



Agenda

Planning Review Meeting

Thursday 8 June 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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Planning Review Meeting A guide to understanding meeting protocol.....	2
1. OPENING OF MEETING	4
2. APOLOGIES	4
3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES	4
4. PLANNING & DEVELOPMENT.....	5
4.1 20 Bridge Street, Queenscliff	5
4.1.1. Applicant to present to Council	6
4.1.2. Submitters to present to Council	6
4.1.3. Applicant to readdress Council	6
5. APPENDIX 1 – APPLICATION DOCUMENTS: 20 Bridge Street, Queenscliff	7
6. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS: 20 Bridge Street, Queenscliff	34
7. APPENDIX 3 – APPLICANTS RESPONSE TO SUBMISSIONS: 20 Bridge Street, Queenscliff..	35
8. CLOSE OF MEETING	37



1. OPENING OF MEETING

2. APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES

Councillors:

Officers:



4. PLANNING & DEVELOPMENT

4.1 20 Bridge Street, Queenscliff

Planning Permit application number: 2016/058

SUMMARY

Proposal	Part demolition of an existing dwelling, demolition of outbuildings and a fence in a Heritage Overlay area, alterations and extensions to an existing dwelling, variation to the site coverage and side setback requirements of Design and Development Overlay – Schedule 6, the construction of an outbuilding and front fence Application and plans: Refer <i>Appendix 1</i>
Zone/Overlays	Neighbourhood Residential Zone – Schedule 2 (NRZ2) Design and Development Overlay - Schedule 6 (DDO6) Heritage Overlay – Schedule 1 (HO1) Significant Landscape Overlay – Schedule 1 (SLO1)
Permit Triggers	HO -Clause 43.01: Part demolition, buildings and works DDO – Clause 43..02: Buildings and works SLO – Clause 420.3: Buildings and works
Public Notification	Advertised by registered post to adjoining property owners and occupiers, two signs on site and notice in municipal offices for 14 days.
Submissions	Four (4) objections received Copies of objections and submissions provided to Councillors: Refer <i>Confidential Appendix 2</i>
Key issues raised by objectors	Height, second storey, bulk, access, setbacks.



4.1.1. Applicant to present to Council

4.1.2. Submitters to present to Council

4.1.3. Applicant to readdress Council



5. APPENDIX 1 – APPLICATION DOCUMENTS: 20 Bridge Street, Queenscliff



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

Office Use Only

Application No.: 2016/058 Date Lodged: 1 JUL 2016

Application for
Planning Permit

240027, \$490-

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 **i**

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

Street Address *

Unit No.:	St. No.: 20	St. Name: Bridge Street
Suburb/Locality: Queenscliff		Postcode: 3225

Formal Land Description *
 Complete either A or B.

This information can be found on the certificate of title.

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

OR
 (Two Allotments)

B Crown Allotment No.: 4A & 2037 Section No.: 2A

Parish/Township Name: Queenscliffe / Paywit

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](#)

- Alterations & Additions to existing residence
 - Waiver of wall height on boundary
 - New front fence

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required *

Cost \$ 300,000 You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions **i**

4 Describe how the land is used and developed now *

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

single dwelling.

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



Title Information i

5 Encumbrances on title *

If you need help about the title, read:
[How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact person's details * Same as applicant (if so, go to 'contact information')

Name: Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact information

Business Phone: Email:

Mobile Phone: Fax:

Name: Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

Declaration i

7 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Date:

day / month / year



RECEIVED

- 1 JUL 2016

BOROUGH OF
QUEENSCLIFFE

SUPPORTING INFORMATION
FOR PLANNING PERMIT
UNDER PLANNING OVERLAYS OF
THE BOROUGH OF QUEENSCLIFFE
PLANNING SCHEME



FOR
NUMBER 20 BRIDGE STREET
QUEENSCLIFF

KU525/ HEWISON ALWAY



RESCODE/HEWISON ALWAY/REPORTS

CONTENTS

- **EXECUTIVE SUMMARY**
- **INTRODUCTION**
- **GENERAL PROJECT DESCRIPTION**
- **SPECIFIC SITE/AREA CONTROL**
- **SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**
- **CLAUSE 43.01 HERITAGE OVERLAY**
- **CLAUSE 22.03 -1 HERITAGE POLICY**
- **CLAUSE 22.04-1 URBAN CHARACTER POLICY**
- **CLAUSE 43.02 SCHEDULE 6 TO DEVELOPMENT OVERLAY**
- **CLAUSE 54 PROVISIONS**

- **APPENDICES**
 - Appendix 1 ... project drawings
 - Appendix 2 ... titles
 - Appendix 3 ... photographic essay



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EXECUTIVE SUMMARY

This report outlines a proposal to part demolish and construct a single storey addition to an existing dwelling on a site at 20 Bridge Street, Queenscliff. The existing single storey building is not individually listed in the Heritage Schedule of the Borough of Queenscliffe Planning Scheme but is in a Heritage Overlay.

The original late 19th century building has been significantly modified at the rear over many years but the front portion of the building and the street façade have only been affected by minor cosmetic changes to verandahs and windows. The original front fence, if one ever existed, has been replaced with a low level brick structure.

The site does not adjoin any individually listed buildings, but is considered to be in a Heritage sensitive area of Queenscliff as part of the commonly known "Fisherman's Flat" area.

The site, of 431m², adjoins a separate title in the same ownership of 107m². This will give collectively a total site area of 538m² at the conclusion of a consolidation process now underway separately to this application. Area and site cover calculations in this report are based on the overall areas that will be on a new separate title.

The sites are in a "Neighbourhood Residential" zoned area of Queenscliff, a short distance from the principal shopping precinct to the South West in Hesse Street.

This proposed development is part of a growing trend in this iconic area of Queenscliff where simple fisherman cottages are being rejuvenated and upgraded to meet current family living expectations, whilst still retaining the streetscape vision of a simple cottage.

This submission considers the requirements of the now local and State planning requirements and addresses, in detail, the new provisions of clause 54 of ResCode where applicable and amendment C7 of the Queenscliffe Planning Scheme including schedule DDO6, SLO1 and HO1

This submission is presented in support of the issue, by council, of a planning permit for the development of a part new and part renovated single storey dwelling, attached and standalone outbuildings located over 2 separate titles.



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INTRODUCTION

Since August 24, 2001, it is a requirement that where a single residence or an alteration to an existing residence comes under the jurisdiction of an Urban Character Overlay or the requirements of decision guides lines of a zone, then the provisions of clause 54 of ResCode may come into effect. Although this is not generally the case within the Borough of Queenscliffe for residential zoning in DDO6 it does have some implications for clause 54 but not in its totality.

This submission is based on the fact that the subject site is in an Urban Character Overlay Area of the Borough of Queenscliffe Planning Scheme DDO6, Significant Landscape Overlay SLO1 and Heritage Overlay HO1.

In support of this submission drawn documents have been prepared by Michael Higgins Building Design, together with this report and a photographic essay of the general surrounding area.

Some of the 20 specific objectives of clause 54 have been addressed along with an assessment of the neighbourhood character of the area and considerations of relevant heritage and urban character clauses of the local planning scheme.

GENERAL PROJECT DESCRIPTION

This project involves works to part demolish an existing single storey building, refurbish original areas and construct new areas to match the original for an overall single storey dwelling.

The site is zoned "Neighbourhood Residential 2"NRZ2 and is covered by an urban character overlay "Queenscliff Urban Heritage" and schedule DDO6; it is in a Heritage Overlay area HO1 but is not individually listed in the Queenscliffe Planning Scheme. It does not adjoin any individually listed sites. The site is in a Significant Landscape Overlay SLO1.

This site sits some 90m North of Wharf Street to the South and is located on the West side of Bridge Street. The main site is 40.61m deep and adjoins a recently purchased parcel of land a further 9.0m deep. This second parcel of land abuts land under the control of VicTrack and provides for vehicle access from the West subject to agreement with the existing tenants. As mentioned earlier it is intended to consolidate the 2 parcels of land into a single title and as such all area calculations are based on the total area of both sites. A licensed land surveyor is currently working on the consolidation and the "Application for Certification" is attached with this report for information only.

The new owner is now seeking to fully redevelop the site to meet their own needs for a single 3 bedroom dwelling. The brief requires for living, dining, kitchen, master bedroom area, 2 other bedrooms and laundry facilities. Car accommodation would be constructed along the South side of the site with access from Bridge Street via an existing driveway/carriageway easement some 21m from the street frontage and setback 16m from the front of the dwelling.

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An enclosed shed area and covered storage space is to be constructed as a standalone structure to the rear West of the combined site. These areas will accommodate boats, surfboards and other recreational vehicles.

The architecture of the proposed works is based on remnants of the original structure still existing and other photographic evidence of the early buildings in the area. As shown on the existing conditions drawings it is intended to retain the original structure that currently comprises beds 1-4 and living. The balance of the existing structure will be demolished and generally replaced with new compatible styled building.



EXISTING PROPERTY VIEWED FROM BRIDGE STREET

A schedule of works is outlined in this submission both as drawings and a written report. The extent of the project is outlined in point form below;

- ❖ **Demolish substantial sections of the current structure to the rear of the site but retain original dwelling form fronting Bridge Street;**
- ❖ **Remove existing outbuildings on site and replace with new garage and shed areas;**
- ❖ **Construct new building components over one level with front and rear verandahs;**
- ❖ **Construct new storage shed to West of site detached from main building with accessible loft space;**
- ❖ **Repair/refurbish existing elements of the house removed over time including front windows and front verandah;**
- ❖ **Replace existing brick fence with timber picket fence.**



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SPECIFIC SITE / AREA CONTROLS

The subject site is in the BOROUGH OF QUEENSCLIFFE and is covered under an "URBAN CHARACTER POLICY" & "DESIGN DEVELOPMENT OVERLAY" of the planning scheme schedule DDO6, Significant landscape overlay schedule 1 SLO1 and a Heritage Overlay listing HO1. The site consists of 2 titles and is zoned Neighbourhood Residential 2, NRZ2 to both titles. The site has a frontage to a Non Road Zone Category in Bridge Street and Vic Track land to the rear west. The site is in a flood prone area but not a bush fire prone area under building provisions. It is not in a flood overlay or bush fire management overlay of the planning scheme

The site consists of 2 separate titles of 431m² and 107m² for a total area of 538m². The site has frontages to both Bridge Street and public land at the rear with the potential for vehicle access from both frontages. Conforming car parking requirements are provided with access from Bridge Street.

The site is in an area with an overlay of the heritage provisions of the planning scheme but is not individually listed in the schedule to the Heritage Overlay HO1. The site does not adjoin any individually listed properties.

The site is connected to all required services for the proposed development. There is a carriageway easement shown on title to the South boundary for joint access by 2 properties, this easement will not be breached by the submission proposal.

There are Reservations Exceptions Conditions and Powers associated with the title for the rear land that include mining rights and legal road conditions. The latter will need clarification albeit all required vehicle access under Part 4 of the building code will be met from the existing drive from Bridge Street.

Flood level considerations

Consideration has been given to floor level requirements in respect to current and proposed flood level projections. Currently it is a requirement of CCMA for sites in this area that all floors are set at AHD 1.73m where new dwellings are constructed or where additions exceed nominated sizes. To clarify the requirements of this site and the proposed development works we have considered opinions for other projects we have gained from Corangamite Catchment Management Authority within this same area in the last 2 years. CCMA would be part of the consent process for the issue of a planning and building permit and we believe the current proposal would meet CCMA requirements.

Our rationale is that we intend to maintain the current dwelling floor level which has been determined by a licensed surveyor to be AHD 1.35m. This is above the 1% AEP flood event of AHD 1.23m. This would be an acceptable situation for building additions between 20m² and 40m². Given the proposed works whereby approximately 46.8m² of existing habitable spaces would be demolished and replaced by 80.5m² of new habitable space the net increase in floor area is 33.7m².



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We believe this would fall within the range to permit the current floor level to be used throughout the building as all floors will be 0.12m above the 1% AEP flood level.

We understand this conclusion will need to be ratified by CCMA but have presented this application for floor levels and building heights on the basis of the above.

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

The significant landscape overlay relevant to this site is shown as SLO1 "Swan Bay Landscape Area". At section 1.0 a key element of the overlay is the scenic views of Swan Bay obtained from many locations within the Borough. The houses on the West side of Bridge Street have an interface with public land leading onto Swan Bay water body. As such there may be issues related to the intrusion of site developments that affect public views of the waterway.

The current site has an existing building that extends well into the site and other outbuildings, all as viewed from Bridge Street and, to a lesser extent the Swan Bay reserve. The public views from or to Swan bay are not affected by the current site developments and the proposed works for this submission will not impact on public views either.

At point 2.0 of the overlay there are 6 dot points for the landscape character objective to be achieved. Of these 6 dot points we believe only dot points 3 & 5 are relevant to this application.

Dot point 3 – protect landscape values and its foreshore from visual intrusion. The presented scheme will have some visibility from the Swan Bay foreshore over the public car park and boat ramp area. This area has no remnant vegetation in the public domain and little formal landscaping elements. The requirement to build to the rear boundary of the site at the interface of private and public land is a common element of all houses along the West side of Bridge Street. The design presented with this submission complies with heights under the DDO and is of a coastal design. We do not believe the proposed development will intrude on any aspect of the public's views or appreciation of Swan Bay.

Dot point 5 – to encourage the siting, design and landscaping of buildings and works which is responsive to the overlay areas landscape values. The proposed site developments do not require the removal of any indigenous or significant plantings to achieve the final built form. As the site does not currently have any remnant vegetation facing the Swan Bay reserve and that this interface will have developments located on it, we believe the objectives of this dot point will not be compromised.



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CLAUSE 43.01 HERITAGE OVERLAY

GENERAL COMMENTS

Although the subject site is within a Heritage Overlay of the Borough of Queenscliffe Planning Scheme, the site is not individually listed, nor are some of the modified building elements typical of the coastal theme of the older surrounding buildings. There is however a significant intactness of the building form and street presence that will allow cosmetic modifications to repair works of past years.

Early photographs of the sites within this location and remaining intact structures have allowed an overall design to be prepared along with the recreation of a typical front façade and verandah.

The concepts prepared have been shown and discussed with council's heritage advisor with a number of imperatives required in any final submission. Of primary significance is the recreation of the original street facades including windows, roof lines, cladding and the offset verandah. Councils Conservation report on this building suggests that the projection on the front was a later addition. In examining the internal floor layout and the roof structure we are of the opinion that the projection is completely original. There is some suggestion this house was in fact related to the railway activity not a fisherman's cottage. However the front projection occurred it is part of the long term street presentation of the building and not dissimilar to other buildings around Queenscliff. This projection will be retained and appropriate windows installed.

In summary the current building has sufficient original features to non modified areas to permit the recreation of a simple cottage in one of Queenscliff's best known housing locations of the late 19th and early 20th centuries. The use will continue to be a single dwelling but the presentation to the street will be an enhancement in a prominent access road to Swan Island in the heart of Fisherman's Flats.

DECISION GUIDELINES

There a number of decision guidelines that relate to the whole of the Borough and across a range of issues, some of which are not relevant to this application. We believe of the decision guidelines stated the first 6 dot points are relevant and are detailed below. The balance of 5 dot points relate to sub division or vegetation matters, none of which apply to 20 Bridge Street.

- **Assessment against the SPPF, LPPF including the MSS and local planning policies:** Within the body of this report details of the proposal are assessed against prevailing statutory controls. In particular assessment against Local Planning Policies Clauses 22.03 and 22.04 are specifically detailed.



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- **Significance of heritage place and whether the proposal will adversely affect the natural or cultural significance of the place:** *The subject site is within a Heritage overlay but is not in itself a listed site. The application proposal recreates the salient features of the original building and location being a single storey structure with pitched roof forms and weatherboard walls;*
- **Any applicable statement of significance, heritage study and applicable conservation study:** *The site has no specific classification in the most recent conservation study other to list it as a "contributory building". The site is within an overall classification within the planning scheme of HO1 within which there are a number of specific citations for buildings, sites and vegetation. The application proposal does address issues within the design to minimize any impact on any relevant citations;*
- **Whether the location, bulk, form, or appearance of the proposed building will adversely affect the significance of the heritage place:** *The siting and scale of the proposed dwelling will have an improved impact on the current streetscape. The current streetscape is representative of 1960's modifications with flat roofed verandah and aluminum type windows. The proposed design will recreate the original façade as far as is practical and achievable with information available;*
- **Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place:** *In the instance of this project the removal of more modern additions and replacement of significantly modified original components will permit an holistic approach to be taken to the restoration process. This approach has been used in a number of buildings within Fisherman's Flat in the past 10 years;*
- **Whether the location, bulk, form and appearance of the proposed building are in keeping with the character and appearance of adjacent buildings and the heritage place:** *The proposed dwelling will impact on the streetscape from its current position. The upgraded dwelling will be very appropriate to its location by recreating the 19th century original form. Whilst some of the existing surrounding buildings post dated the current building, many are of the similar design influence. The current proposal will not only remove inappropriate building components but enhance a very prominent location in Queenscliff's tourist area.*



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CLAUSE 22.03-1 HERITAGE POLICY

HERITAGE OVERLAY 01, FISHERMAN'S FLAT

OBJECTIVES - Selected objectives relevant to the subject site are:

- To maintain and enhance the character of the overlay area as a fishing village set apart from the main town centre: *The proposed works will reinstate the expected streetscape view of a typical residential cottage. The architecture and finishes proposed are consistent with the original building;*
- To retain the general uniformity in scale and massing of the buildings: *The proposal utilizes parts of the existing original structure and replicates this in the new works;*
- To encourage the use of traditional building materials of the area, being timber weatherboard walls, timber framed windows, corrugated roofs and brick chimneys: *The current proposal incorporates all of the preferred external elements by replication the original design still evident on site and replacing existing aluminum windows with wide section timber frames;*
- To ensure that frontage setback of buildings is consistent with the dominant setback of adjoining buildings: *The existing building has a front setback of less than 3.0m at one point angling to less than 5.0m. The proposed works do not change any of the front building forms or setbacks. It also provides the opportunity for some residential garden area similar to adjoining properties;*
- To maintain traditional fencing in the area such as low pickets, capped corrugated sheeting, or twisted wire, and in new fencing to buildings, encourage the use of the traditional materials and construction techniques: *It is intended to remove the existing low level brick fence and install a representative style picket fence. Details are drawn on drawing 2 of this submission.*
- To encourage the use of traditional building design of the overlay area which included narrow eaves, gable roofs, verandahs, vertical rectangular windows and unbroken facades: *As this project is to reinstate the original building design to the front façade it retains the gabled room projection to the North side and the offset verandah extending to the South wall. Considering the existing floor plan we can only conclude that what we see now is original and that the building did not have a single faced façade with a full width verandah.*



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CLAUSE 22.04 URBAN CHARACTER POLICY

OBJECTIVES - Selected objectives relevant to the subject site are:

The development of a design proposal for this site has had a number of competing elements, not least of which is the preservation of the public perception of the original "Cottage" presentation.

In considering the accommodation brief of the owner, the site size and orientation, the opportunities for North facing garden areas and the general character of the area, a position has been taken to replicate the original architectural design for the street facades. However, the interior of the building will become an individual dwelling with bedrooms and bathrooms and bathrooms consistent with current expectations.

In doing so this may counter aspects of the objectives of the prevailing DDO6 and this is acknowledged. We are aware of the Urban Character polices within the local planning provisions at Clause 22 and the subsequent Schedule DDO6. We believe however that our overall concept will reinstate this modernized building to its original presentation and significantly contribute to the visual reinstatement of an early chapter of Queenscliff's history.

In considering the Building and Works requirements of DDO6 we have complied with the empirical requirements regarding heights, setbacks and site cover. A common feature of these small sites is the construction of habitable room walls and outbuilding walls on common boundaries. This detail has been recreated on the North and South boundaries as shown.

In the interpretation of Design Objectives we have relied upon a number of statements that give support to our proposal. Within the dot points of the Design Objectives we believe those relevant to this location are:

1. *"To ensure that development is consistent with the uniform low rise streetscape character of Fisherman's Flat and nearby Symonds Street";*
2. *"To ensure that development reflects the character of the precinct as a fishing village physically and visually set apart from the main town centre";*
3. *"To protect the coastal and heritage vistas from intrusive development";*



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These distinguishing elements of this area of Queenscliff paint a picture of consistency over a long period of time where architecture of the day and individual preferences has shaped the current townscape. Bridge Street was always the access to Swan Island and moorings allocated to the fishing fleet. The North South roads of Beach, Bridge and Bay are generally intact with cottages of the late 19th century. Subsequent planning overlays have protected in recent years this built form and the current proposal builds upon that objective.

CLAUSE 22.04-1 QUEENSLIFF

OBJECTIVES

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 subject site is within a grouping of similar buildings of the era. It sits within an area that has seen increased redevelopment over the last few decades. As such the proposed development does not intrude in the more sensitive areas of the township;*
- The unique mix of historic buildings scales and types varying from grand freestanding hotels and landmark buildings to the intimate single storey cottages precinct known as Fisherman's Flat: *The current proposal is for the recovery of a more original street façade and retention of the original built form. As such it will connect with surrounding buildings, many of which have already been refurbished and is still consistent with the ethos of this area of fisherman's flat;*
- The informality of streetscape materials and finishes including front fences: *The selected street setting includes the use of elements set out in 22.03.1 of the planning scheme and utilizes existing detailing where appropriate. All materials are sympathetic to the surrounding environment;*
- 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: *This objective is met in that the existing Bridge Street frontage is close to the street boundary with 3.0m to 5.0 setbacks. These are typical elements of this area;*



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- **The opportunities for long views towards Swan bay or port Phillip Bay and the shorter views to intact historic buildings and streetscapes: *This development will not interfere with any public or neighbour views of the town ship or coastal areas.***

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

BUILDING AND WORKS

BUILDING HEIGHT

The proposed building is to be constructed as a single storey dwelling. The maximum height will occur at the main ridge roof over the new living area.

The proposed maximum height of 5.99m above natural ground translates to AHD 6.9m compared with the existing building of AHD 6.43m and the Southern building of AHD 6.43m and Northern building of AHD 6.07. The new building is therefore some 0.5m higher than the existing roof line. The maximum height occurs some 25m from Bridge Street.

A streetscape elevation is provided with this submission to put these height variances in context.

***This proposal meets the objective in that the overall height does not exceed the maximum 6.0m allowable and is consistent with adjoining buildings.**

FRONT SETBACK

The front setback is existing and consistent with the adjoining and adjacent properties with a minimum setback of 2.65m and a maximum of 5.1m.

***This proposal meets the objective in that the existing frontage is retained and minimum setbacks are consistent with adjoining properties.**

SIDE AND REAR SETBACKS

In this proposal there are existing walls along the North elevation that are to remain. These walls are set back approximately 0.4m for wall heights of approximately 3.8m for single storey construction.

The new North wall is to be built 3.0m from the North boundary to the kitchen area and on the boundary for the living room. This wall on boundary will be detailed later in this report.



RESCODE/HEWISON ALWAYS/REPORTS

The new South wall is to be built some 3.6m from the boundary, a portion of which has an attached garage with a wall on the boundary.

The rear West wall is some 11.0m from the title boundary between the 2 titles in the same ownership.

On the smaller title there is to be constructed an enclosed shed with an attached open covered storage area. The North, South and West walls of this structure are on boundaries and discussed later in the report. The East wall is a minimum of 1.5m from the boundary between the 2 titles.

***This proposal meets the objective in that all new walls are below allowable heights for given setbacks.**

WALLS ON BOUNDARIES

This proposal has an existing wall within 0.4m of the North boundary for a length of 21.0m. As part of this proposal approximately 10.m of this wall will be removed. The balance of the wall will remain and be repaired and painted as required.

The North wall of the living room will be a brick wall constructed on the boundary for a length of 6.5m. The wall will be 3.55m high as a maximum and average height. Whilst ResCode allows walls to an average of 3.2m and a maximum height of 3.6m the current proposal has exceeded the average in an effort to provide a new building form not inconsistent with the original structure. The ceiling line for the new works has been lowered from 3.5m to 2.9m to give a balance between the original form and a more acceptable current expectation. However the wall height is considered to be necessary to be complimentary to the existing structure. This proposal will need approval for the 0.35m increase in the average height.

Along the South boundary the attached garage will have a wall length of 6.2m and an average and maximum wall height of 3.05m. This is a compliant height and length.



RESCODE/HEWISON ALWAY/REPORTS

This wall is located to the North of the adjoining property which has a wall with a habitable room window in it some 1.4m away. Under normal circumstances this would not be allowable as North facing windows on adjoining sites should have a 3.0m collective setback, however in this instance there is a 2.2m high brush fence along the boundary and within the adjoining property and a 3.0m high dense hedge. There is no North light access to this window under the current circumstances and this new proposal will not exacerbate this situation. The hedge will remain on the neighbours property.

The standalone shed and undercover storage at the rear of the site will have 3 walls on or within 0.2m of the boundary.

The South wall will be 7.2m long with an average and maximum height of 3.2m. The West wall of the shed and fascia of the store will be 10.9m long and an average and maximum height of 3.2m. The North store wall will be 0.2m away from the boundary, 7.2m long and an average and maximum height of 3.2m. All these walls are compliant for heights.

***This proposal meets the objective in that walls on boundaries are at appropriate heights with the exception of the North wall of the living area for which and exemption is sought for the increased height of 0.35m**

LANDSCAPING

No landscaping proposal has been prepared for this submission. Should a proposal be required we request this be made as a condition on permit for endorsement.

The site currently is devoid of any formal landscaping to either the front or rear of the site. Non-native trees will be removed either under the provisions of clause 52.48 or on the basis of not having protection under the prevailing SLO.

***This proposal meets the objective in that the proposed works do not breach the SLO and a landscaping proposal can be achieved within the open space on the site.**



RESCODE/HEWISON ALWAY/REPORTS

FRONT FENCES

There is an existing low level brick front fence on the boundary line. It is intended to remove this and replace with a typical timber picket fence evident around this area. A detail of the fence is shown on drawing 2.

***This proposal meets the objective in that the proposed front boundary fence will meet the height and design requirements of the DDO.**

SITE COVERAGE

The proposal presented has a gross new building area, inclusive car accommodation and verandahs of approximately 272.4m² exclusive of verandahs, located on a site (combination of 2 existing titles) of 538m². This represents maximum site coverage of 50.9%.

The DDO6 requires an objective of 50% site cover within this area of Queenscliff. As the proposed buildings are 0.9% (4.8m²) over the 50% preference an exemption will be requested for the site coverage increase.

The proposal still leaves scope for excellent conforming North facing open space and provides for a front garden area and large North facing rear garden.

***This proposal exceeds the objective in that it covers 50.9% of the site against the DDO requirement of 50%. Consideration of this increase is requested.**

PERMEABILITY

This proposal retains 248.9m² of open space for the whole site inclusive of gardens and unroofed deck area to the North elevation, representing a potential total permeable area of 44.2% of the site.

There is not proposed to be any hard paved surfaces associated with the proposed works.

***This proposal meets the objective in that the proposed permeable area will exceed the recommended 50% of the unbuilt on site area usually set at 25% of the total site area.**



RESCODE/HEWISON ALWAY/REPORTS

SUBDIVISION

Land is not permitted to be sub divided in DDO6 other than boundary realignment or consolidation of titles.

It is proposed to consolidate the current 2 titles into a single entity of approximately 538m². This consolidation is currently being undertaken by a licensed surveyor and a copy of the "Application for Certification" is attached to this report for information only.

***This proposal complies with the DDO as it only requires consolidation of titles and does not create a new allotment.**

CLAUSE 54 PROVISIONS

GENERAL MATTERS

The DDO6 does not require assessment against the full requirements of clause 54 of the planning scheme. Decision guidelines for DDO6 have been detailed in the previous section of this report, however there are some matters that are relevant from Clause 54 and these are detailed below.

NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

• NEIGHBOURHOOD & SITE DESCRIPTION

This project involves works to part demolish an existing single storey, stand-alone building, at 20 Bridge Street, Queenscliff and construct new single storey areas to establish a single dwelling on the site. This site is covered by a Heritage overlay HO1 but the building is not individually listed in the schedule to the overlay nor does it adjoin a listed site. The site is also part of Design Development Overlay DDO6 as per amendment C7 of the planning scheme.

The building in question was constructed in late 1800's to early 1900's and has been modified over many years to a point where the original Bridge Street facade is non-typical of the period. Other houses along Bridge Street have also over time suffered modifications but there is a growing trend for refurbishments and rejuvenation to take place.

In the context of Bridge Street and the surrounding areas this site has a typical Fisherman style cottage on a narrow allotment but with a carriageway easement along the south side for "pedestrians and horses alike"

In retaining and recreating the original scale and building detail the new development will compliment other surrounding buildings of the late 19th century.

More detailed analysis of the neighbourhood character is given in earlier parts of this report dealing with heritage and DDO objectives.



RESCODE/HEWISON ALWAY/REPORTS

- **DESIGN RESPONSE**

The development of a design proposal for this site has been based on recovering the original façade and detailing new elements in a similar style. In doing so the proposed design keeps building heights below 6.0m and includes essential components of the Fisherman's Flat architecture.

The original building would have been somewhat upmarket for the area with the projecting gabled roof room on the East face of the building. Other cottages in the area were often brought to their sites on drays to save money in building costs and to allow removal if the fisherman decided not to continue with the lease of the land. These buildings were of a much simpler design similar to the building to the North of the site.

The current design proposal is to recreate the prominence of this building and allow it to once again sit amongst the smaller cottages still surviving as an example of early residential architecture. The building will be used as a single dwelling and internally will not recreate the multi roomed standard house as living areas will be open planned and facing North.

PERMEABILITY - STANDARD A6

The current larger site has approximately 133m² of dwelling and some outbuildings giving over 250m² of permeable area. The smaller site has no buildings and therefore has 100% permeability. With proposed development over both sites of 272m² for a total site area of 538m² the permeable area will be 248.9m² or 44.2%.

*This proposal meets the objective in that the proposed permeable area will exceed the recommended 50% of the unbuilt on site area usually set at 25% of the total site area.

- **ENERGY EFFICIENCY PROTECTION
STANDARD A7**

This proposal has considered energy efficient principles to the extent that the site size and street orientation permit. The living areas have large windows to the North onto a decked area and to the West to garden area. Other daytime living areas will get direct sunlight for external windows and an unroofed courtyard



RESCODE/HEWISON ALWAY/REPORTS

All walls, windows and ceilings are to be thermally rated to achieve a 6 star rating.

*** This proposal meets the objective in that it considers the benefits of solar energy and provides for insulation.**

- **PARKING - STANDARD A9**

This proposal includes the construction of a 6.0m long x 3.5m wide garage along the South side of the site attached to the building. A second car space is accessed through a rear roller door in the garage. Under Rescode requirements 2 car spaces are required for a 3 bedroom home with any covered space a minimum of 3.5m x 6.0m for a single car.

The proposed development will also have other shedding for boats and the like on the rear site accessed from VicTrack land together with an attached under cover storage area.

*** This proposal does meet the objective in that car accommodation meets ResCode requirements.**

- **DAYLIGHT TO EXISTING WINDOWS STANDARD A12**

The existing building form will be retained along the North side of the site and extend towards the rear. As shown on drawing 1 the extended works will have no impact on clear to sky requirements for the house to the North.

***This proposal meets the objective in that windows to adjoining buildings habitable areas are within ResCode guidelines.**

- **NORTH FACING WINDOWS - STANDARD A13**

The attached garage to South side will 1.4m away from a North facing habitable room window in the property to the South. As indicated earlier in this report, works and landscaping on the adjoining site currently obscure this window and the proposed developments for number 20 Bridge Street will not impact on the current situation.

*** This proposal meets the objective in that existing North facing windows are not denied solar access in accordance with ResCode criteria or are obscured by works on their own sites.**



RESCODE/HEWISON ALWAY/REPORTS

- **OVERSHADOWING OPEN SPACE - STANDARD A14**

The orientation of this site is such that there is no overshadowing to the private secluded open space of any adjoining property. Overshadowing diagrams are not presented as part of this application as the main building footprint has not changed and therefore no change to existing conditions will occur to adjoining properties. As drawing 1 shows there are walls on boundaries of the properties to the North and South

* This proposal meets the objective in that it does not impact on any adjoining property's private secluded open space sunshine at any time of the day during the equinox.

- **OVERLOOKING - STANDARD A15**

The existing and proposed dwelling is only single storey with floor levels less than 800mm above ground level. There are existing screen fences to the South and North elevations thereby avoiding any overlooking potential. Overlooking diagrams have not been provided with this submission.

*This proposal has addressed the objectives of overlooking to private open spaces of adjoining properties and believes the measures taken are appropriate in this residential area and do not "unduly" affect the amenity of adjoining property owners.

ON-SITE AMENITY & FACILITIES

Issues related to natural comfort of occupants and Neighbours.

- **DAYLIGHT TO NEW WINDOWS - STANDARD A16**

The proposed dwelling has windows to all habitable rooms positioned to allow clear access to natural light. No new window on the North or South is less than 3.0m from the boundary inclusive of any eave projection thereby providing a minimum of 1.0m clear to sky.

Windows on the East elevation are existing albeit proposed to be replaced with new timber framed units. Windows are proposed in the new West elevation and are over 11.0m away from any new structures on site

* This proposal meets the objective in that no new windows will suffer loss of direct sunlight



RESCODE/HEWISON ALWAYS/REPORTS

- **PRIVATE OPEN SPACE - STANDARD A17**

Private open space will be provided as open garden areas to the front East and rear West of the building for an area of approximately 265m². Of this space some 132m² will be available to the rear West of the building as private secluded open space with a minimum dimension greater than 3.0m. This space will have a 12m exposure to North light and accessed from the principal living area in the house.

*This proposal meets the objective in that open space is to be provided in excess of ResCode guidelines.

- **SOLAR ACCESS TO OPEN SPACE
STANDARD A18**

The nature of this site is such that North sunlight is available to daytime living areas and has been maximized to all recreational open spaces.

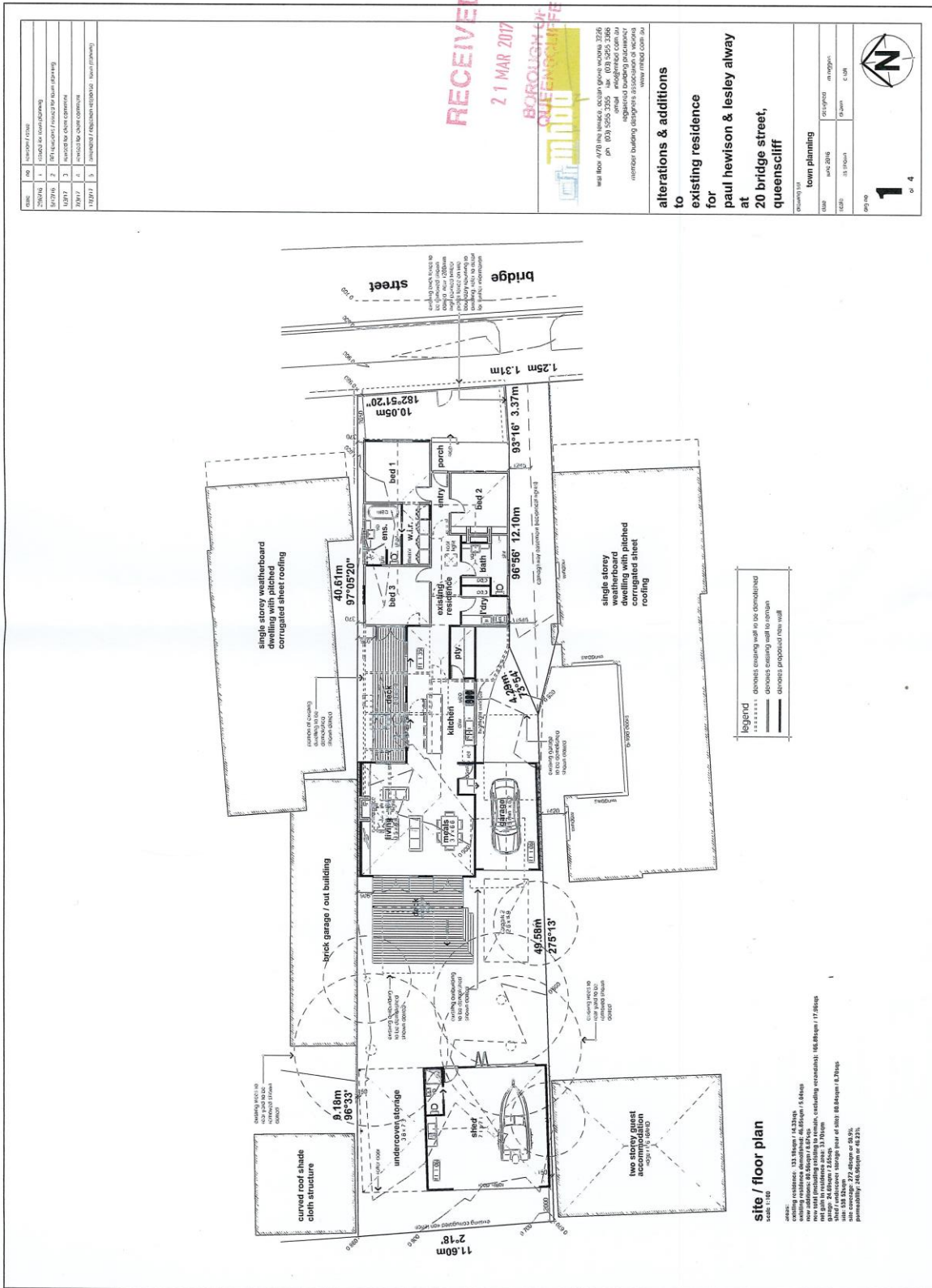
Living areas have been orientated to the North and have direct access to recreational spaces.

*This proposal meets the objective in that solar access to private open space is provided for by this development.

SUB DIVISION REQUIREMENTS

As outlined in SCHEDULE DDO6 comments it is intended to consolidate the 2 current titles into a single entity. This proposal will increase the capacity of the site as the current building does not occupy area on both titles. The consolidation will permit the whole of the site to be treated as one and allow for future applications for building permits to proceed without the need for any consent when considering title boundary setbacks.

A plan of consolidation is being prepared by a licensed surveyor and will be forwarded during the planning assessment process.





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 10/101 Bridge Street, Queenscliffe
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alterations & additions
to
existing residence
for
paul hewison & lesley always
at
20 bridge street,
queenscliffe

plan no: 10/2017

site no: 20/2017

plan no: 10/2017

client: paul hewison

designer: paul hewison

scale: 1:100

date: 20/10/16

drawn: paul hewison

checked: paul hewison

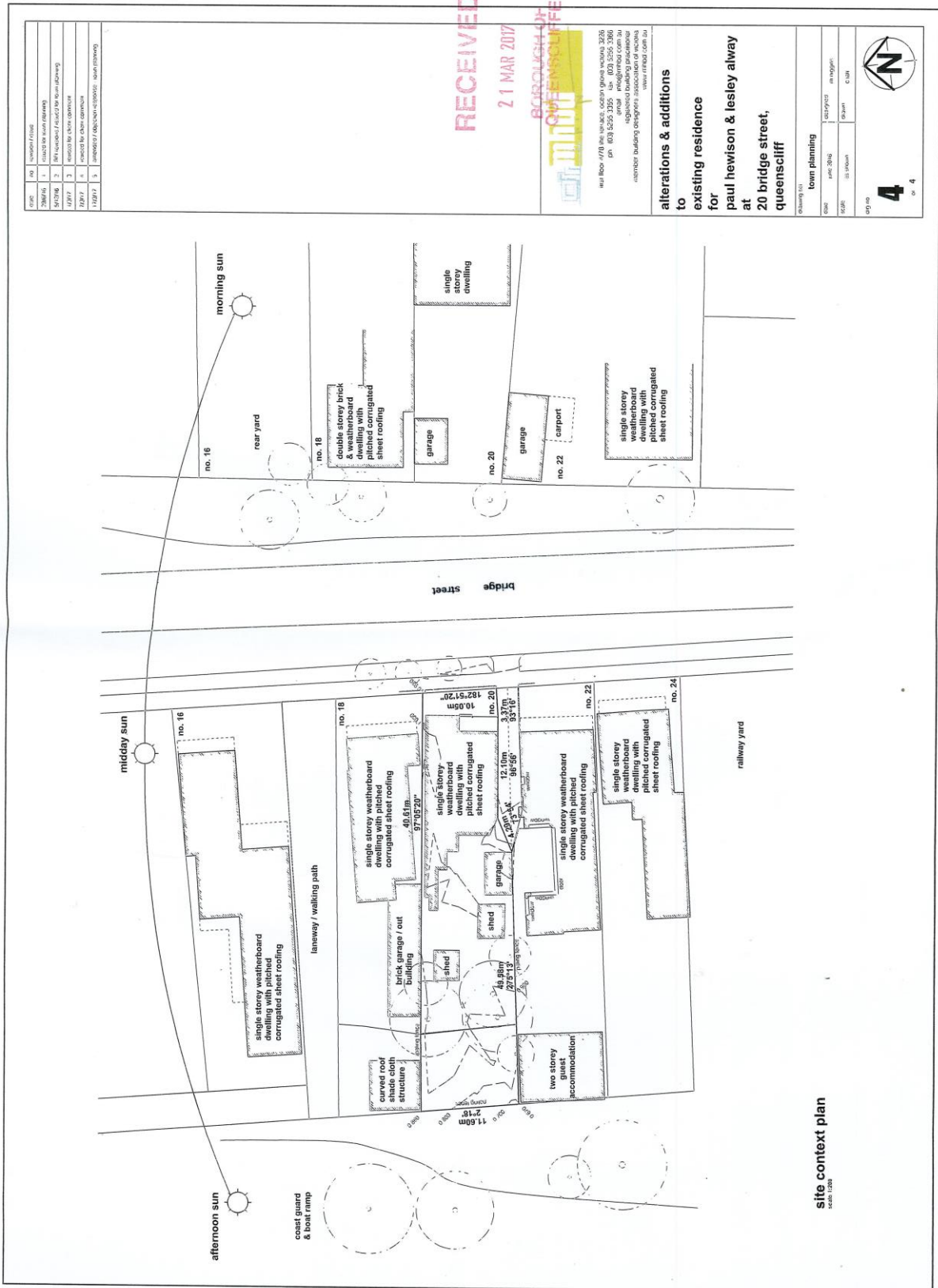
10/2017 1 alterations & additions
 10/2017 2 alterations & additions
 10/2017 3 alterations & additions
 10/2017 4 alterations & additions
 10/2017 5 alterations & additions

demolition plan

scale: 1:100

existing conditions plan

scale: 1:100



DATE	NO	REVISION / ISSUE
20/07/16	1	ISSUED FOR TOWN PLANNING
24/07/16	2	REVISED TO REFLECT COMMENTS FROM THE BOROUGH
12/07/17	3	REVISED TO REFLECT COMMENTS FROM THE BOROUGH
12/07/17	4	REVISED TO REFLECT COMMENTS FROM THE BOROUGH
11/07/17	5	REVISED TO REFLECT COMMENTS FROM THE BOROUGH

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21 MAR 2017

BOROUGH OF QUEENSCLIFFE

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 Member Building Designers Association of Victoria
 www.rfid.com.au

alterations & additions
 to
 existing residence
 for
paul hewison & lesley alway
 at
20 bridge street,
queenscliff

Planning No. **town planning**

DATE	REV. NO.	REVISED BY	APPROVED BY

SCALE: AS SHOWN

DATE: 20/07/16

BY: [Signature]

FOR: [Signature]

PROJECT NO. **4** OF 4

site context plan
 scale: 1:500



6. APPENDIX 2 (CONFIDENTIAL) – SUBMISSIONS: 20 Bridge Street, Queenscliff

Provided to Councillors under separate cover





7. APPENDIX 3 – APPLICANTS RESPONSE TO SUBMISSIONS: 20 Bridge Street, Queenscliff



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QPS40-2006
21 MAR 2017

BOROUGH OF
QUEENSCLIFFE

17th March 2017

Leah Protyniak
Senior Town Planner
Borough of Queenscliffe
PO Box 93,
Queenscliff
Vic 3225

Dear Leah,

**RE: RESPONSE TO OBJECTIONS
PLANNING APPLICATION 2016 / 058 @ 20 BRIDGE STREET, QUEENSCLIFF**

Thank you for recently forwarding the objections you have received for the above application. At the close of advertising we have received 4 objections from the following parties;

- Andrew Stephens & Victoria Brown @ 8 Bay Street, Queenscliff
- Peter & June Negri @ 14 Beach Street, Queenscliff
- Robert & Shirley Hurley @ 18 Bridge Street, Queenscliff
- Alannah O'Brien on behalf of Victrack, Level 8 La Trobe Street, Docklands

The objections fundamentally relate to the following concerns;

- Buildings exceeding one story
- Buildings not exceeding 6 meters in height
- Shed being higher than adjoining buildings
- Overdevelopment in heritage area
- Width of a façade must not exceed 10m
- 1m offset from side & rear boundaries
- Building heights being measured from floor levels not natural ground
- Access through private property to rear of site

In response to these concerns I wish to make the following comments & observations;

- MHBD in conjunction with our clients have removed the loft from the rear shed.
- The current proposal (inclusive of additions to existing residence & proposed shed) does not exceed 6 meters above natural ground level. The site has been surveyed by a licensed surveyor & all heights are taken from natural ground level not floor level as stated by objectors.



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- The proposed shed building height has been reduced to an overall height of 5735mm from 5960mm to be more in line with neighboring building heights. This is an overall reduction in height of 225mm. The floor level of the shed has been lifted to 1.06AHD to align with CCMA recommendations. This has limited the amount of roof height reduction but we feel that an overall reduction in height of 225mm is appropriate.
- The proposed additions to the existing building, new shed & storage is in keeping with the surrounding areas & is in no way an overdevelopment of the site. There are multiple examples of sheds to rear yards as close as next door & within close proximity of the subject site. The shed has been moved off the rear boundary by 2 meters which will reduce the bulk when viewed from the rear of the property. The front façade of the dwelling from Bridge street is an existing situation & is less than 10m in width.
- The shed has been modified to not assume access through the rear of the site. Access to the shed is now via doors to the east of the shed to Bridge Street.

The CCMA also raised some concerns with regard to the floor heights of outbuildings. We have modified the drawings to adhere with floor height requirements set out in their report. The drawings have also been updated to reflect the recommendations set out by the heritage advisor.

I have enclosed with this response a set of amended drawings with changes as listed above. I trust these responses & revised drawings are to your satisfaction & the MHBD office would be more than happy to contribute to any additional dialogue as part of council formalizing their position in anticipation of a Notice of Decision being granted for the application.

Please feel free to contact me at your earliest convenience if you require any further clarifications.

Yours Sincerely,

Chris Taft



8. CLOSE OF MEETING

