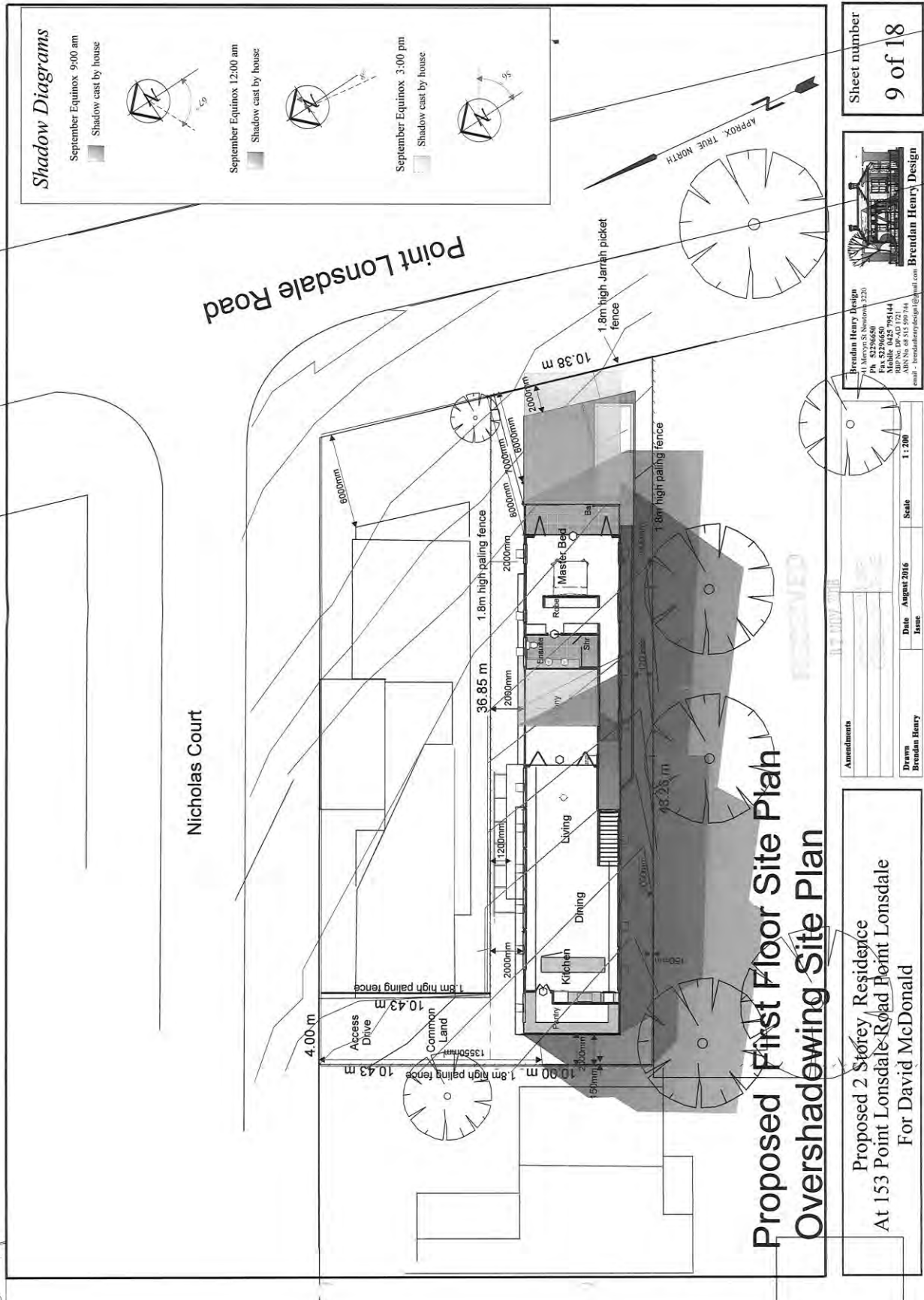
Proposed First Floor Site Plan
Overlooking Site Plan

Sheet number
8 of 18

Brendan Henry Design
 41 Myra St, Queenscliff 3220
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Amendments	Scale
Drawn Brendan Henry	1:200
Date August 2016	Issue

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald



Shadow Diagrams

September Equinox 9:00 am
 Shadow cast by house



September Equinox 12:00 am
 Shadow cast by house



September Equinox 3:00 pm
 Shadow cast by house



Sheet number
9 of 18

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 153 Point Lonsdale Road, Queenscliffe 3225
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 Fax 52796650
 Email b.henry@brendanhenrydesign.com.au
 RUP No. 05-AD-721
 ABN No. 61 519 794

Amendments	Date	August 2016	Scale	1:200
Drawn	Brendan Henry			
Issue				

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald

Electrical Legend

□	12 w Ceiling Light Point	□	Single GPO at 1200mm AFL
□	12 w Wall Light Point	□	Double GPO at 1200mm AFL
□	5w LED Down Light	□	Smoke Detector
□	Single GPO at 200mm AFL	□	Exhaust Fan
□	Double GPO at 200mm AFL		

Floor finishes

- Carpet
- Hardwood Timber Floors (Except Garage concrete slab)
- Ceramic tiles

Floor Coverings

- WC, ensue, Kitchen, Bathroom, Laundry, and WC) to have Ceramic Tiles
- Living, Dining, Entry & passage to have Polished timber flooring
- All Bedrooms & Family, to have Carpet

Annotations:

- o Change to confirm location of hot water service with builder & plumber
- o Builder to install heater to manufacturers installation specifications
- o WC door to be fitted with lift off hinges
- o WC and bathroom to be mechanically ventilated with light double glazed
- o Owner and Builder to check all Dimensions heights and site levels prior to commencement of construction and to be checked with Building Designer prior to starting
- o Window manufacturer to check all Dimensions heights of windows on site prior to commencement of manufacturing
- o WIFE: BALCONY CONSTRUCTION NOT TO PERMIT A 125mm DIA SPHERE TO PASS THROUGH ANY MANUALLY HEIGHT OF BALCONY ABOVE FLOORS & LANDINGS 1.0m
- o BATHROOM - ENSUITE WINDOW Window glass in a wall, abutting a bath or shower being less than 1.2m above the base of the shower, in accordance with part 3.6 of the Building Code of Australia
- o MINIMUM TREAD DEPTH 200mm, MAXIMUM RISE 190mm

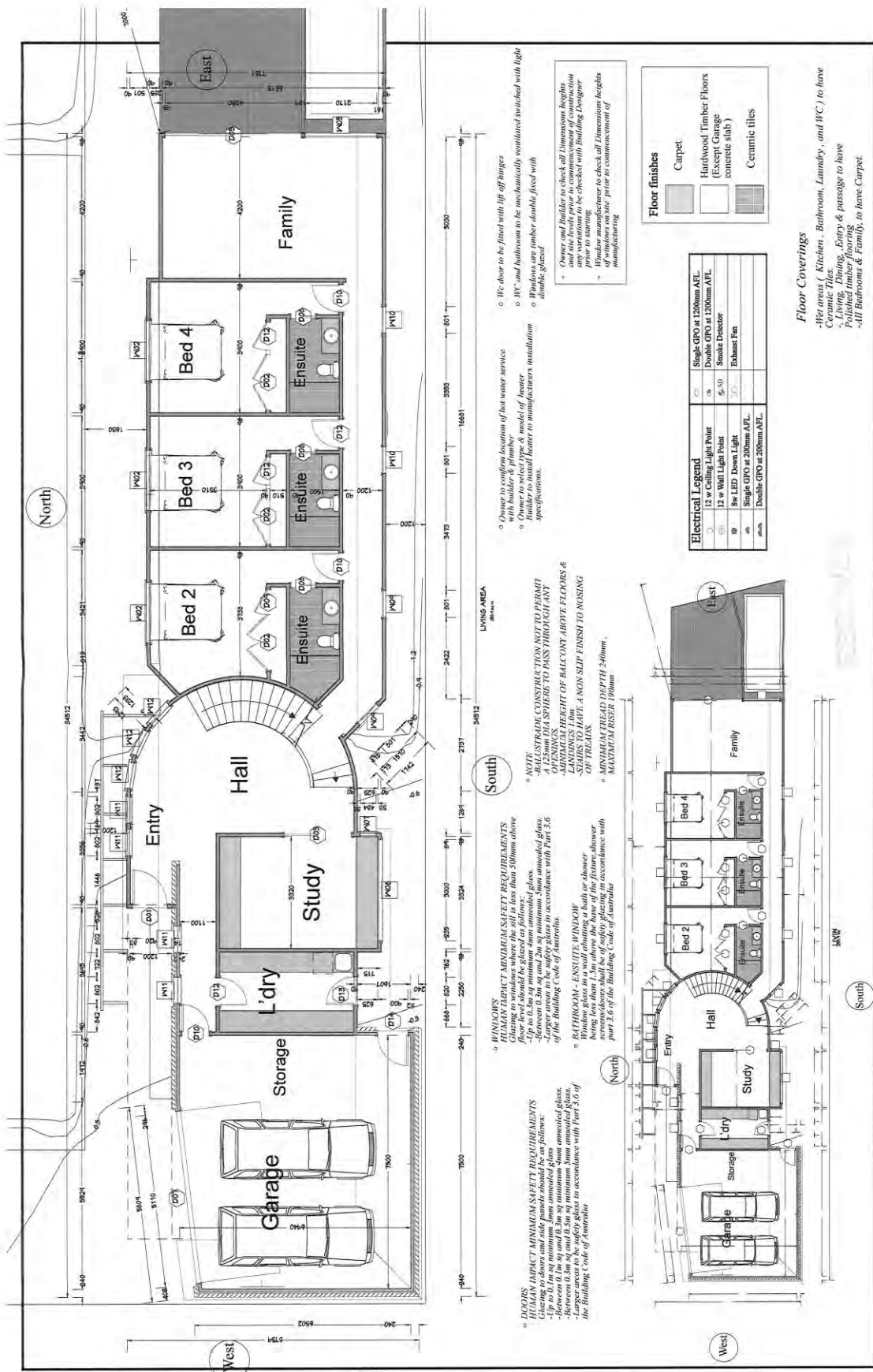
Amendments

Drawn: Brendan Henry
 Date: August 2016
 Scale: 1:100

**Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald**

Brendan Henry Design
 41 Meryn St Newsum 3220
 Ph: 52396680
 Mobile: 0425 795144
 RFP No: DP-AD 1721
 JAH No: 08-1333-Design@gmail.com

**Sheet number
 12 of 18**



- o **WINDOWS**
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
 Glazing to windows where the sill is less than 300mm above ground level shall be in accordance with Part 3.6 of the Building Code of Australia.
 -Up to 0.5m sq minimum 3mm annealed glass
 -Between 0.5m sq and 2m sq minimum 5mm annealed glass
 -Larger areas to be safety glass in accordance with Part 3.6 of the Building Code of Australia
- o **GLAZING**
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
 Glazing to doors and side panels should be as follows:
 -Up to 0.5m sq minimum 3mm annealed glass
 -Between 0.5m sq and 0.5m sq minimum 5mm annealed glass
 -Larger areas to be safety glass in accordance with Part 3.6 of the Building Code of Australia
- o **BATHROOM - ENSUITE WINDOW**
 Windows shall be of safety glazing in accordance with part 3.6 of the Building Code of Australia
 being less than 1.5m above the base of the shower or screen/shower
- o **MINIMUM TREAD DEPTH 240mm**
 MAXIMUM RISE 190mm
- o **NOTE**
 -SISTERS OF CONCRETE FLOORS NOT TO FINISH TO FINISH LINE
 -SISTERS TO BE EXPRESSED TO PASS THROUGH FINISH OPENINGS
 -ADJUSTING HEIGHT OF BALCONY ABOVE FLOORS & OPENINGS
 -SISTERS TO HAVE A NON SLIP FINISH TO NOSING OF TREADS
- o **CHOOSE TO CONFIRM LOCATION OF HOT WATER SERVICE**
- o **CHOOSE TO SELECT TYPE & MODEL OF LINER**
- o **BUILDER TO INSTALL LINER TO MANUFACTURERS INSTALLATION SPECIFICATIONS**
- o **WC door to be fitted with lift hinges**
- o **BV* and bathrooms to be mechanically ventilated switched with light**
- o **Windows are timber double fixed with double glazing**
- o ***Owner and Builder to check all Dimensional Heights prior to starting construction to check all Dimensional Heights of windows on site prior to commencement of manufacturing**

Electrical Legend	
Symbol	Description
Symbol	12 w Ceiling Light Point
Symbol	12 w Wall Light Point
Symbol	8w LED Down Light
Symbol	Single GPO at 200mm AFL
Symbol	Double GPO at 200mm AFL
Symbol	Single GPO at 1200mm AFL
Symbol	Double GPO at 1200mm AFL
Symbol	Smoke Detector
Symbol	Exhaust Fan

Floor finishes	
Symbol	Carpet
Symbol	Hardwood Timber Floors (Except Garage concrete slab)
Symbol	Ceramic tiles

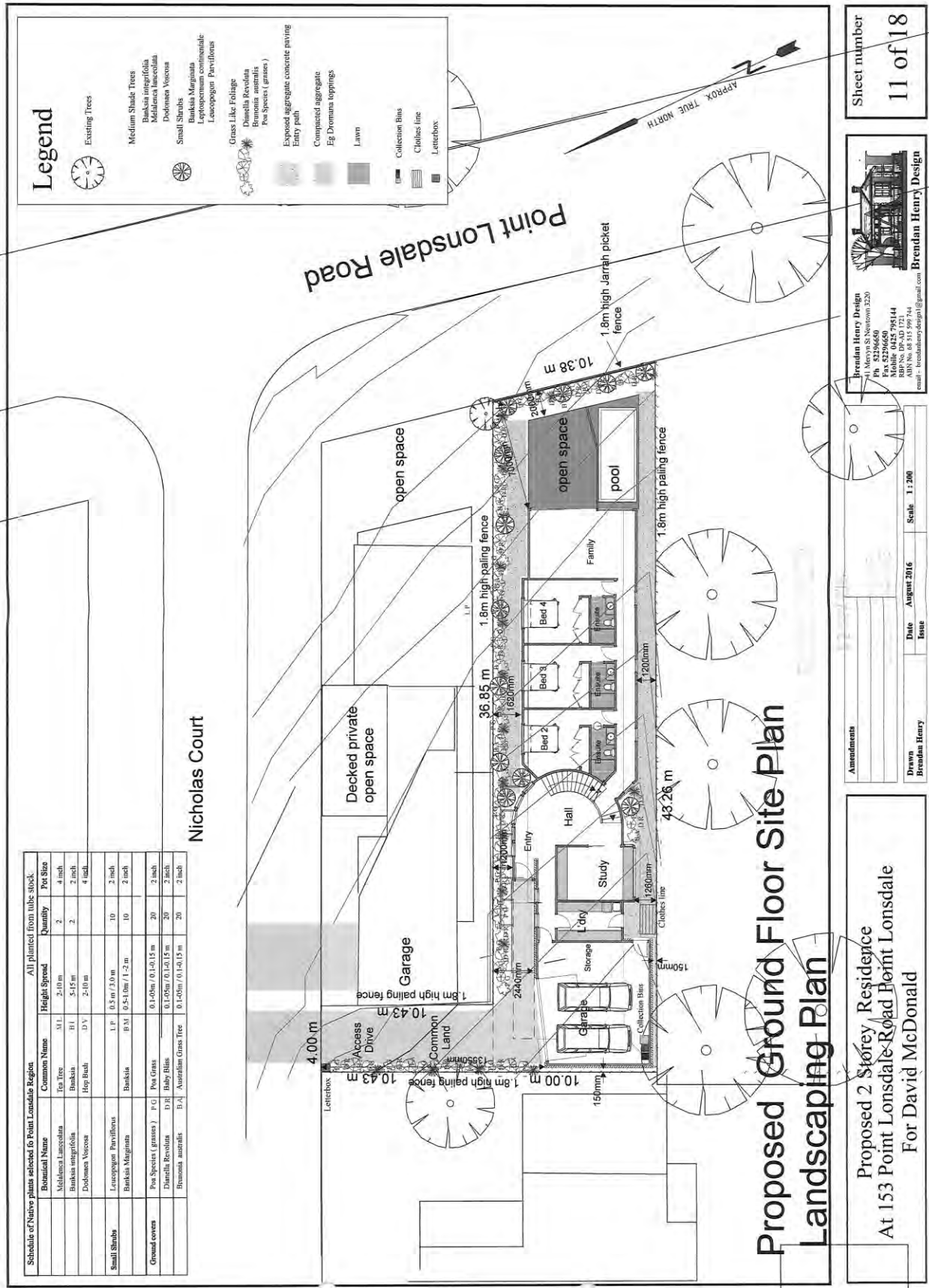
Floor Coverings
 -Heaterless (Kitchen, Bathroom, Laundry, and WC) to have Ceramic Tiles.
 -Living, Dining, Entry & passage to have Hardwood Timber Floors.
 -All Bedrooms & Family, to have Carpet.

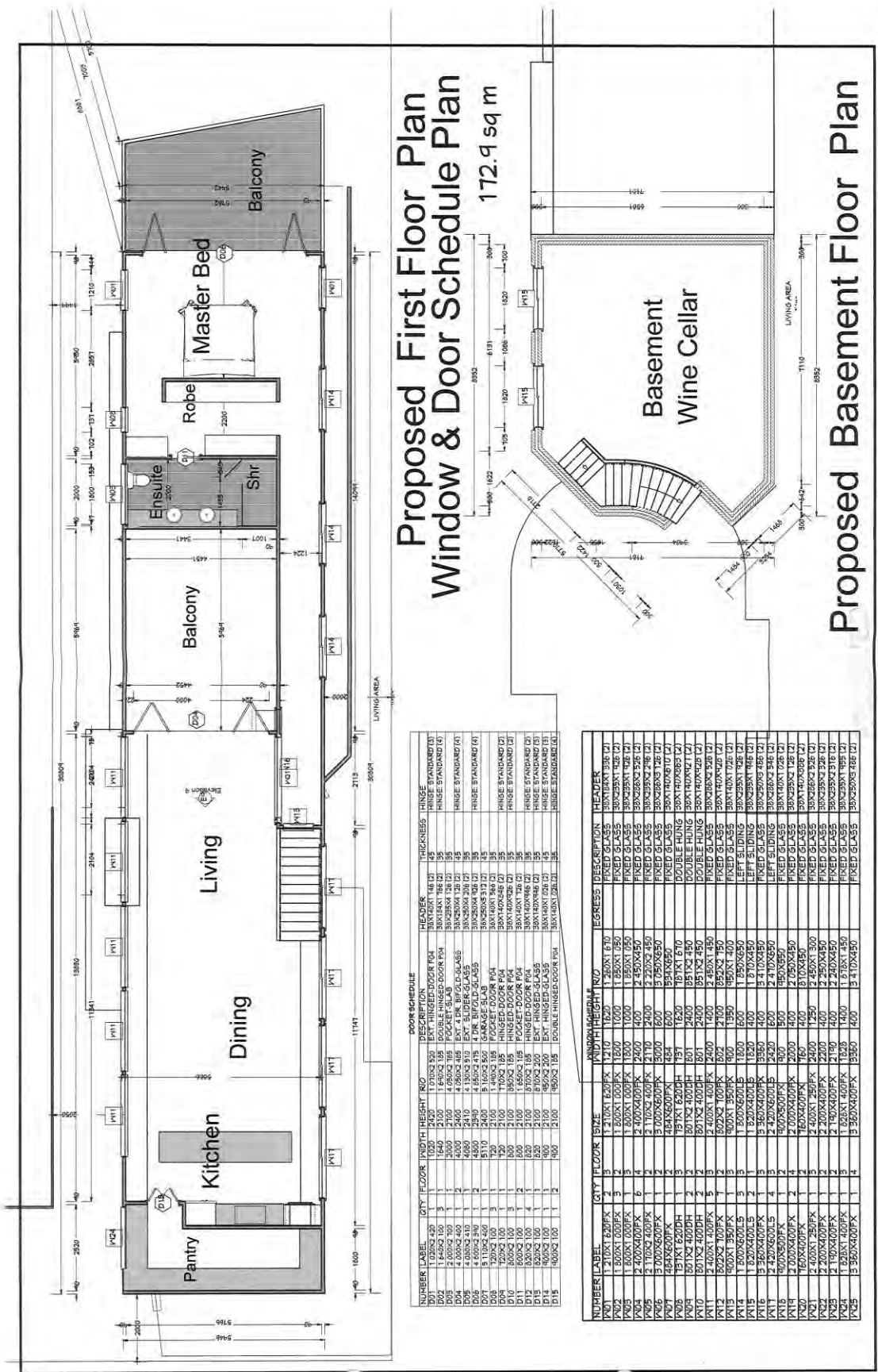
Brendan Henry Design
 41 Meyers St Newtown 3220
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 Fax: 42226680
 Mobile: 0425 795144
 AUSS No: 08-00 122 124
 email: brendanhenrydesign@gmail.com

Brendan Henry Design

Amendments	
Drawn	Brendan Henry
Date	August 2016
Issue	
Scale	1:100

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald





Proposed First Floor Plan Window & Door Schedule Plan 172.9 sq m

Proposed Basement Floor Plan

NUMBER LABEL	QTY	FLOOR	WIDTH	HEIGHT	FINO	DESCRIPTION	HEADER	THICKNESS	HINGE
D01	1	0.000x2.400	1.000	2.400	1.010x2.500	EXT HINGED DOOR F04	30X100X148 (2)	35	HINGE STANDARD (3)
D02	1	1.600x2.100	1.600	2.100	1.600x2.100	DOUBLE HINGED DOOR F04	30X100X148 (2)	35	HINGE STANDARD (3)
D03	1	4.000x2.400	4.000	2.400	4.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D04	4	4.000x2.400	4.000	2.400	4.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D05	1	4.000x2.400	4.000	2.400	4.000x2.400	EXT SLIDER GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D06	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D07	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D08	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D09	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D10	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D11	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D12	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D13	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D14	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
D15	1	1.000x2.400	1.000	2.400	1.000x2.400	EXT ALDR. INFOLD GLASS	30X250X138 (2)	35	HINGE STANDARD (3)

NUMBER LABEL	QTY	FLOOR	WIDTH	HEIGHT	FINO	DESCRIPTION	HEADER	THICKNESS	HINGE
P01	1	2.100x1.620	1.210	1.620	1.260x1.670	FIXED GLASS	30X100X138 (2)	35	HINGE STANDARD (3)
P02	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P03	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P04	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P05	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P06	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P07	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P08	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P09	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P10	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P11	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P12	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P13	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P14	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P15	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P16	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P17	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P18	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P19	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P20	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P21	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P22	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P23	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P24	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)
P25	1	1.600x1.600	1.600	1.600	1.600x1.600	FIXED GLASS	30X250X138 (2)	35	HINGE STANDARD (3)

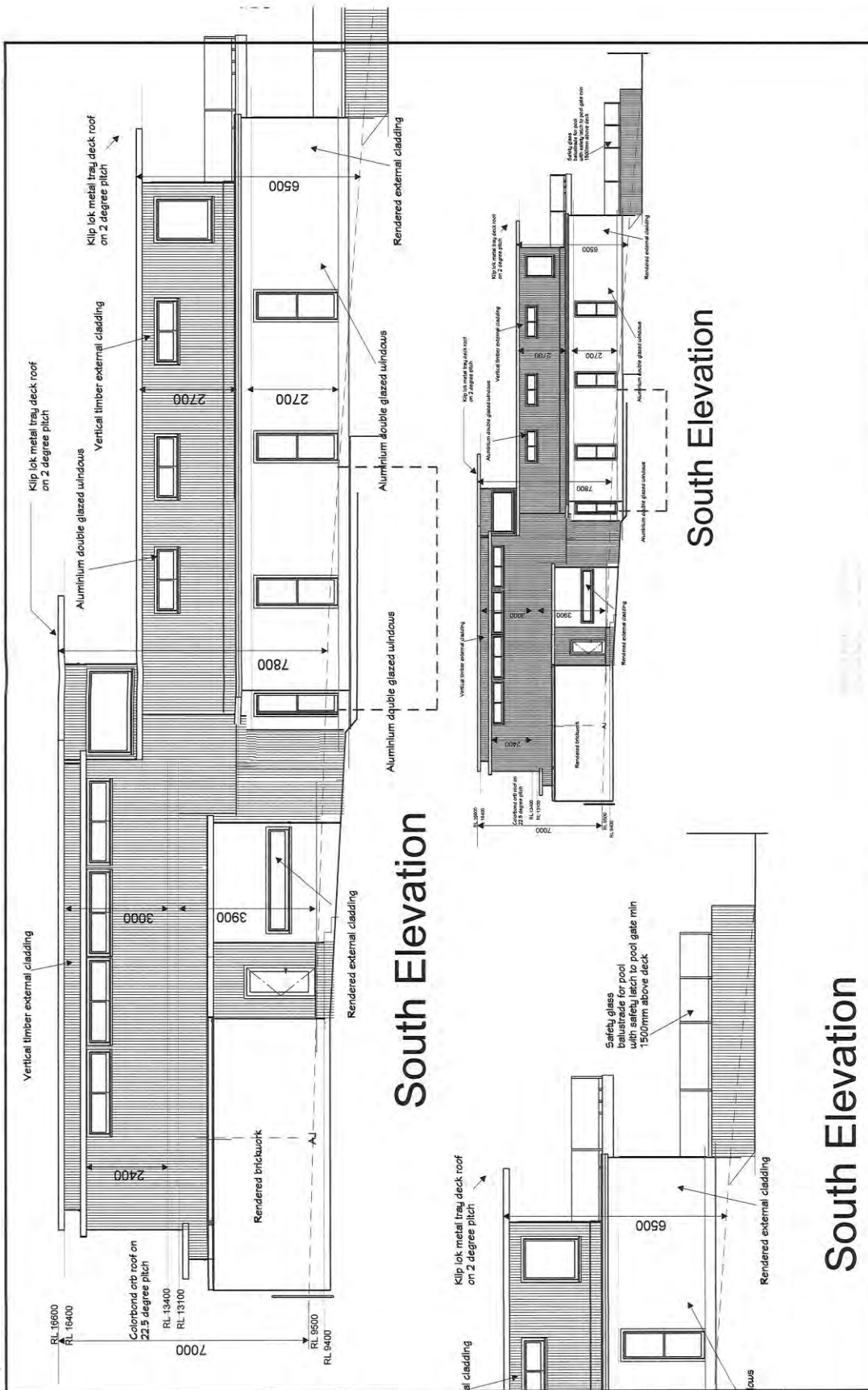
Sheet number
14 of 18

Brendan Henry Design
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 ABN No. of 53 599 794

Amendments	Date	Scale
	August 2016	1:100

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald

Drawn
 Brendan Henry

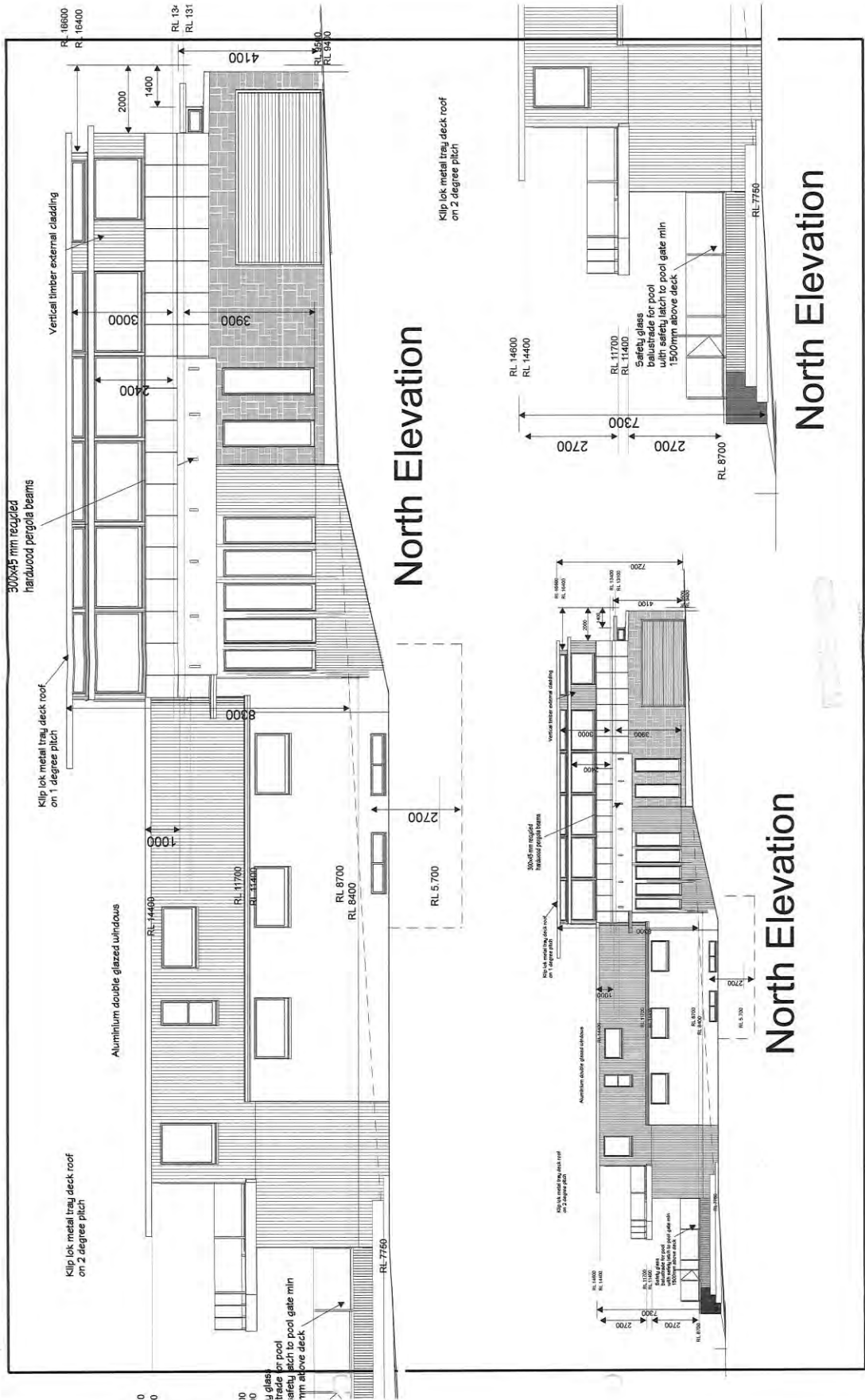


Sheet number
17 of 18

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Amendments	Date Issued	Scale
	August 2016	1 : 100
Drawn Brendan Henry		

**Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald**

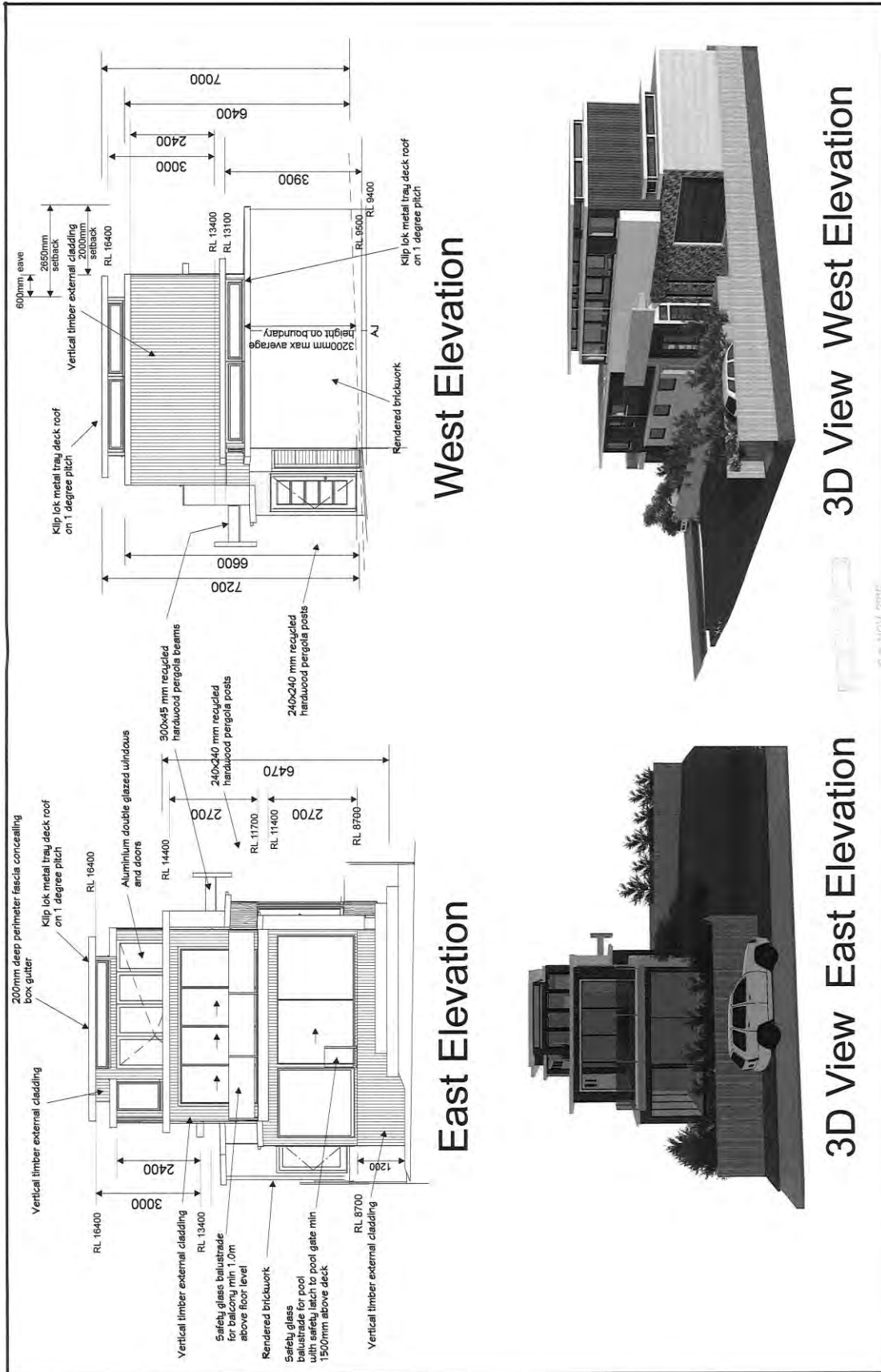


Sheet number
16 of 18

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Amendments	Date	Issue	Scale
	August 2016		1:100

**Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald**



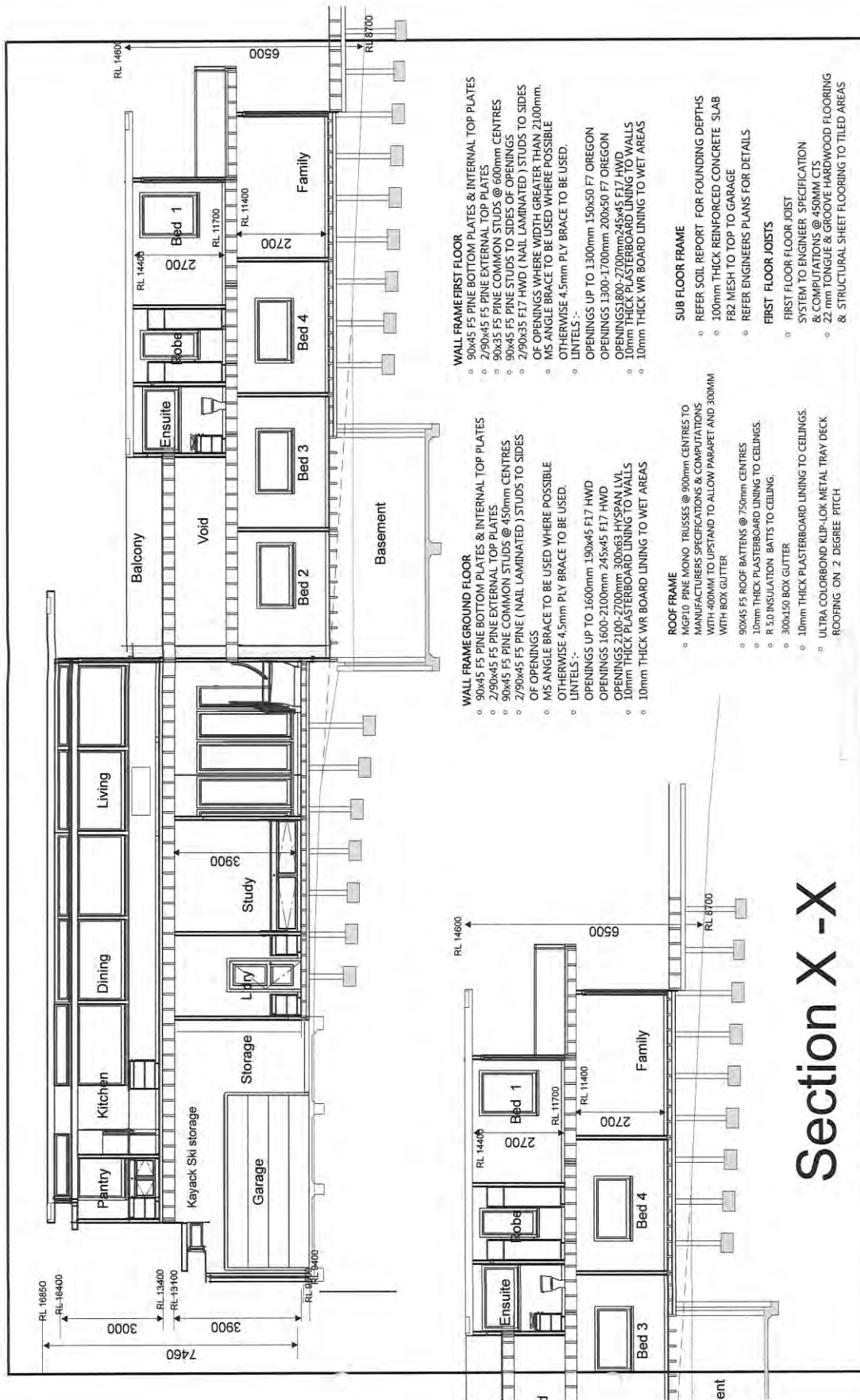
Amendments

Drawn: Brendan Henry
 Date Issue: August 2016
 Scale: 1:100

Sheet number
15 of 18

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 ABN No. 68 515 592 744
 RFP No. DP-AD 1721

**Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald**



- WALL FRAMEFIRST FLOOR**
- 90x45 F5 PINE BOTTOM PLATES & INTERNAL TOP PLATES
 - 2700x45 F5 PINE COMMON STUDS @ 600mm CENTRES
 - 90x45 F5 PINE STUDS TO SIDES OF OPENINGS
 - 2700x35 F17 HWD (NAIL LAMINATED) STUDS TO SIDES OF OPENINGS WHERE WIDTH GREATER THAN 2100mm.
 - MS ANGLE BRACE TO BE USED WHERE POSSIBLE OTHERWISE 4.5mm PLY BRACE TO BE USED.
 - LINTELS :-
 - OPENINGS UP TO 1300mm 150x50 F7 OREGON OPENINGS 1300-1700mm 200x50 F7 OREGON OPENINGS 1800-2700mm 245x45 F17 HWD
 - 10mm THICK PLASTERBOARD LINING TO WALLS
 - 10mm THICK WR BOARD LINING TO WET AREAS
- WALL FRAMEGROUND FLOOR**
- 90x45 F5 PINE BOTTOM PLATES & INTERNAL TOP PLATES
 - 2700x45 F5 PINE COMMON STUDS @ 600mm CENTRES
 - 90x45 F5 PINE STUDS TO SIDES OF OPENINGS
 - 2700x35 F17 HWD (NAIL LAMINATED) STUDS TO SIDES OF OPENINGS
 - MS ANGLE BRACE TO BE USED WHERE POSSIBLE OTHERWISE 4.5mm PLY BRACE TO BE USED.
 - LINTELS :-
 - OPENINGS UP TO 1600mm 190x45 F17 HWD OPENINGS 1600-2100mm 245x45 F17 HWD OPENINGS 2100-2700mm 300x63 HYSBAN LVL
 - 10mm THICK PLASTERBOARD LINING TO WALLS
 - 10mm THICK WR BOARD LINING TO WET AREAS
- ROOF FRAME**
- MG110 PINE MONO TRUSSES @ 900mm CENTRES TO MANUFACTURERS SPECIFICATIONS & COMPUTATIONS WITH 400MM TO UPSTAND TO ALLOW PARAPET AND 300MM WITH BOX GUTTER
 - 90x45 F5 ROOF BATTENS @ 750mm CENTRES
 - 10mm THICK PLASTERBOARD LINING TO CEILINGS.
 - R 5.0 INSULATION BATTIS TO CEILING.
 - 300x150 BOX GUTTER
 - 10mm THICK PLASTERBOARD LINING TO CEILINGS.
 - ULTRA COLORBOND KLIP-LOK METAL TRAY DECK ROOFING ON 2 DEGREE PITCH
- SUB FLOOR FRAME**
- REFER SOIL REPORT FOR FOUNDING DEPTHS
 - 100mm THICK REINFORCED CONCRETE SLAB FB2 MESH TO TOP TO GARAGE
 - REFER ENGINEERS PLANS FOR DETAILS
- FIRST FLOOR JOISTS**
- FIRST FLOOR FLOOR JOIST SYSTEM TO ENGINEER SPECIFICATION & COMPUTATIONS @ 450MM CTS
 - 22 mm TONGUE & GROOVE HARDWOOD FLOORING & STRUCTURAL SHEET FLOORING TO TILED AREAS

Section X-X

Sheet number
 18 of 18



Amendments	Date	Issue	Scale
	August 2016	1	1:100

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald



9. APPENDIX 5- (CONFIDENTIAL) – SUBMISSIONS: 153 Point Lonsdale Road, Point Lonsdale

Provided to Councillors under separate cover



10. APPENDIX 6- APPLICANTS RESPONSE TO SUBMISSIONS: 153 Point Lonsdale Road, Point Lonsdale

Response to Objections

153 Point Lonsdale Road Point Lonsdale

Setback of first floor in relation to ground floor viewed along street

Setback of first floor main bedroom from street has been moved back another 600mm and with slimline monotruss roof with 200mm fascia and concealed gutter reduces bulk in roof, and glass balustrading gives an open slim look to cantilevered balcony.

Height & Setbacks from boundaries.

Height of dwelling has been reduced with amended elevation design with parapets being reduced from 450 to 200mm fascia profile. Living rooms double storey section ceiling has been dropped to 2400mm has been moved in from sides 600mm where highlight windows giving a 2600mm setback and 600mm eave for reduced height and with slimline monotruss roof with 200mm fascia and concealed gutter reduces bulk in roof and increases setbacks.

Height of dwelling

Height of dwelling has been reduced with new design. Dwelling has not been cut into the block as much as house built to the north but is still under the max building height for the area.

As block is very narrow the amount of view blocked by the end of building (6m wide) from dwelling at 3 Nicolas Court should not be significant being 2 houses away with views that would be greater than what is being obstructed if any of the non native trees on block straight in front were removed. The House that was removed from the block was a 2 storey with gable roof on a timber floor not cut into block would be the same height as what is being proposed if not higher.



Site Coverage.

Comparing this block to blocks that are almost double the size in area in regards to site coverage is not applicable as if block was the same width and area then I could understand and would not need to cover more area.

When working out total site coverage common land is allowed to be added in as it is part of overall block, as the common land is only common to one property and unusable to the other the area should be included in total land space. The site coverage including the common land would be 50.68% and without the common land is 55.3% which is only just over the 55% allowed. (not 40% as stated in objection)

Vehicle access to block.

It is not a requirement that vehicles have to exit block in a forward direction, the access drive is 4m wide which allows plenty of room for landscaping as driveway only requires to be 3M wide.

Landscaping

There is room all around the dwelling to plant and landscape especially within the 2m at very front of block there is room at sides of front of block to 6m that can also be landscaped and planted out as per the Landscape plan provided with application.

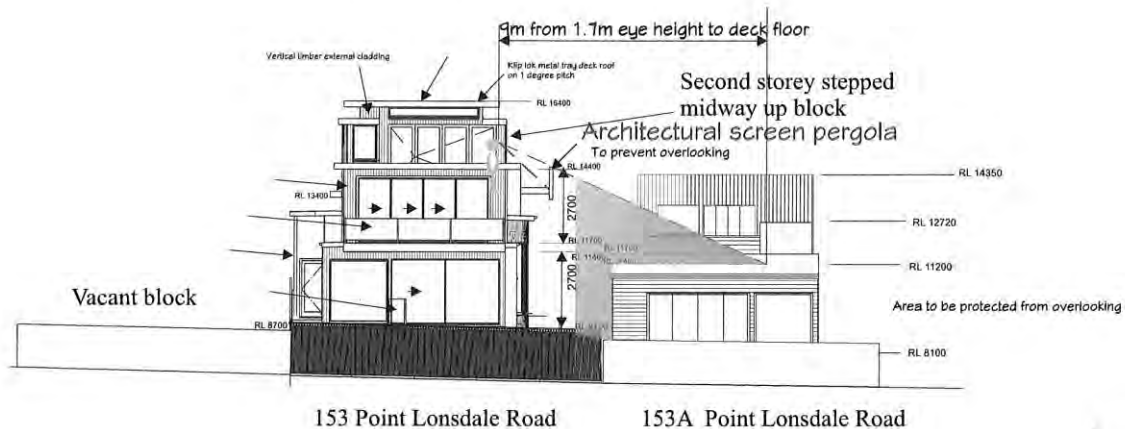
Hard surfaces to block don't include decks as they are permeable and the only hard surface to block is the driveway and path to entry door. Site is more than 20% permeable as required by rescode and is to regulations.

The amended design is a lot less bulk with more glass timber and slim lines is in keeping with the architectural designed dwellings being built in Point Lonsdale and as is a narrow house will not dominate streetscape. Once a house is built on vacant block to south house will not be able to be viewed from side at rear., Point Lonsdale road frontage is set back matching the setbacks of joining property to north and along street. First floor is set back 2 m further than ground floor giving good visual separation and reduce bulk. New design will be built in quality materials and being house of a quality builder will be pleasing to walk or ride a bike past.

Overlooking

The amended design has shelf 600mm wide to prevent looking down along living kitchen and dining room north facing windows, Free standing screen 20% max open will be constructed to prevent overlooking from ground floor hallway entry windows.

A pergola with architectural timber screen will prevent looking up towards first floor windows to north,
 Overlooking of neighbours first floor balcony and BBQ is prevented by house being higher 600mm shelf to prevent looking down and the second storey of the dwelling.



1:200 overlooking detail

I hope that we have looked at the concerns of the objections and have looked at the design making a better outcome for all and designing a dwelling that will be pleasing to look at and that myself and the owner are proud of

Sincerely Brendan Henry
 Brendan Henry Design
 ph 0425795144

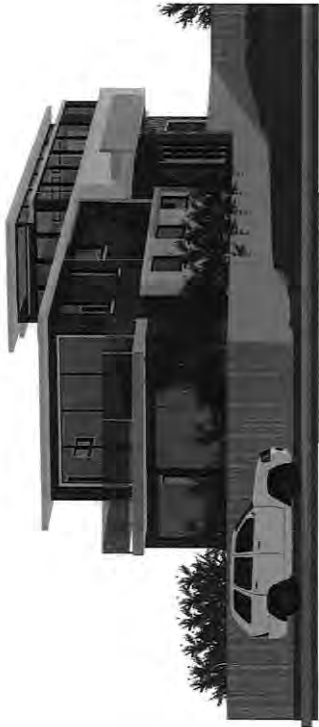
Design Response

At 153 Point Lonsdale Road Point Lonsdale

43.02 DESIGN AND DEVELOPMENT OVERLAY

Purpose

To identify areas which are affected by specific requirements relating to the design and built form of new developments.



TITLE DETAILS

Number	153	Street	Point Lonsdale Road	Post Code	3225		
Suburb/Town	Point Lonsdale		Vol.	2007	Fol.	211	
Lot No	2	LP	1554	Depth	43.26m	Area	545 sq m
Frontage	10 m	Restrictions		N/A			
Easements	No						

PLANNING SCHEME PROVISIONS

Planning Scheme	Borough of Queenscliffe Planning Scheme
Responsible Authority	Borough of Queenscliffe
Site Zoning	Neighbourhood Residential Zone 2
Site Overlay	Design & Development Overlay (DDO) Schedule 3 to the Design & Development Overlay DDO 3 Neighbourhood Residential Zone schedule 3 (NRZ1) Vegetation Protection overlay schedule 1 (VPO1)
Other	Aboriginal Cultural Sensitivity Overlay
Road Category	Local Council Street
Metways Reference	

OBJECTIVES	COMPLIANCE
43.02-1 Design Objectives A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.	A statement of design objectives can be found in the schedule to this overlay.
43.02-2 Building and Works Permit requirement A permit is required to: Construct a building or construct or carry out works.	The proposed application requests to construct a new two storey house with Pool on the subject site
43.02-3 Sub Division A permit is required to subdivide land.	Not required in this application
43.02-4 Advertising Signs Advertising sign controls are at Clause 52.05 unless otherwise specified in a schedule to this overlay.	N/A No signage application applied for

RESPONSE TO VPO1 Vegetation Protection overlay schedule 1 (VPO1)

Landscaping

Proposed residence has been designed to keep in character with houses in the area and has been designed to be sympathetic to the natural character of the residential area of Point Lonsdale.
 The residence is double storey and will be built on a vacant subdivided block.
 There are no trees shrubs or native grasses existing on block.
 All new native plants to be selected to be native to area and will add to the urban character of Point Lonsdale.

Amendments

Person	Brendan Henry
Date	August 2016
Scale	

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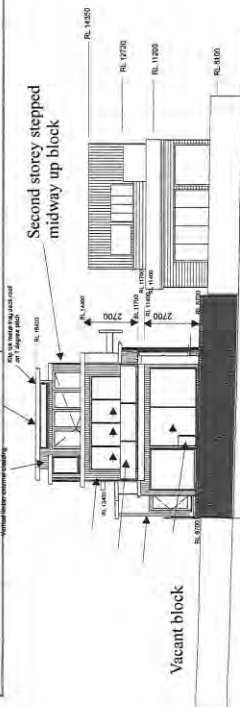
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Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald

Design Response 153 Point Lonsdale Road Point Lonsdale
 43.02 Schedule 3 To the Design & Development Overlay (DDO3)

Design Objectives	Compliance
To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale natural coastal area, such as:	The proposal will blend into streetscape with most houses joining and surrounding all being double storey, hip and flat roof with weatherboards and use of stone all blend into the Point Lonsdale character
Significant view lines towards Port Phillip Bay and Swan Bay from Buildings roads and other public spaces in the area.	N/A. The design of the proposed residence allows for all existing houses to retain any views they already have
The substantial grouping of 1950s to contemporary 2 storey detached dwellings overlooking Swan Bay which are highly visible from many northern parts of the Borough.	The design of the proposed 2 storey house blends into existing houses along foreshore or Swan Bay any heritage houses along foreshore or Swan Bay
The established built edge to Point Lonsdale Road comprising 1 and 2 storey post world war buildings facing the Port Phillip Dune, which creates a strong urban entrance into the township.	The design of the proposed 2 storey house blends into existing, joining two storey house and causes no impact on heritage house 2 blocks to south.
The open relationship of buildings to Swan bay created by deep front gardens and no or transparent front fences.	The proposal does not effect the existing site street or foreshore area. The proposed residence is to be built on a subdivided block where houses had been built on a single lot. The proposed residence will be built along foreshore with stone timber and natural materials
The open relationship of buildings to Swan bay created by deep front gardens and no or transparent front fences.	The proposed residence is to be built with access from Nicholas Court so as to keep crossovers away from Point Lonsdale Road. All properties facing Point Lonsdale road have front fences. But will have landscaped outdoor area and gardens facing streets
Deep front gardens with established vegetation along Point Lonsdale Road.	Proposed Residence will be setback same distance as existing house to north will have landscaped outdoor area and gardens facing Point Lonsdale Road with native plants and gardens facing Point Lonsdale Road
The uniformity of streetscape materials and finishes and landscaping, verges, front fencing and constructed driveways.	Proposed Residence will be accessed from Nicholas Court there is no footpaths to both streets. Existing house on 253A has separate drive off Nicholas Court
The prevailing native coastal dune landscape within the Port Phillip Bay Area which, in conjunction with the undulating landform, generally conceals 1 and 2 storey buildings from view along the foreshore.	N/A The design of the proposed residence allows for good areas of vegetation to be planted to all sides and front of block to contribute to coastal vegetation
To protect the natural landscape qualities and view corridors along The Narrows, Swan Bay and Port Phillip Bay. The new development is responsive to the coastal environment, site conditions and landform. To protect areas where substantial vegetation cover is a dominant visual and environmental feature by ensuring new development retains the natural or established vegetation and provides substantial areas for new vegetation. To protect the natural landscape quality of the coastline by ensuring new development does not visually dominate the coastal landscape. To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay. To require all new development to have regard to the urban character policies contained in the IMSS and to the Building Siting and Urban Character Study contained in the Borough of Queenscliffe Urban Character Study	The design of the proposed residence no impact on street or vegetation. No kerbs and channels exist and vehicle crossover will be done in steel griff material The design of the proposed residence no impact on street or vegetation. No street vegetation exist in front of residence and there are no trees or shrubs on site existing The block is 10 m wide facing Point Lonsdale Road and doesn't impact streetscape Garages are facing Nicholas Court so not to dominate streetscape Block has previously had a house similar in design approved and has no effect on heritage houses to south along street.

Design Objectives	Compliance
Building Height No buildings can exceed a height of two storeys, and 6.5m above natural ground level	The proposed residence will reach a maximum height of 8.3m above natural ground level (overhang of eave over first floor deck is highest point), which is keeping under the max. 8.5m and is consistent with other dwelling on joining properties
Building Setbacks New buildings must also meet the following requirements: Front setback should match that of the adjacent buildings Side and rear setbacks are to be a minimum of 1.2m for a single storey and 1.92 m for two storey buildings Buildings should not be built on side and rear boundaries unless that is a dominant feature of buildings in the street.	The front setback of 13.0m has been adopted with joining properties having setbacks of 6.0m and 2.2 m and with house built with entry and garages from Nicholas Court due to Point Lonsdale Road. Therefore making Nicholas Court the garage and Point Lonsdale Road the secondary street still keeping the existing house on joining property, set back from Point Lonsdale Road, deck and pool to be 10m. Allowing frontage to be Nicholas Court also allows private open space to be area facing Point Lonsdale Road and less dominant. Front wall setback will be consistent line of site along street (Point Lonsdale Road) Side setbacks all consistent to regulations greater than 1.2m for single storey and 2.00 m for double storey more than the required 1.92 m
Landscaping At least 50% of required private open space on a site should be soft landscaping	The subject site private open space will have 50% soft landscape surfaced areas around sides and to east of house.
Front Fence Front fences should not be higher than 1.3 m and should complement the design, architecture, era materials and finishes of the building on the land and other buildings and	There currently is no front fence existing, owner is proposing 1800mm high Jarrah picket with open gaps and capping to face Point Lonsdale Road. Entry to block would be Via Nicholas Court where garage and entry to house will be from as frontage is 4.56m wide there will no fence to this frontage.
54. Site coverage Buildings should not occupy more than 55% of the area of the site	Site coverage of proposed residence is 55.3% of the subject site. This does not include the 41.72 sq m of common area of land that will be entry and driveway from Nicholas Street
Adjacent to a heritage overlay Any building or works adjoining a building site or subject listed in a heritage overlay will require plans and works are sympathetic to the character and amenity of the adjoining building	Heritage house is 2 house blocks away with a wider vacant block between. A planning permit for similar dwelling has been approved on block already. This proposed residence will blend into existing residences surrounding. Vacant block to south is heavily treed softening any view of house from along street



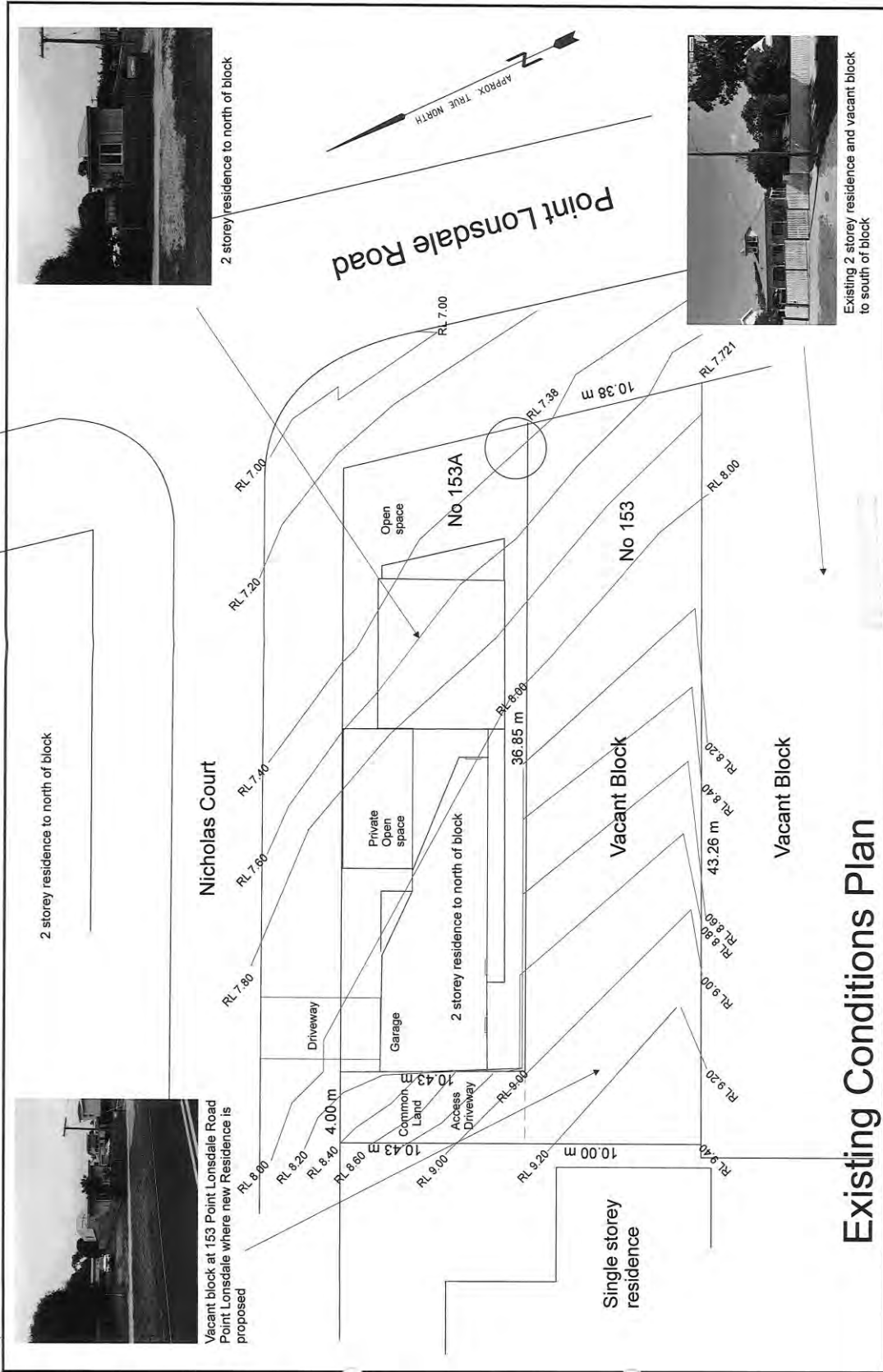
153 Point Lonsdale Road
 153A Point Lonsdale Road
Streetscape Elevation

Proposed 2 Storey Residence
At 153 Point Lonsdale Road Point Lonsdale
For David McDonald

Sheet number
2 of 18

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 Date: August 2016
 Scale: 1:200



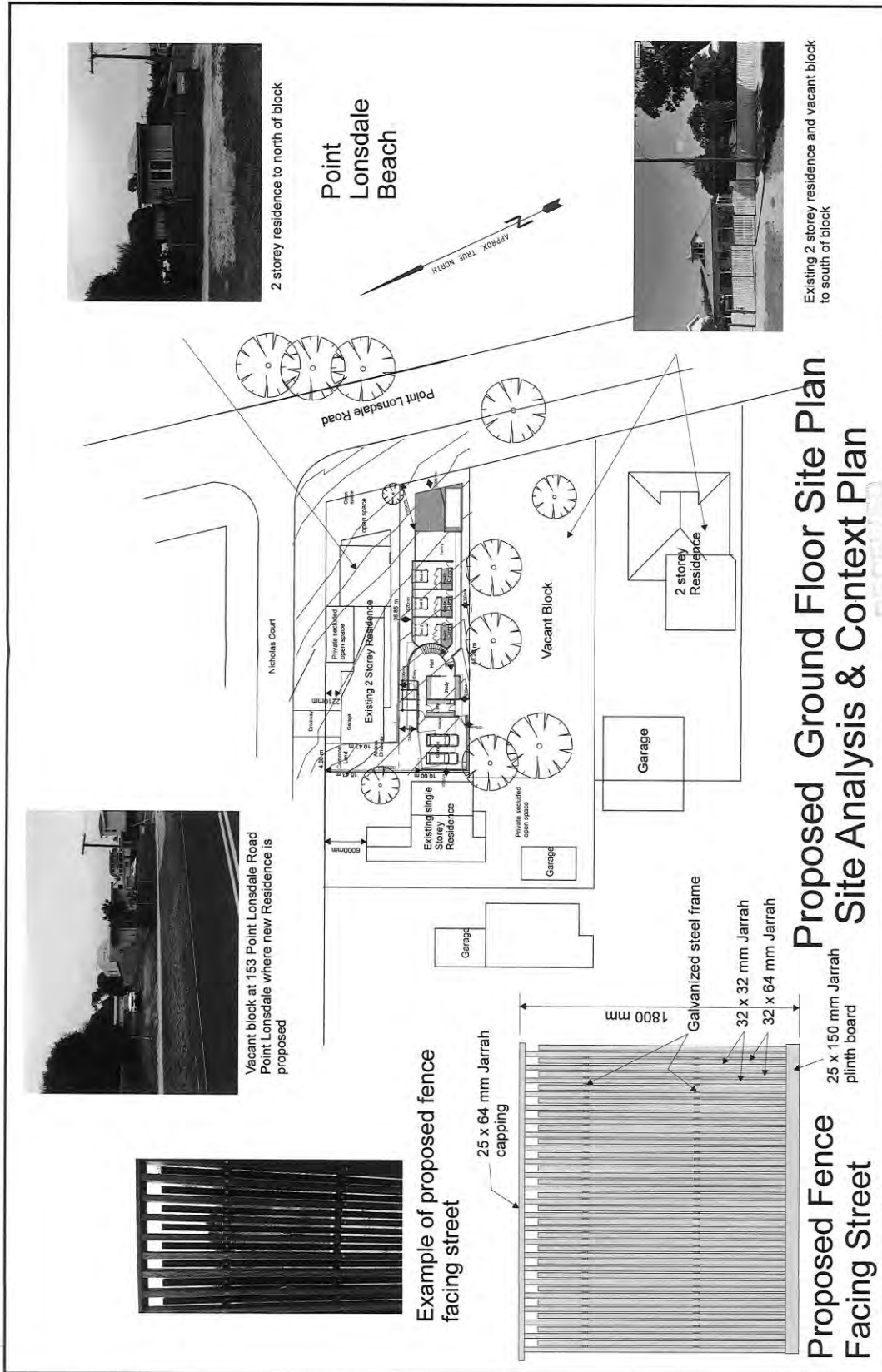
Existing Conditions Plan

Sheet number
3 of 18

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 Brendannhenrydesign@gmail.com

Amendments	
Drawn	Date
Brendan Henry <td>August 2016 </td>	August 2016
	Time
	Scale
	1:200

**Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald**



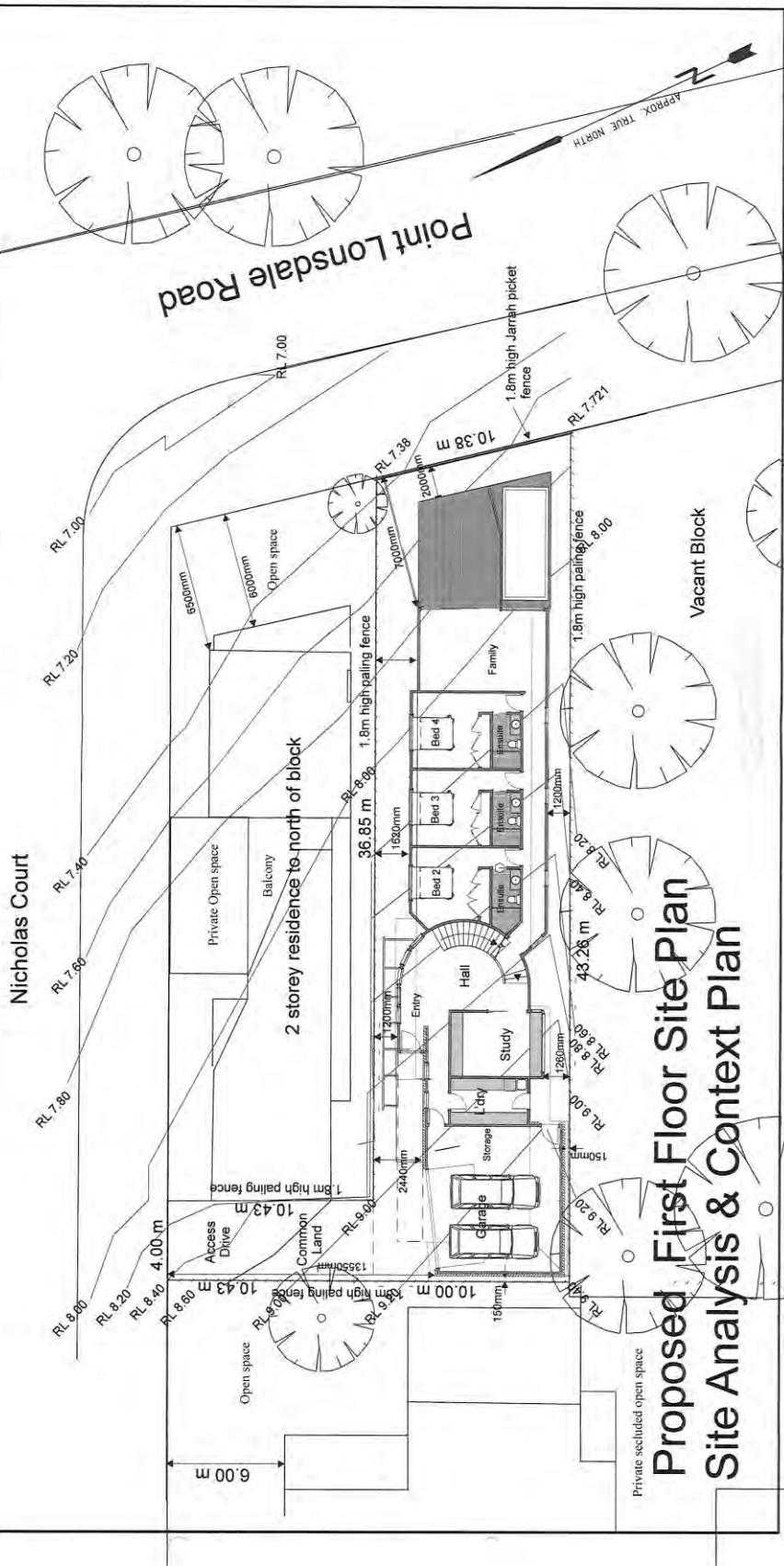
**Proposed Ground Floor Site Plan
 Site Analysis & Context Plan**

<p>Proposed 2 Storey Residence At 153 Point Lonsdale Road Point Lonsdale For David McDonald</p>	<p>Amendments</p> <p>Date August 2016 Scale 1 : 500</p> <p>Drawn Brendan Henry</p>
<p>Brendan Henry Design 111 Murrumbidgee Street PO Box 523666 Mobile 0427 796144 Fax 03 512 592 744 AIN No. 68 512 592 744 Email - brendanhenrydesign@gmail.com</p>	<p>Sheet number 4 of 18</p>



Site Analysis and Context Plan

Area of block 428 sq m
 House Area 238.21 sq m
 Incl Garage
 Total covered Area 238.21 sq m
 % of covered Area 55.37%



Proposed First Floor Site Plan Site Analysis & Context Plan

Proposed 2 Storey Residence
 At 153 Point Lonsdale Road Point Lonsdale
 For David McDonald

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Brendan Henry Design

Sheet number
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Amendments	Date	Issue
	August 2016	Scale 1:200
Drawn Brendan Henry		



11. CLOSE OF MEETING

