



Ordinary Meeting of Council

MINUTES

WEDNESDAY 15 APRIL 2009
Queenscliff Town Hall
Learmonth Street, Queenscliff
7:06pm

PRESENT: Councillors.

Cr. B. Merriman (Mayor), Cr. J. Burgess, Cr. H. Butler, Cr. L. Davies,
Cr. D. Mitchell

Officers.

L. Jenner – Chief Executive Officer
K. Hose – General Manager Planning & Places
E. Wuchatsch - General Manager Governance & Community

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Ordinary Meeting of Council

1. OPENING OF MEETING

The meeting opened at 7:06pm

2. APOLOGIES

Nil

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES

Nil

4. PUBLIC QUESTION TIME

4.1. Ms Carmel Christensen, Rip Rumour

"Can you give a run down on Harbour talks with Minister Jennings?"

"The Mayor outlined that he and the CEO had attended a meeting with Minister Jennings, senior management from Parks Victoria and representatives from Queenscliff Harbour Pty Ltd on Wednesday 8 April.

The meeting was arranged at late notice and involved an informal tour of the harbour and as such did not provide an opportunity for a formal presentation. The Mayor indicated that he did provide the Minister with a written briefing on the issues impacting on users of the harbour. The meeting with Minister Jennings did not provide additional information regarding progress on these issues.

As indicated previously the CEO and I have met with Minister Neville and senior officers from Parks Victoria. Our next meeting is scheduled in Melbourne on 28 April.

In the meantime the CEO and I have arranged to meet with the various interested parties associated with the Queenscliff Harbour to ascertain what, if any progress has been made on the issues identified and to confirm any outstanding concerns. This will provide a timely review of the outstanding issues prior to the meeting on 28 April.

I will continue to keep interested parties informed of any developments."

5. CONFIRMATION OF COUNCIL MEETING MINUTES - 18 MARCH 2009

A copy of the previous Minutes of the meeting of Council held on Wednesday 18 March 2009 have been distributed to Councillors under separate cover.



Councillors Davies/Butler

That the Minutes of the Ordinary meeting of Council of the Borough of Queenscliffe held on Wednesday 18 March 2009, as distributed, be confirmed as an accurate record.

Carried



6. MAYOR'S REPORT

6.1 Functions Attended

Date	
Wednesday 8 April 2009	Queenscliff Seafood Feast Gala - Sponsors Night
Wednesday 8 April 2009	Mayor & CEO met with Minister Gavin Jennings
Sunday 5 April 2009	John McDonald re Harbour
Sunday 5 April 2009	Fort Queenscliff
Sunday 5 April 2009	Mr P Croft re Harbour
Friday 3 April 2009	Met with Commodore Michael Bowe & Vic Commodore Ken Gayler from Queenscliff Cruising Yacht Club
Thursday 2 April 2009	Minister Jacinta Allan
Thursday 2 April 2009	Portfolio Reference Group Meeting (with Councillors & CEO)
Wednesday 1 April 2009	Mayor & CEO met with Elaine Carbines, Manager, Strategic Parks and Marine Relations, Parks Victoria
Tuesday 31 March 2009	Project Control Group (PCG) Meeting - Point Lonsdale Structure Plan
Tuesday 31 March 2009	Met with Assistant Commissioner Sandra Nicholson, Victoria Police - with CEO
Friday 27 March 2009	Mayor & CEO met with Darren Cheeseman, Member for Corangamite
Friday 27 March 2009	G21 Board Meeting - attended with CEO
Thursday 26 March 2009	Mayor & CEO met with Hon Lisa Neville MP
Monday 23 March 2009	Swan Bay Ladies Probus Club Luncheon

Councillors: Davies/Butler

That the Mayor's Report be received.

Carried



6.2 Inwards Correspondence

Date Received	Received from:	Regarding:
7/04/09	St Aloysius Catholic Primary School	Opportunity to sponsor students to attend the Victorian Youth Environment Conference
7/04/09	Peter Kavanagh MLC	Congratulations on election to BoQ
7/04/09	Minister for Local Government	Councillor Training Kits - SPARC (Supporting and Promoting Accountability and Responsibility for Councillors)
26/03/09	Queenscliff Seafood Feast	Invitation to 2009 Seafood Fest Gala Night
26/03/09	Point Lonsdale Coastal Spaces Group Inc.	Point Lonsdale Residential and Waterways Development - Point Lonsdale Victoria Environmental Effects Statement
24/03/09	Citizen	Rebuilding Victoria with Local Government
24/03/09	Queenscliff Business Owner	Information Centre - Hesse Street
23/03/09	Global Warning Group of Queenscliffe	Use of Town Hall & request for sponsorship/co-hosting of Expo
17/03/2009	Resident, Point Lonsdale	Referring to letter dated 13/03/09 regarding several issues incl: - Historic Gun Emplacement - Dune top opposite Buckelys Rd - Speeding on Great Ocean Rd
17/03/2009	Queenscliffe Environment Forum Inc.	Submission to the BoQ Council re Stocklands Proposal
16/03/09	Point Lonsdale Resident	Poor handling of pathway problems at junction of Bellarine Highway and Point Lonsdale Road
16/03/09	Caravan Park Residents Assoc Inc.	- Congratulations to LG - Several issues re Golightly Caravan Park
16/03/09	Queenscliffe Community Assoc Inc.	Stockland Residential and Waterways Development - Water Quality
16/03/09	Queenscliff Resident	Noise from Whitehall Guest House
16/03/09	Point Lonsdale Resident	Objection to construction 67/69 Pt Lonsdale Road
16/03/09	Queenscliff Resident	Request for green waste service
05/03/09	Queenscliff Resident	Letter voicing concern regarding certain aspects of the Queenscliff Harbour Development.
04/03/09	Point Lonsdale Resident	Research on sites in the Borough of Queenscliffe that are suitable for developing as Eco-Tourism Camps.



7. COUNCILLOR PORTFOLIO REPORTS

No reports



8. EXECUTIVE SERVICES

8.1 Monthly Financial Report - 1 July 2008 to 31 March 2009

File: QG 085.01
Responsible Officer: Manager Governance and Community Ev Wuchatsch

Introduction

This report provides information on Council's operating and capital performance for the nine months to 31 March 2009 against the budget adopted by Council in June 2008.

The report considers the original budget against year-to-date actual and for all capital works projects. The report also provides a forecast of Council's 30 June 2009 end of year result.

Background

Council at a Meeting held on 17 June 2008 adopted the budget for the 2008/2009 financial year. The budget was adopted based on projected completion of projects and capital works at 30 June 2008 and information available at that time.

As a result of some discussion with Councillors on the information required and the way it is succinctly presented, the March report has been prepared in a different format. It is envisaged that this type of report will be prepared and presented on a quarterly basis. However, as the format is a trial it will be improved and enhanced as feedback and suggestions are implemented.

Statutory Requirements

Under Section 138 of the Local Government Act 1989, at least quarterly, a report comparing expenses and revenue to budget must be presented to the Council.

Summary of Financial Report

The items reported in this quarterly report are summarised under the following four elements:

1. Operating result (in particular the "underlying operating result")
2. Cash position
3. Debt position
4. Capital expenditure

These are the elements as discussed in the Long Term Planning presentation, that together measure the organisation's financial health in terms of financial sustainability.



A number of statements, tables and graphs are provided to give a snapshot of performance under the above headings. These include:

- Income Statement (per Standard Statement format in Annual Report)
- Cash Budget
- Balance Sheet (per Standard Statement format in Annual Report)
- Capital Works program
- Financial Key performance Indicators

The reports note any variations between the Mid Year Budget Review (MYBR) and the year end forecast position based on the March YTD actuals.

Council Plan

The financial report is in line with the key strategy in the Council plan to “provide long term sustainable financial management”.

Financial

The reports attached provide the opportunity for constant review of Council’s financial position to ensure compliance with budgets.

Social Implications

Nil.

Environmental Implications

Nil.

Risk Management

The monthly report is part of Council’s financial strategy to ensure budgets are complied with and ensure the short to medium term financial sustainability of Council.

Community Engagement

The reports are prepared in consultation with senior managers and reviewed by the Management Team. The report forms part of the Council meeting agenda and minutes which are public documents.



Operating result as at 31 March 2009

The following Income Statement has been prepared on the same basis as the year end financial statements which form part of the Annual Report.

INCOME STATEMENT	Full Year					
	Actual	Forecast	Budget	Forecast	Forecast	Forecast
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
	\$'000's	\$'000's	\$'000's	\$'000's	\$'000's	\$'000's
REVENUES						
<i>Operating revenue</i>						
Rates and charges	4,156	4,524	4,766	4,851	4,972	5,096
Statutory fees and fines	142	110	102	104	106	108
User Charges	1,440	1,549	1,585	1,593	1,640	1,690
Grants - Recurrent	646	812	538	546	553	560
Grants - Non-recurrent	252	219	40	0	0	0
Capital Contributions - Cash	0	105	0	0	0	0
Other Revenue	289	173	91	155	155	155
TOTAL OPERATING REVENUE	6,925	7,492	7,122	7,248	7,426	7,609
EXPENSES						
<i>Operating expenses</i>						
Employee benefits	1,809	2,018	2,797	2,846	2,941	3,040
Materials and services	4,179	4,532	3,403	3,359	3,465	3,644
Depreciation and amortisation	596	650	699	699	699	699
Borrowing costs	103	147	136	111	92	76
Other	137	80	45	46	47	49
TOTAL OPERATING EXPENSES	6,824	7,427	7,079	7,061	7,245	7,508
OPERATING RESULT	101	65	43	187	181	102
<i>Non-operating income and expenditure</i>						
Net gain/(loss) on disposal of property, plant and equipment,	0	0	0	0	0	0
Share of net profits of associates and joint ventures accounted for by	18	0	0	0	0	0
Net asset revaluation increment(decrement) on	(75)					
SURPLUS / (DEFICIT) FOR THE YEAR	44	65	43	187	181	102
minus Capital Income	(252)	(324)	(40)	0	0	0
minus other abnormals and Library	57	0	0	0	0	0
Underlying Operating Surplu/(Defi	(151)	(259)	3	187	181	102

The above statement shows a surplus of \$.338M at the end of March 2009. The full years rates income brought to account in the first quarter (when rates are struck) have been adjusted to show the amount relevant to the 9 month period reported. This is so that comparable figures can be reported and more meaningful variance analysis can be performed.



Full Year Forecast for 2008/09

An analysis on the actual revenue and expenditure as at 31 March 2009 has resulted in the full year forecast being adjusted as follows"

CASH (RATES) BUDGETS	Actual	Budget	March YTD	Full Year	Diff b/n Forecast		Comments
	2007/08	2008/09	2008/09	Forecast	08/09 and Budget	08/09	
	\$'000's	\$'000's	\$'000's	\$'000's			
Revenues							
Rates and charges	4,156	4,503	3,396	4,524	21	0.5%	Forecast includes supplementary rates
Statutory fees and fines	142	0	87	110			
User Fees	1,440	1,689	1,238	1,549	(31)	-1.8%	Decreased volume in planning and local laws
Grants - Recurrent	646	536	711	812	276	51.6%	Grants Commission increased (\$24k). Bellarine Rail Project grant received. (\$125k)
Grants - Non-recurrent	252	60	154	219	159	265.5%	\$100k Federal Govt grant received.
Contributions - Cash	0	325	0	105	(220)	-67.8%	Sports Clubs contributions reforecast from \$250k to \$30k for 08/09
Other revenue	289	171	146	173	2	1.1%	
Proceeds from Disposal of Assets	0	2,054	26	54	(2,000)	-97.4%	Sale of assets forecast to not occur in 08/09
New borrowings	600	75	0	75	0	0.0%	
Transfers from Reserves	678	1,533	0	1,617	84	5.5%	Additional drawings on reserve to match grant funding.
Total Revenue	8,203	10,946	5,757	9,237	(1,709)	-21.3%	
Expenses							
Employee benefits	1,809	2,117	1,483	2,018	(99)	-4.7%	Reduction in 08/09 due to delays in recruitment of staff.
Contract payments, materials and services	4,179	4,024	3,089	4,532	508	12.6%	Timetable for finalisation of contractors delayed. Bellarine Rail project (fully funded) \$126k. Crown Land Risk Mgt project \$117k
Finance costs	103	158	140	147	(11)	-7.1%	Loan interest
Other	137	51	40	80	29	57.1%	Grant funding n Home Care available for spend in 08/09
Debt Redemption	215	214	97	214	0	0.0%	Loan principal repayments
Transfers to reserves	388	343	0	343	0	0.0%	Transfer to Crown Land Reserve
Capital Expenditure	1,193	2,177	1,869	2,529	352	16.2%	Forecast includes incomplete works from 07/08
Total Operating Expenses	8,024	9,085	6,717	9,863	779	11.0%	
CASH BUDGET SURPLUS/(DEFICIT)	179	1,861	(960)	(626)	(2,487)		
Accumulated cash position :	683	2,000	(121)	57	(1,943)		

The above statement is a YTD report on the Cash (Rates) Budget which was prepared as part of the 2008/09 Budget.

The forecast result for the end of June 2009 shows the funds estimated to be available to carry forward into the 2009/10 Budget year are \$57,000. The Mid Year Budget Review based on the actual position as at 31 December 2009 was presented to Council at the January council meeting and showed a balanced budget with zero funds available to be carried forward. This December forecast differed from the original budget by \$2M which was the Budgeted estimate for Asset sales which are not likely to occur in the 2008/09 year.



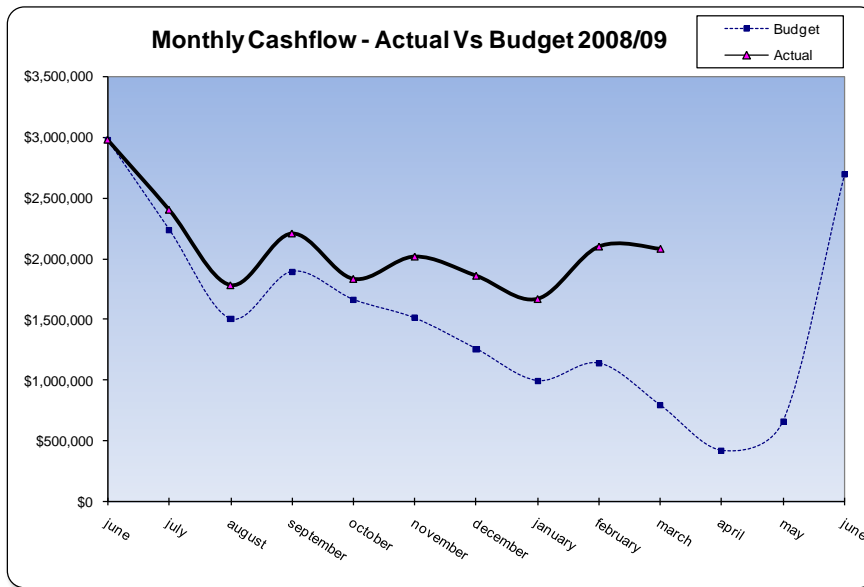
The following Balance Sheet shows the Original Budget compared to the Full Year Forecast prepared after analysis of the March year-to-date actual results.

BALANCE SHEET	Actual	Budget	Full Year
	2007/08	2008/09	Forecast
	\$'000's	\$'000's	\$'000's
ASSETS			
<u>Current Assets</u>			
Cash and cash equivalents	2,976	2,695	1,333
Trade and other receivables	290	152	307
Inventories	7		7
Other assets	114	166	114
Total Current Assets	3,387	3,013	1,761
<u>Non-Current Assets</u>			
Trade and other receivables	20	33	20
Investments in associates accounted for using the equity method	234		234
Property, plant and equipment, infrastructure	39,978	44,322	41,804
Total Non-Current Assets	40,232	44,355	42,058
TOTAL ASSETS	43,619	47,367	43,818
LIABILITIES			
<u>Current Liabilities</u>			
Trade and other payables	596	260	869
Trust funds and deposits	65	71	65
Provisions	348	302	348
Interest bearing loans and borrowings	199	229	229
Total Current Liabilities	1,208	862	1,510
<u>Non-Current Liabilities</u>			
Provisions	24	18	24
Interest bearing loans and borrowings	1,847	1,701	1,678
Total Non-Current Liabilities	1,871	1,719	1,702
TOTAL LIABILITIES	3,079	2,581	3,213
NET ASSETS	40,540	44,786	40,605
<u>EQUITY</u>			
Accumulated Surplus	14,636	16,130	16,048
Reserves	25,904	28,656	24,557
TOTAL EQUITY	40,540	44,786	40,605



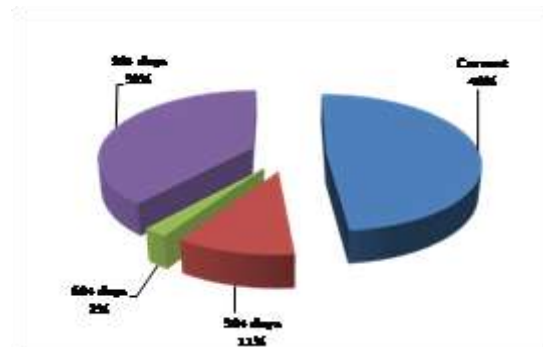
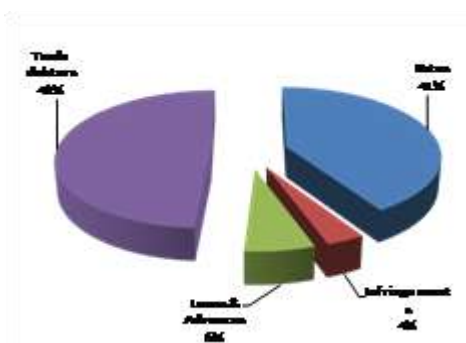
Cash Position

Council's cash balance has generally been higher than anticipated. This is in some part due to unexpected grant revenues (Bellarine Rail project, increase in Grants Commission etc) some of which will be spent in the last quarter. The increase in cash Budgeted at the end of the year is due the asset sale proceeds which will no longer occur.



The cash balance at 31 March 2009 was \$2.079M. The following is a summary of the outstanding debtors, Councils investments and the working capital situation.

TRADE AND OTHER RECEIVABLES AS AT 31 MARCH 2009	2007/08 Year End	2008/09					Increase/ (Decrease)	Notes
		Current	30+ Days	60+ Days	90+ Days	Total		
Rates Debtors	65,447	0	35,420	0	109,041	144,460	79,013	Instal 3 = 30+ days, Instal 1 & 2 = 90+ days
Infringement Debtors	5,402	2,765	1,264	4,080	4,247	12,356	6,955	
Loans & Advances to Community Organisations	32,684	0	0	0	22,399	22,399	(10,284)	Current balance includes \$101k DSE Coastal Risk Mitigation Grant and \$38k BAS Refund due
Trade & Other Debtors	207,290	167,392	625	3,878	187	172,082	(35,208)	
TOTAL TRADE AND OTHER RECEIVABLES	310,823	170,157	37,308	7,958	135,874	351,298	40,475	



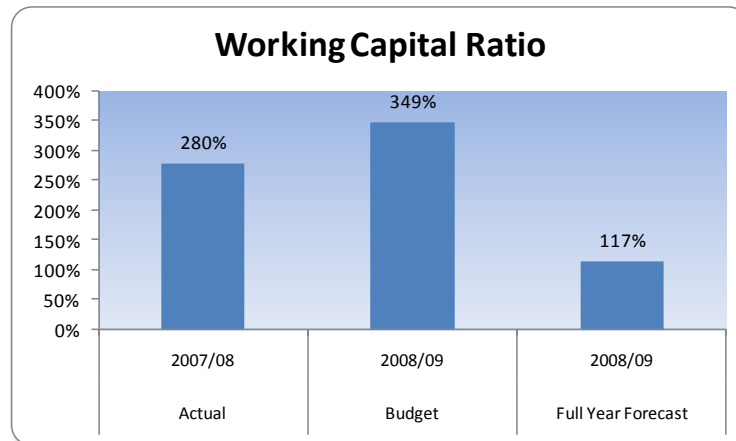


CASH FLOW STATEMENT	Full Year					
	Actual	Forecast	Budget	Forecast	Forecast	Forecast
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
	\$'000's	\$'000's	\$'000's	\$'000's	\$'000's	\$'000's
Cash flow from operating activities						
Rates	4,140	4,518	4,762	4,849	4,970	5,094
User charges, statutory fees & fines	1,511	1,648	1,683	1,695	1,739	1,791
Grants & cash contributions	959	1,136	578	546	553	560
Other receipts	289	173	91	155	155	155
Payments to suppliers	(4,571)	(4,259)	(3,853)	(3,365)	(3,452)	(3,622)
Payments to employees	(1,765)	(2,018)	(2,792)	(2,841)	(2,936)	(3,034)
Other payments	(202)	(80)	(45)	(46)	(47)	(49)
Net GST (payments) / refunds	399					
Net cash provided by operating activities	760	1,118	424	994	982	895
Cash flow from investing activities						
Payments for property, plant and equipment	(1,193)	(2,529)	0	0	0	0
Proceeds from sale of property, plant and equipment	350	54	0	0	0	0
Net cash used in investing activities	(843)	(2,476)	0	0	0	0
Cash flow from financing activities						
Trust funds and deposits	(7)	0	0	0	0	0
Finance costs	(103)	(147)	(136)	(111)	(92)	(76)
Proceeds from interest bearing loans	600	75	0	0	0	0
Repayment of interest bearing loans	(215)	(214)	(229)	(242)	(227)	(243)
Net cash provided by / (used in) financing activities	275	(286)	(364)	(352)	(319)	(319)
Net increase/(decrease) in cash and cash equivalents	192	(1,643)	60	642	663	576
Cash and cash equivalents at beginning of year	2,784	2,976	1,333	1,393	2,035	2,698
Cash and cash equivalents at end of year	2,976	1,333	1,393	2,035	2,698	3,274

The Cash Flow Statement is presented in the Annual Report format comparing the Original Budget and the Forecast for 2008/09.

The cash position at year end changes from the original budget mainly due to the proceeds from asset sales reducing.

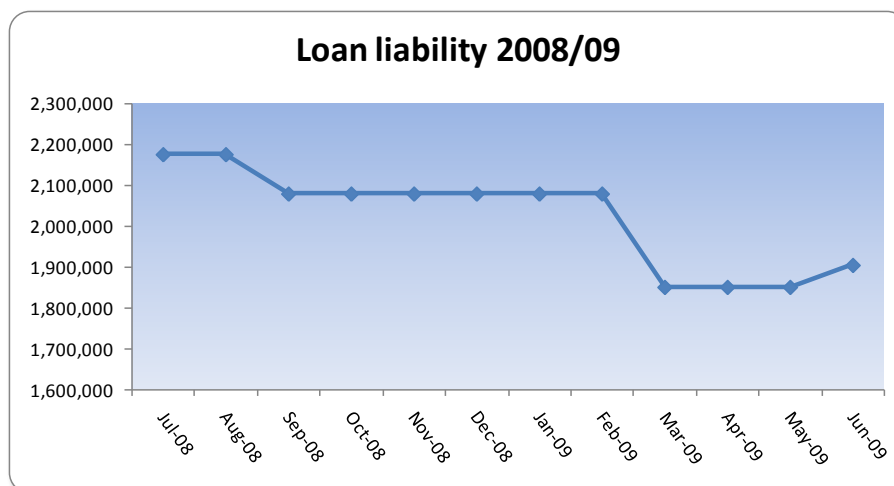
The working capital situation is also depicted in the graph:



The projected Working Capital Ratio shown above for the 2008/09 Forecast position at year end sees the percentage of Current Assets over Current Liabilities decrease significantly. As mentioned, the \$2M in asset Sales proceeds together with significant spending from reserves has affected this ratio. Further long term financial analysis will be required to ensure this is not an adverse trend which will affect future liquidity.

Debt position

The following details relate to outstanding loan liability. At 31 March 2009 Council's debt was \$1.851M. Loan principal repayments are graphed below. The anticipated level of outstanding debt at 30 June 2009 is \$1.907M.





Capital Expenditure

The table below shows the Capital Works funding and expenditure forecasts for 2008/09 detailing the differences to the original budget.

Sub Program Area	March Y.T.D	Budget	Budget with Carryovers	Forecast to	Variance	Note
	Actual	2008/09	2008/09	June'09	Budget to Forecast	
	\$	\$	\$	\$	\$	
Ledger Account Description						
CAPITAL WORKS FUNDING						
Reserves						
1Capex1	-	(300,000)	(382,112)	(362,000)	20,112	
1Capex2	-	(50,000)	(65,125)	(28,000)	37,125	
1Capex3	-	(270,000)	(280,265)	(307,000)	(26,735)	
1Capex4	-	(50,000)	(50,000)	(50,000)	-	
1Capex5	-	(75,500)	(75,500)	(19,620)	55,880	
1Capex6	-	-	-	(32,500)	(32,500)	
1Capex7	-	-	-	(45,000)	(45,000)	
1Capex8	-	-	(50,000)	(50,000)	-	
1Capex9	-	-	-	(7,000)	(7,000)	
1Capex10	-	(600,000)	(518,000)	(518,000)	-	
1Capex12	-	-	-	-	-	
1Capex13	-	-	-	(5,000)	(5,000)	
1Capex14	-	-	-	(13,000)	(13,000)	
1Capex15	-	-	-	(8,000)	(8,000)	
1Capex16	-	-	-	(10,000)	(10,000)	
1Capex11	-	-	-	(161,700)	(161,700)	
Reserve transfers	-	(1,345,500)	(1,421,002)	(1,616,820)	1,882	
Contributions						
1700100	-	(250,000)	(250,000)	(30,000)	220,000	Timelines of this project have been delayed
1700100dup	-	(74,800)	(74,800)	(74,800)	-	
Total	-	(324,800)	(324,800)	(104,800)	-	
Government Grants						
1900030	(3,394)	-	-	(3,394)	(3,394)	
1600204	-	-	-	-	-	
1600220	(48,000)	(60,000)	(60,000)	(60,000)	-	
1910355	(27,940)	-	-	(55,880)	(55,880)	Additional grant received in current year
1524200C	-	-	-	(100,000)	(100,000)	Additional grant received in current year
Total	(79,334)	(60,000)	(60,000)	(219,274)	(3,394)	
Asset Realisations						
Land						
1910100	(24,818)	(53,000)	(53,000)	(53,000)	-	
1911030	(909)	(500)	(500)	(909)	(409)	
1911034	-	(2,000,000)	(2,000,000)	-	2,000,000	Sale will not be realised in 08/09
Total	(25,727)	(2,053,500)	(2,053,500)	(53,909)	1,999,591	
Loan And Lease Finance						
Lease Funds						
1910961	-	(75,000)	(75,000)	(75,000)	-	
Total	-	(75,000)	(75,000)	(75,000)	-	
Total Capital Expenditure Funding	(105,061)	(3,858,800)	(3,934,302)	(2,069,803)	1,998,079	

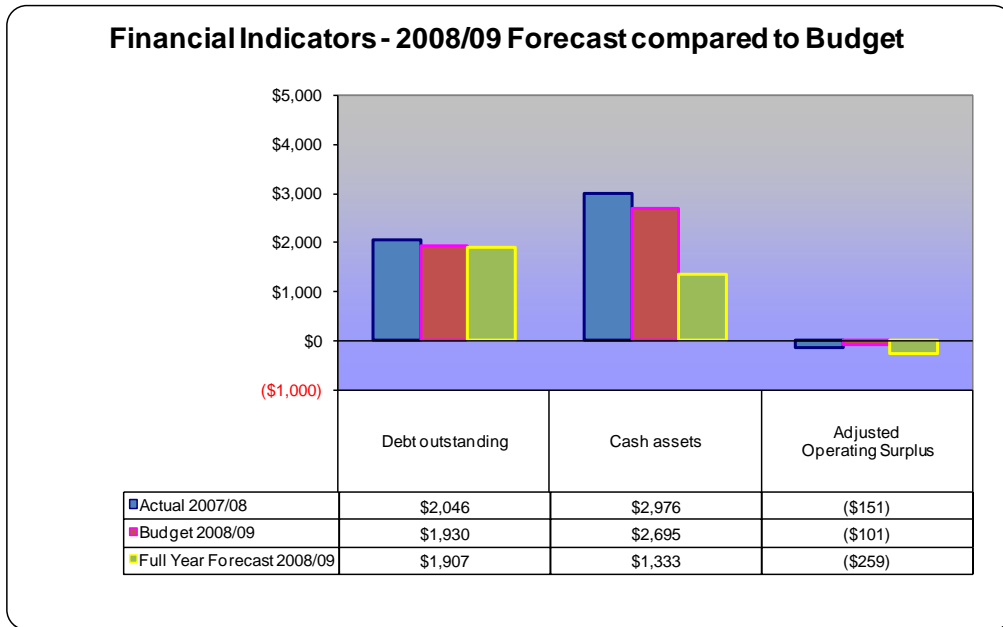


Sub Program Area	March Y.T.D Actual	Budget 2008/09	Budget with Carryovers 2008/09	Forecast to June'09	Variance Budget to Forecast	Note
CAPITAL EXPENDITURE						
General						
2900030	Office Furniture & Equipment	25,097	30,000	30,000	30,000	-
2900050	Records System - Electronic	49,908	75,000	75,000	75,000	-
2910020	Road Resealing	30,248	61,600	61,600	61,600	-
2910051	Hesse Street Drainage Stokes to King St	900	50,000	93,700	30,000	(63,700) Carryover from 07/08
2910060	Hesse Street Pedestrian Island	-	-	15,000	15,000	- Carryover from 07/08
2910288	Town Hall Curtains & Blinds	12,591	24,500	24,500	24,500	-
2910284	Office Fit Out	45,785	50,000	50,000	46,000	(4,000)
2910280	Office Refurbishment St I	749,978	600,000	688,107	760,000	71,893 Complete
2910160	Motor Vehicles	67,362	116,000	116,000	116,000	-
2910716	Drainage Improvements P L	8,301	40,000	40,000	40,000	-
2910419	Point Lonsdale Bowls Clubhouse Facility Upgrade	58,643	184,800	184,800	184,800	-
2910415	Design of Queenscliff Playground Facility and CHIMP Study	11,826	-	-	32,500	32,500 Design of the playground and the cultural heritage management plan
2	Infrastructure Projects Federal Government - Queenscliff Playground Construction	-	-	-	100,000	100,000 Federal government initiative in Nov 2008.
2910355	Caravan Park Camp Kitchen	56,551	-	92,500	92,500	- Carryover from 07/08
2910450	Point Lonsdale Streetscape - Power Underground - Design	21,665	-	18,000	22,000	4,000 Carryover from 07/08
2910500	Netball Courts Queenscliff	44,940	-	-	45,000	45,000 Completed
2910545	Hobson to Symonds Street Undergrounding of Power	-	-	18,000	-	(18,000) Work delayed until at least next year.
2910535	Design of Hesse Street Revitalisation and Connectivity Project Including planting, landscaping etc	-	-	30,000	30,000	- Carryover from 07/08
2910549	Citizens Park Walk and Cliff Safety Project & CHIMP Study	27,596	50,000	65,125	28,000	(37,125) Part carryover from 07/08 and additional cost relates to cultural and heritage master plan.
2910539	Sports Club Rooms	4,050	250,000	250,000	30,000	(220,000) Timelines of this project have been delayed
2910650	Vic Park - Amenity Block	306,960	270,000	280,265	307,000	26,735 Carryover from 07/08
2910542	Boat Ramp Area - Upgrade	5,560	20,500	20,500	20,500	-
2910544	Boat Ramp - Pontoon Replacement	-	55,000	55,000	55,000	-
2910347	Caravan Park Cabins	288,739	300,000	300,000	307,000	7,000
2910350	Caravan Park Cabins	44,390	-	82,112	55,000	(27,112) Carryover from 07/08
2910170	Caravan Park Equipment	7,377	-	-	7,000	7,000
2910460	Community Nursery	60	-	-	60	60
2910700	Land Development Costs Murray Road	-	-	19,000	15,000	(4,000) Carryover from 07/08
		1,868,528	2,177,400	2,609,209	2,529,460	(79,749)

The Capital Expenditure table above shows that at the 9 month mark 74% of the full year forecast has been spent. A large part of the expenditure is the Municipal Offices project and the Caravan Park cabins.



Financial Indicators



Summary

In general, Council's performance for the nine months to 31 March 2009 has been in line with the Budget. The forecast for the full year based on the performance to 31 March has been based on major movements noted below:

- receipt of Federal funding grant of \$100,000 which will be matched by expenditure
- increase in Grants Commission funding \$24,000
- increase in rate revenue due to supplementaries above budget \$31,000
- delays in staff recruitment resulting in extension of contractor services
- town planning costs (for appeals, legal expenses etc.) \$20,000

Councillors: Mitchell/Burgess

That Council receives the March 2009 quarterly Finance Report and note the changed forecast for the full year 2008/09 result .

Carried



8. EXECUTIVE SERVICES

8.2 Review of Allowances for the Mayor and Councillors

File: QG055.02.08
Responsible Officer: Chief Executive Officer

Summary

In April 2008, the Minister for Local Government, the Hon. Richard Wynne MP announced *Recognition and Support, the Victorian Government's Policy Statement on Local Government Mayoral and Councillor Allowances and Resources*.

The Order in Council to give effect to the new allowances was published on 27 November 2008 in the Victorian Government Gazette.

The Local Government Act 1989 states that a Council must review and determine the level of the Councillor allowance and the Mayoral allowance within the period of 7 months after a general election.

Background

The following information now details how the Order is to be implemented and also provides an understanding of ongoing arrangements:

Transitional Allowances

In accordance with the Order in Council transitional allowances had immediate effect from the time the Mayor and Councillors took the oath of office (4 December 2008).

At its meeting of 17 December 2008 Council resolved to note that the transitional allowances to be paid to Councillors is \$8,788.45 pro rata and the transitional allowance to be paid to the Mayor is \$26,365.36 pro rata in accordance with the Local Government Act 1989.

Transitional allowances remain until a section 74(1) of the Local Government Act 1989 review is undertaken.

Allowances in Two Parts

Allowances are now comprised of two parts:

Part A – Lower and upper range limits and levels of allowances for councils in categories and fixed amounts for Melbourne.

Part B – the equivalent of the superannuation guarantee contribution (currently 9%) to be added to Part A, **unless** a council has made a unanimous resolution under Commonwealth taxation legislation to pay the Superannuation Guarantee Contribution.



8.2 Review of Allowances for the Mayor and Councillor (continued)

Section 74(1) Review

Within seven months of the 29 November 2008 election all councils other than Melbourne are required to perform a review involving public consultation under section 223 of the Act to determine the allowances that will be payable from the range available to each council in its category from that time and for the next four years.

Annual Adjustments

In future, under section 73B of the Act, each year the Minister for Local Government will undertake a review having regard to movements in the levels of remuneration of executives within the meaning of the *Public Administration Act 2004*. If a review finds that allowances should be adjusted, the Minister will publish a notice in the Gazette setting out the adjustment factor and new limits and ranges of allowances including the adjustment.

Councils must then increase Part A of their allowances in accordance with the adjustment factor. Part B will then be added where applicable.

(Note. The 34.38% referred to above and the Part A allowances in the Order includes 3% as a result of the first review undertaken since *Recognition and Support* was announced.)

Superannuation

Part B of the allowances is not superannuation.

In accordance with Commonwealth Taxation rulings, each councillor of a council may decide to have any part of their total allowance paid into a superannuation fund of their choice.

Annual Allowance Levels and Limits

Councillors of the Borough of Queenscliffe under the Order in Council can be granted an allowance in the range of \$6,800 - \$16,200 per annum and the Mayoral allowance can be in the range of \$6,800 up to \$48,400 per annum. The equivalent superannuation guarantee levy of 9% is then added to these amounts.

The 2008/09 Budget allows for an annual allowance of \$10,000 per Councillor and \$30,000 Mayoral allowance, inclusive of the 9% equivalent superannuation guarantee, for the new Council.

Officer's Comments

It is now appropriate for the Council to undertake a review of Mayoral and Councillor allowances under section 74(1) of the Local Government Act 1989 for the next four years.

This review will consist of Council determining an in principle position on the level of allowances to be paid. Council will then invite public submissions under section 223 of the Local Government Act 1998 (this will include advertising) on the proposed level of allowances to be paid.

At the end of the public consultation period, which must be a minimum of 28 days, Council will meet to consider written submissions and hear any person who wishes to address



8.2 Review of Allowances for the Mayor and Councillor (continued)

Council on this matter. Council will then formally adopt its level of allowances for the next four years.

Recommendation:

1. That Council determine, in principle, the amount of Councillor allowances and Mayoral allowance to be paid for the 4 year term of the new Council in accordance with section 74(1) of the Local Government Act 1989.
2. That Council give public notice pursuant to section 223 of the Local Government Act 1989 of the level of allowances proposed to be paid and invite public submissions on the level of allowances and that submissions be received up until 12:00 noon on Thursday, 14 May, 2009.
3. That Council at its Ordinary Meeting in May 2009, resolve to adopt Mayoral and Councillor allowances for the next four years, after consideration of any submissions received.

Councillor: Burgess

That Council adopts a Councillor allowance consistent with the State Government upper level of \$16,200 + 9% super for the 4 year term of the new Council in accordance with section 74 (1) of the Local Government Act 1989.

Motion lapsed for want of a seconder

Councillors: Davies/Mitchell

That Council adopts a Councillor allowance of \$15,000 + 9% super for the 4 year term of the new Council in accordance with section 74 (1) of the Local Government Act 1989.

Carried

The Mayor identified a conflict of interest and left the Chamber at 7:35pm. In accordance with the Borough of Queenscliffe Local Law, Cr Burgess took the chair.



Councillors: Mitchell/Davies

That Council adopts a Mayoral allowance of \$30,000 + 9% super for the 4 year term of the new Council in accordance with section 74 (1) of the Local Government Act 1989.

A division was requested by Cr Mitchell

For: Crs Davies & Mitchell

Against: Crs Butler & Burgess

The Chair, Cr Burgess held the casting votes and the motion was lost.

Not Carried

Councillors: Butler/Mitchell

That Council adopts a Mayoral allowance of \$35,000 + 9% super for the 4 year term of the new Council in accordance with section 74 (1) of the Local Government Act 1989.

Carried

Cr Burgess vacated the chair. The Mayor returned to the Chamber at 7:43pm.



Councillors: Burgess/Davies

That Council give public notice pursuant to section 223 of the Local Government Act 1989 of the level of allowances proposed to be paid and invite public submissions on the level of allowances and that submissions be received up until 12:00 noon on Thursday, 14 May, 2009.

Amendment:

Councillors: Mitchell/Davies

That Council give public notice pursuant to section 223 of the Local Government Act 1989 of the level of allowances proposed to be paid and invite public submissions on the level of allowances and that submissions be received up until 12:00 noon on Thursday, 14 May, 2009 or at a later date consistent with the close of budget submissions if allowed by law.

The amendment became the Motion and was Carried

Councillor: Burgess

That Council at its Ordinary Meeting in May 2009, resolve to adopt Mayoral and Councillor allowances for the next four years, after consideration of any submissions received.

Motion lapsed for want of a seconder

Councillors: Mitchell/Davies

That Council at its Ordinary Meeting in June 2009, resolve to adopt Mayoral and Councillor allowances for the next four years, after consideration of any submissions received.

Carried

Council Request:

That Council Officers clarify when the payment commences according to legislation.



9. PLANNING & DEVELOPMENT

9.1(a) SUMMARY REPORT

App. No	Date Received	Applicant	Address	Proposal	Status
2006/148	13/12/2006	S Stefanidakis	4/41 Flinders Street Queenscliff	The development of a single storey dwelling, variation to a building envelope and the site coverage requirements of the DDO1	Further Information. Awaiting advice of applicant
2006/160	20/12/2006	Flint Architects	200-202 Point Lonsdale Road Point Lonsdale	The use and development of the land for the purpose of a supermarket (two storey), car parking and bottleshop, reduction in the standard car parking for the use.	VCAT appeal lodged as Failure to Determine. Hearing date 14 April 2009.
2007/80	2/7/2007	Queenscliff Bowling, Tennis and Croquet Assoc Inc	118 Hesse Street Queenscliff	The construction of two rainwater tanks (358,800 litres each)	Awaiting Advice of applicant
2008/11	19/01/2008	Michael Higgins Building Design	4/8 Loch Street Point Lonsdale	Alterations and extensions to an existing dwelling and boundary realignment	Awaiting advice of applicant
2008/78	16/6/2008	Maunsell Australia	260 Fellows Road, Point Lonsdale	Subdivision of the land into two lots (including a Development Plan for the subsequent subdivision of lot 2 into 18 residential lots).	Under consideration
2008/81	18/6/2008	Michael Higgins Building Design	9a Mercer Street Queenscliff	The development of a two storey dwelling (up to 7.25 metres) and variation to the site coverage requirements of the DDO1	VCAT appeal lodged. Hearing 31 March 2009. Appeal against approval by objectors. Waiting on VCAT decision
2008/85	27/6/2008	David McDonald Builders	57 Point Lonsdale Road Point Lonsdale	Alterations to an existing building, change of use from food premises to shop, waive the standard car parking requirement and the development of advertising signage	Further Information requested 3 July 2008



9.1(a) Summary Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2008/86	27/6/2008	David McDonald Builders	20 Ocean Road Point Lonsdale	Alterations and extensions to an existing dwelling, the development of a garage, the removal of native vegetation and variation to the site coverage and setback requirements of the DDO4	Notice of decision issued. VCAT appeal lodged by objector.
2008/102	5/08/2008	Mrs Catherine Robinson	64 Kirk Road Point Lonsdale	The development of a fence	Further information 8 August 2008
2008/107	6/08/2008	Grand Investment Group Pty Ltd C/- Fulcrum Town Planners	46 Hesse Street Queenscliff	Demolition of an existing building (managers residence), variation to the site coverage requirements of the DDO 1, the carrying out of buildings and work for the construction of a three storey building to be used a shop (beauty salon), conference room in association with a hotel, additional accommodation and the waive of car parking for the proposed use	VCAT appeal lodged by applicant (failure to determine). Hearing date yet to be announced.
2008/118	25/08/2008	Mr Brian Hudson St Aloysius Catholic Primary School	34 Stevens Street Queenscliff	The development of four rainwater tanks (34,000 litres each) and fencing on a site individually listed in the Heritage Overlay	Further Information on 3 September 2008
2008/127	30/09/2008	Mr Mark Temple Stephen Akehurst Design	6 Cheshunt Street Point Lonsdale	The development of a dwelling (two storey up to 8.421 metres) and outbuilding, variation to the setback requirements of the DDO4 and waiver of standard carparking requirements under Clause 52.06 of the Queenscliffe Planning Scheme	Decision deferred. Applicant to lodge amended plans.



9.1(a) Summary Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2008/129	7/10/2008	Mr Maxwell Reed	33 Bethune Street Queenscliff	Alterations and extensions to an existing dwelling (two storey up to 8.2 metres) and variation to the site coverage requirements of the DDO1	Notice of refusal issued. VCAT appeal lodged by applicant. Hearing date yet to be announced.
2008/137	20/10/2008	Thomas Andrew Designs	22 Golightly Street Point Lonsdale	The development of two dwellings (two storey up to 7.4 metres) and front fence, subdivision of the land into two lots, variation to the site coverage and setback requirements of the DDO4 and removal of native vegetation	Refer agenda.
2008/141	31/10/2008	Ms Heidi Benson. Harbison Design Group	56 Gellibrand Street Queenscliff	Alterations and extensions to an existing building	Notice of decision issued.
2008/144	19/11/2008	Mr Tony Tiricola, Ikonomidis Reid	62 Mercer Street Queenscliff	The development of three (3) two storey dwellings (up to 7.472m), access from a category road 1 zone and variation to the site coverage requirements of the DDO1	Council resolution to refuse. VCAT appeal lodged by applicant (failure to determine).
2008/145	17/11/2008 (Amended application received 23 March 2009)	Mr John Gullan, Kandu Consultants	35 Golightly Street Point Lonsdale	Alterations and extensions to an existing two storey dwelling, the development of an two storey outbuilding (carport and bedsit) up to 6.4 metres and subdivision of the land (boundary re-alignment with 31 Kirk Road)	Amended plans received. Public notification.
2008/147	25/11/2008	Michael Higgins Building Design	4 Henry Street Queenscliff	Alterations and extensions to an existing dwelling and variation to the site coverage requirements of the DDO3	Public Notification



9.1(a) Summary Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2008/149	4/12/2008	O'Dowd Builders Pty Ltd	6 Arkins Street Point Lonsdale	The development of a dwelling and removal of vegetation	Notice of decision issued
2008/151	9/12/2008	Mr Phyl Wild, Wild Design Architecture	22 Alexander Crescent Point Lonsdale	The development of a dwelling (two storey up to 7.5 metres) and removal of native vegetation	Public notification.
2008/155	17/12/2008	Mr Bill Comerford. Queenscliffe Community Sports Club	134 Hesse Street Queenscliff	The demolition of an existing scoreboard structure and construction of a new electronic scoreboard (up to 8.292 metres)	Under consideration
2008/156	23/12/2008	Ms Helen Reeves	6 Downton Crescent Point Lonsdale	The development of two dwellings (a single storey dwelling and a two storey dwelling up to 6.650 metres), removal of vegetation, variation to the site coverage and setback requirements of the DDO5 and subdivision of the land into two lots	Under consideration
2009/03	12/01/2009	Mr C Groom. Robert Sands Pty Ltd Architects	16 Nicholas Court Point Lonsdale	Alterations and extensions to an existing two storey dwelling (up to 7.9 metres) and the installation of two (2) rainwater tanks (10,000 litres each)	Under consideration
2009/04	21/01/2009	Casto J Izzo. Cole & Izzo Architects	52 Gellibrand Street Queenscliff	The construction of a deck	Notice of decision issued
2009/05	4/02/2009	Mr C Groom. Robert Sands Pty Ltd Architects	16 Nicholas Court Point Lonsdale	Construction of a deck and pergola	Under consideration
2009/08	9/02/2009	Mrs Amanda Plush. Glanymor Pty Ltd	10 Simpson Street Point Lonsdale	The development of a fence and removal of native vegetation	Further information requested 6 March 2009
2009/09	30/01/2009	Mr John Gullan. Kandu Consultants Pty Ltd	67-69 Point Lonsdale Road Point Lonsdale	The construction of a carport, deck, viewing platform and associated works.	Notice of decision issued.



9.1(a) Summary Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2009/11	20/02/2009	Mr David Nankervis. C/- Mr Mark LeMaistre	40 Fellows Road Point Lonsdale	The development of a dwelling (two storey up to 7.8 metres) and removal of native vegetation	Public notification.
2009/12	16/02/2009	Queenscliff Bowling Tennis and Croquet Association Inc	118 Hesse Street Queenscliff	Buildings and works associated with the installation of exterior lighting (tennis courts)	Referral to authority (DSE)
2009/13	24/02/2009	Mr John Vernon, Architect	10 Simpson Street Point Lonsdale	Alterations and extensions to an existing two storey dwelling	Public notification.
2009/14	23/02/2008	Mr Chris O'Dowd, O'Dowd Builders Pty Ltd	2a Lockwood Street Point Lonsdale	The development of a dwelling (two storey up to 7.0 metres) and variation to the setback requirements of the DDO4	Under consideration
2009/15	3/03/2009	Michael Higgins Building Design	3 Crigan Road Point Lonsdale	Alterations and extensions to an existing dwelling	Public Notification
2009/16	3/03/2009	Mr Graham Ferrier	25 Old Geelong Road Point Lonsdale	The development of a dwelling (two storey up to 7.0 metres)	Public notification.
2009/18	2/03/2009	Mr Richard Hockley. All General Surveying	109 Bellarine Highway Point Lonsdale	The subdivision of the land into two lots	Further information requested 17 March 2009
2009/19	6/03/2009	Mrs Margaret Brooks	75-79 & 81-83 Glaneuse Road Point Lonsdale	Subdivision of the land (boundary re-alignment)	Referral to Heritage Victoria.



9.1(b) SUMMARY REPORT: APPLICATIONS FINALISED SINCE LAST REPORT

App. No	Date Received	Applicant	Address	Proposal	Status
2008/71	06/06/2008	Lorraine Golightly. Big4 Beacon Resort	78 Bellarine Highway Queenscliff	Permission under Clause 52.27 of the Queenscliffe Planning Scheme to use the land to sell and consume alcohol (on premises licence)	Permit Issued
2008/122	1/09/2008	Mr Andrew Kidd	1 Henry Street Queenscliff	Subdivision of the land into two lots on a site individually listed in the schedule to the Heritage Overlay	Permit issued (no appeal)
2008/132	3/10/2008	Mr James Casserley. Three C Architects	26 Gellibrand Street Queenscliff	The development of two dwellings (two storey up to 8.5 metres) and fencing, subdivision of the land into two lots, variation to the site coverage and setback requirements of the DDO1	Refusal issued
2008/136	16/10/2008	Michael Higgins Building Design	70 Glaneuse Road Point Lonsdale	Alterations and extensions to an existing dwelling (two storey up to 7.7 metres), variation to the site coverage and setback requirements of the DDO4, and variation to the maximum wall length on boundary requirements of the DDO4	Permit Issued (no appeal)
2009/01	2/01/2009	Ms Lorraine Smith	24 Bay Street Queenscliff	The development of a front fence	Refusal issued
2009/17	6/03/2009	Mr John Gullan. Kandu Consultants Pty Ltd	74 King Street Queenscliff	The development of a verandah	Permit Issued
2009/26	18/03/2009	Ms Barbara Walker	140 Hesse Street Queenscliff	Externally paint a building	Permit Issued
2008/99	25/07/2008	Ms Patricia O'Grady	57 Learmonth Street Queenscliff	Alterations and extensions to an existing dwelling (two storey up to 5.920 metres)	Permit issued (VCAT directed)



9.1(b) Summary Report Applications Finalised Since Last Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2008/115	18/08/2008 (amended application received 27/10/2008)	Ms Jacinta Staggard C/- David Curtain Consulting Pty Ltd	10 Roddick Grove Queenscliff	The development of two dwellings (two storey up to 6.65 metres), subdivision of the land into two lots and variation to the site coverage requirements of the DDO5	Refusal issued.
2008/138	23/10/2008	Mr Stuart Miller	13 Laker Drive Point Lonsdale	The development of dwelling (two storey up to 7.3 metres), variation to the site coverage and setback requirements of the DDO4 and removal of native vegetation	Permit issued
2008/143	10/11/2008	Dickson Hearn P/L	42 Gellibrand Street Queenscliff	The Subdivision of eight (8) lots	Permit issued.
2008/148	25/11/2008	Michael Higgins Building Design	28 Fellows Road Point Lonsdale	Alterations and extensions to an existing dwelling	Permit issued.
2008/150	8/12/2008	Mr Richard Hockley, All General Surveying Pty Ltd	71 Bellarine Highway Point Lonsdale	The subdivision of the land into 2 lots	Permit issued.
2008/153	12/12/2008	Mr Brian Kenwood	28 Baillieu Street Point Lonsdale	Alterations and extensions to an existing dwelling	Permit issued.
2009/06	20/01/2009	Mr Donald Jowett	16 Fellows Road Point Lonsdale	The development of a fence	Permit issued.
2009/10	13/02/2009	Mr Brian Kenwood	28 Baillieu Street Point Lonsdale	The removal of native vegetation	Permit issued.



9.1(c) SUMMARY REPORT: NEW APPLICATIONS RECEIVED SINCE LAST REPORT

App. No	Date Received	Applicant	Address	Proposal	Status
2009/20	11/03/2009	Miss Melinda Werry	75 Hesse Street Queenscliff	Externally paint a building	Under consideration
2009/21	11/03/2009	Mr Reg Ellis	5 Marion Street Point Lonsdale	The construction of an outbuilding	Under consideration
2009/22	13/03/2009	Graeme Giddings - The Borough of Queenscliff	53 Hesse Street Queenscliff	Alterations to an existing building (front doors)	Under consideration
2009/23	13/03/2009	Mr David Nankervis. Modav Design	15 Girvan Grove Point Lonsdale	The development of a dwelling	Further information requested 30 March 2009
2009/24	19/03/2009	Mr Bill Comerford. Queenscliff Community Sports Club	118 Hesse Street Queenscliff	Buildings and works associated with the installation of exterior lighting (netball courts)	Referral to authority (DSE) Public notification
2009/25	18/03/2009	Mr Eric Chan, Provan Burdett Architects	2 Waterview Close Queenscliff	The development of a two storey dwelling, a single storey dwelling and a front fence, variation to the setback requirements of the DDO3 and site coverage requirements of Clause 22.04-3 of the Queenscliffe Planning Scheme	Further information requested 31 March 2009
2009/26	18/03/2009	Ms Barbara Walker	140 Hesse Street Queenscliff	Externally paint a building	Permit Issued
2009/27	20/03/2009	Ms Diane Poolton, Artez Designs	9 Kirk Road Point Lonsdale	Alterations and extensions to an existing dwelling	Further information 2 April 2009
2009/28	25/03/2009	Mr Stephen Clark. Clark Homes Pty Ltd	6 Bridge Street Queenscliff	Demolition of an outbuilding, alterations and extensions to an existing dwelling and variation to the site coverage requirements of the DDO6	Further information 1 April 2009 Referral to Heritage Advisor
2009/29	2/04/2009	Point Lonsdale Surf Life Saving Club	24 Henry Street Queenscliff	The installation of two (2) rainwater tanks (3,000 litres each)	Referral to authority (DSE)



9.1(c) Summary Report New Applications Received Since Last Report (continued)

App. No	Date Received	Applicant	Address	Proposal	Status
2009/30	1/04/2009	Mr Brian Kenwood	22 Bridge Street Queenscliff	Alterations to an existing outbuilding	Referral to Heritage Advisor.
2009/31	1/04/2009	Mr Chris O'Dowd, O'Dowd Builders Pty Ltd	9 Werry Road Point Lonsdale	The development of a dwelling and variation to the setback requirements of the DDO4	Public notification.

Councillors: Mitchell/Davies

That Application Number 2008/151, 22 Alexander Crescent, Point Lonsdale, be referred to a Planning Review Meeting.

Carried

Council Request:

Cr Mitchell asked that Council Officers seek additional information in relation to Application 2008/155, 134 Hesse Street, Queenscliff,, specifically a photo indicating the size of the new scoreboard.

Councillors: Mitchell/Davies

That Application Number 2009/24,118 Hesse Street, Queenscliff, be referred to a Planning Review Meeting.

Carried



9.2 22 Golightly Street, Point Lonsdale

File Number: QP790-2200
Responsible Officer: Senior Planner

INTRODUCTION

- Planning Permit application 2008/137 seeks approval for the development of two dwellings (two storey up to 7.4 metres), subdivision of the land into two lots and variation to the site coverage and setback requirements of the DDO4.
- This report was considered at Council's Ordinary meeting on March 18, 2009. Council resolved to defer the application to provide the applicant with the opportunity to reconsider the design. The applicant was advised of Councilors' preferred design outcome for the development, but is unable to make the changes suggested. The applicant can accommodate a hipped roof form on the dwellings, but this is not a condition of the permit as there is no planning basis to require hipped roof forms for the dwellings.
- The application has been considered against the provisions of the Queenscliffe Planning Scheme and is considered to be satisfactory.
- This report recommends that Council resolve to issue a Notice of Decision to Grant a Planning Permit subject to appropriate conditions.

KEY ISSUES

- Neighbourhood character
- Overdevelopment
- Removal of street trees and landscaping
- Overlooking
- Inconsistency with local planning policies and overlay requirements

DISCUSSION

Subject Site and Surrounds

The site is located on the south side of Golightly Street, Point Lonsdale between Kiora Street and Arkins Street. The subject site has an area of 752 square metres with a frontage of 19.66 metres to Golightly Street and a depth of 30.78 metres. The northwest corner of the site has a 7.54 metre splay.

The subject site currently contains a two storey dwelling clad dwelling with tudor timber features detailing the façade. The roof structure is pitched and gabled with corrugated roof material. The dwelling is setback significantly from the property frontage with vehicle



Proposal

The applicant is seeking planning permission for the construction of two double storey dwellings on the subject site with a two lot subdivision. The development also requires variation to the front setback and site coverage requirements of Schedule 4 to the Design and Development Overlay affecting the site.

The proposed dwellings display the same floor and site layout. Each dwelling will contain an open plan living/dining/kitchen area and separate lounge area, study, bathroom and laundry at ground level. North facing deck areas are provided with access from the living area. At first floor level the dwellings contain a master bedroom (with ensuite and WIR), two additional bedrooms and bathroom.

The dwellings display minimum ground level side and rear setbacks of 1.2 metres (east), 2.0 metres (south) and 1.2 metres (west setback for dwelling 1) and 2.0 metres (west setback for dwelling 2). The upper levels are setback 1.9 metres from the eastern boundaries, 2.0 metres from the southern boundary and 5.5 metres to the western boundary for dwelling 1 and 6.3 metres for dwelling 2.

The dwellings have an overall building height of 7.4 metres and display pitched gabled roofing at first floor level with parapet roof structures at ground level.

The dwellings have a front setback of 11.4 metres from Golightly Street (upper floor levels are setback 13.9 metres). Each dwelling has a double garage situated within the front setback area. The garages themselves are setback 5.3 metres. Vehicle access is provided via a single crossover and access way situated centrally within the property frontages.

The external materials and finishes to be used in construction include timber cladding, rendered brickwork (white), fibre cement sheet cladding (white), zincalume custom orb roofing and Lilydale topping to pathways and driveway.

The total area of the block covered by the proposed buildings is 40.6% (305.4 square metres). As a result of the subdivision the site coverage will be 41.1% and 40.12% for lots 1 and 2 respectively.

A subdivision of the site is also proposed creating two lots. Lot 1 is to have a total site area of 371.2 square metres with a frontage of 12.06 metres to Golightly Street and a depth of 30.78 metres. Lot 2 will have a total site area of 380.6 square metres with a frontage of 7.6 metres and a depth of 30.78 metres. The northwest corner will have a 7.54 metre splay with the southwest corner displaying a 4.02 metre splay. A copy of the plans can be found at **Appendix 1**.

Site History

Planning permit 2005/44 was issued on the 20 May 2005 for the '*subdivision of land into 2 lots (boundary realignment)*' on the original parent title.



Planning Scheme Controls

The proposed development requires assessment against the following Clause's contained within the Planning Scheme:

- Clause 22.04 Urban Character
- Clause 22.04-2 Point Lonsdale
- Clause 32.01 Residential 1 Zone
- Clause 42.02 Vegetation Protection Overlay (Schedule 1)
- Clause 43.02 Design and Development Overlay (Schedule 4)
- Clause 55 Two or more dwellings on a lot and residential buildings
- Clause 56 Residential Subdivision

A planning permit is required pursuant to:

- Clause 32.01-4 of the Residential 1 Zone to construct two or more dwellings on a lot.
- Clause 43.02 of the Design and Development Overlay to construct a building or construct or carry out works.

In accordance with Clause 32.01-4 of the Residential 1 Zone development of two or more dwellings must comply with Clause 55 and the proposed two lot subdivision must comply with Clause 56.

Referrals

Internal Referrals

Engineering Services

Drainage:

The following conditions are required on the planning permit:

- All stormwater from each dwelling is to be contained on site via engineer-designed infiltration systems. The infiltration systems must be designed and constructed in accordance with the CSIRO manual "Water Sensitive Urban Design – Engineering Procedures: Stormwater" (Chapter 11).
- The engineer's design and calculations must be submitted to the Relevant Building Surveyor for approval along with the building permit application for the dwellings.

Vehicle Access:

The internal vehicular access for the site does not satisfy the B85 vehicle turning template as specified in AS/NZS 2890.1:2004. A suggestion for the applicant would be to relocate



the access point for the proposed allotments closer or at the south eastern boundaries, so that there is sufficient space to maneuver vehicles in and out of the garages.

The plans mention removal of street trees where the vehicle crossovers are proposed. This will require a local law permit including a landscape plan indicating exactly which trees are proposed to be removed along with a re-planting proposal.

The following conditions must be placed on the planning permit:

- Before the occupation of the dwelling units the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must, to the satisfaction of the responsible authority, be:
 - (a) Constructed, properly formed to such levels that they can be used in accordance with the plans;
 - (b) Surfaced with a suitable material which can be maintained;
 - (c) Drained and maintained.
- Vehicular crossings must be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority, before the use is commenced or building occupied:
 - (a) Suitable vehicular crossings must be constructed at right angles to the road to suit the proposed driveways.
 - (b) Any redundant existing crossing must be removed and the nature strip and/or footpath reconstructed to match existing surrounding site conditions.
 - (c) Any proposed vehicular crossing must have satisfactory clearance of any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required must be in accordance with the requirements of the relevant Authority and must be at the applicant's expense.

Notes:

- The applicant must obtain a road opening permit prior to any works commencing within the road reserve. The applicant must obtain a local law permit prior to any removal or replacement of street trees.
- The applicant can obtain permits at the Borough of Queenscliffe's Municipal offices. An inspection is required by a Council officer prior to issue of any permit. An inspection can be arranged by calling the offices on 5258 1377.

Car Parking:

Unsatisfactory.



The garages for both dwellings are too small, and must have minimum internal dimensions of 6.0m (long) x 5.5m (wide) in order to satisfy AS/NZS 2890.1:2004. The applicant must label these dimensions on the endorsed plans.

COUNCIL PLAN

Formulate a Planning Scheme that reflects the needs, values and aspirations of the community, preserves heritage values and prevents inappropriate development.

FINANCIAL

There will be no financial implications for Council as a result of the proposed development. All costs associated with the development will be borne by the applicant.

SOCIAL

The proposed development will provide additional accommodation within the Point Lonsdale Township on a lot size that is an alternative to the existing provision of dwellings on large allotments.

ENVIRONMENTAL

The dwellings have been designed to be energy efficient with north facing living areas. The energy efficiency of neighbouring dwellings is not being adversely affected by the proposed development.

RISK MANAGEMENT

All matters set out under Planning and Environment Act 1987 have been considered in the assessment of the application.

ASSESSMENT

State Planning Policies

Clause 16.02 has the objectives of encouraging the development of well-designed medium-density housing which:

- *Respects the neighbourhood character.*
- *Improves housing choice.*
- *Makes better use of existing infrastructure.*



- *Improves energy efficiency of housing.*

The proposal is consistent with Clause 16.02 with regards to improving housing choice and making better use of existing infrastructure. The proposed development has been designed to respect the general characteristics of the surrounding neighbourhood by the use of the similar building materials and built form.

Local Planning Policies

Clause 22.04-2 Point Lonsdale

The subject site is located within the Point Lonsdale Natural Coastal Area. Following is an assessment of the proposed buildings and works against the policy contained within this Clause:

Requirement	Complies	Comment
Site Layout	Yes	<p>The site contains little vegetation and as such the proposed development will not intrude on the coastal appearance of the subject site.</p> <p>North facing living areas have been provided for each dwelling including north facing deck areas.</p> <p>The dwellings have been substantially setback from the property frontage (11.4 metres) to reduce the impact of the built forms on the streetscape.</p> <p>The proposed site coverage is 40.6% for the overall site, which only minimally exceeds the 40% maximum specified.</p>
Building Design	Yes	<p>The proposal does not require the removal of native vegetation from the subject site. Any vegetation removal from the road reserve will require a separate Council permit.</p> <p>The dwelling design utilises varying roof forms to break up the built form. The upper levels are setback from the ground floor components to reduce the visual impact of the dwellings.</p> <p>The materials to be used are consistent with the surrounding neighbourhood character, namely timber cladding and render brickwork and FC sheeting.</p> <p>Overlooking is minimised via high sill</p>



Requirement	Complies	Comment
		<p>heights on the upper level elevations.</p> <p>The horizontal windows utilised on the front façade are at odds with the typical vertical double hung windows displayed by neighbouring dwellings. As part of any approval granted, the front windows will need to be altered to better reflect the surrounding development.</p> <p>Both dwellings appear identical from the street network and this is at odds with the varying nature of the surrounding development. The requirement for a different facade for each dwelling will be included as part of any approval granted.</p>
Building Height & Setback	Yes	<p>The proposed dwellings have an overall height of 7.4 metres, which is considered appropriate given the surrounding built form.</p> <p>The dwellings are setback 11.4 metres from the property frontage, however the garage structures are setback 5.3 from the frontage. Despite the setbacks of these structures being less than the neighbouring dwellings they have the ability to be screened via vegetation given the low scale of the built form.</p>
Fencing, Driveways & Landscaping	Yes	<p>No front fencing is proposed with a buffer provided via vegetation.</p> <p>The driveways proposed are to be surfaced with Lilydale topping continuing the informal nature of vehicle access.</p>

It is considered that the proposed development is generally consistent with the policies and design standards contained at Clause 22.04-1.

The zoning of the land and any relevant overlay provisions

Clause 32.01 Residential 1 Zone

Pursuant to Clause 32.01-4 a planning permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55.

An assessment against the requirements of Clause 55 has been carried out in a following section.



The subdivision included as part of the proposed development will see the subdivision of the lot with approved dwellings. As such, the dwellings are considered to be ‘existing’ and therefore the requirements of Clause 56 are not applicable as per Clause 32.01-2 of the zoning provision.

Clause 43.02 Design and Development Overlay

Pursuant to Clause 43.02-2 a planning permit is required to construct a building or to construct or carry out works. Under Schedule 4 of the DDO a planning permit is required for all buildings and works apart from routine and maintenance work. The design objective for this area is:

“To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale township”

The proposal is assessed against the relevant provisions of the overlays follows:

	Requirement	Complies	Comment
Building Height	<p>No building can exceed the height of:</p> <ul style="list-style-type: none"> ▪ Two storeys; and ▪ 8.5 metres above NGL <p>Only to be varied when alterations and additions are sought for existing buildings exceeding the height specifications but which do not increase the maximum height of the building.</p>	Yes	<p>The proposed dwellings have an overall height of 7.4 metres, which is consistent with the Schedule. The dwellings will not significantly protrude above the vegetation canopy of the surrounding area.</p>
Building Setback	<p>New buildings must meet the following requirements:</p> <ul style="list-style-type: none"> ▪ 6.0 metre front setback , or match the setback of adjacent building or be between their setbacks whichever is lesser ▪ 1.2 metre minimum side and rear setbacks for a single storey wall height of 3.6 metres and a minimum of 1.92 metres for a two storey wall height of up to 6.0 metres. <p>Buildings are only to be built on side and rear boundaries when site alongside and existing building abutting a boundary or the proposed building replaces and existing building sited closer than 1.2 metres from the</p>	Variation Required	<p>The dwellings themselves have a front setback of 11.4 metres, however the garage structures are setback 5.3 metres from the property frontage.</p> <p>Given the low scale of the garage structures they can be screened via vegetation to reduce their impact on the streetscape. An amended landscape plan detailing additional planting will be required as part of any approval granted.</p> <p>The side and rear setbacks of each dwelling are consistent with the requirements of the standard given the wall</p>



	Requirement	Complies	Comment
	<p>side or rear boundary.</p> <p>An outbuilding/garage/carport should not be constructed on a boundary except when:</p> <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. 		<p>heights proposed.</p> <p>The garage structures abut the western side boundaries of each lot. The walls heights are not indicated, however, this will be required as part of any permit issued.</p>
Site Coverage	Buildings should not occupy more than 40% of the area of the site.	Variation required	<p>The overall site coverage of the proposed development before the two lot subdivision is 40.6%, which only marginally exceeds the 40% maximum.</p> <p>The site coverage resulting from the two lot subdivision is 41.1% and 40.12%, which also only marginally exceed the maximum specified.</p> <p>It is considered that the proposed site coverage is appropriate as the non compliance is minor in scale.</p>
Adjacent to a Heritage Overlay	Any subdivision, 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 works are sympathetic to the character and amenity of the adjoining building.	Not Applicable	The site is not located adjacent to any site specified within the Heritage Overlay.

The proposed development is considered to be generally consistent with the requirements specified within the Schedule. Variations are sought to the setback and site coverage requirements, which, as discussed, are considered appropriate.

The proposal is consistent with the design objectives and decision guidelines of the schedule as:



- The setbacks and building heights proposed respect the existing built form. The dwellings have a large front setback and appropriate screening can be provided to minimise the impact of the garage structures on the street network.
- The level of vegetation can be increased onsite to improve the natural coastal appearance of the area. Currently the site contains little native vegetation and contributes very little to the vegetated character of the area. This situation can be rectified by any future landscaping to be carried out onsite.
- The proposal is consistent with the urban character requirements of Clause 22.04-2, as discussed previously.

Any relevant particular provisions

Clause 55 Two more dwellings on a lot and residential buildings

The proposed subdivision is required to be assessed against the requirements of Clause 55. A detailed assessment can be found in **Appendix 2**. The application is generally in accordance with the requirements and any issues can be easily addressed via permit conditions relating to:

- Landscaping (Standard B13)
- Access (Standard B14)
- Parking Provision (Standard B16)
- Walls on Boundaries (Standard B18)
- Overlooking (Standard B22)
- Private Open Space (Standard B28)
- Design Detail (Standard B31)
- Site Services (Standard B34)

COMMUNITY CONSULTATION

In accordance with Section 52 of the Planning and Environment Act 1987, the application was required to be advertised by registered post to adjoining property owners and a notice on site for 14 days and public notice in the Echo. As a result of the advertising, 8 objections have been received to date. The following table provides a response to each of the issues raised:

Grounds of Objection	Response
Overdevelopment	The proposed development meets the DDO4 and Rescode requirements (some subject to clarifying conditions) regarding side and rear setbacks, overshadowing, building height and walls on boundary, which are factors considered when assessing overdevelopment. Overall it is considered that the development does not constitute an overdevelopment of the site.



Grounds of Objection	Response
Overlooking	<p>The issue of overlooking is addressed under the requirements of ResCode. A requirement for the raising of sill heights to 1.7 metres for the upper floor windows situated on the eastern, southern and western elevations to prevent overlooking will be included as part of any approval granted.</p>
Inconsistent with the surrounding neighbourhood character and Clause 22.04-2	<p>As discussed previously the proposed development is considered to be generally consistent with the requirements outlined within Clause 22.04-2, which is the urban character policy regarding Point Lonsdale.</p> <p>The proposed development is of a slightly higher land use density, however the natural coastal character of the area is retained via the built form, building materials and the landscaping to occur onsite. The lack of front fencing and the informal crossover and access way will reduce the impact of the reduced property frontages on the streetscape pattern.</p> <p>It is acknowledged that the horizontal windows situated on the front façade are out of character with the surrounding built form. It will be requested, as part of any approval granted, that these windows be altered to be vertical and double hung in style to better reflect surrounding development.</p> <p>The proposed development will create lots that are smaller than the 'typical' surrounding residential allotments however the lots sizes are in excess of 300 square metres and are consistent with the requirements of the Residential 1 zoning of the land.</p>
Access configuration	<p>As currently proposed the access way configuration requires the removal of street trees, however it will be required as part of any approval granted that the access ways are relocated to the eastern boundaries to protect street vegetation. This will also allow the appropriate internal vehicle movements be provided. These movements, consistent with Australian Standards, will be required to be shown on amended plans.</p> <p>Golightly Street is not a Road 1 Zone and as such reversing onto the street network is not considered a safety hazard.</p>



Grounds of Objection	Response
Unreasonable impact on neighbours	<p>The proposed dwellings display appropriate setbacks in accordance with Schedule 4 of the DDO.</p> <p>The shadows generated by the proposed dwellings are consistent with the requirements of Clause 55. Shadowing does occur, however the amenity is not significantly decreased.</p>
Location of water tanks	<p>Above ground water tanks less than 4500L in size do not require a planning permit. If the occupants wish to install a water tank that exceeds this size then a planning permit will be required.</p>
Colours and finishes proposed are not consistent with the surrounding area	<p>The proposed dwellings will not be entirely white in finish. The upper levels and portions of the lower levels are to be clad with spotted gum timber with a natural finish, which ensure that the dwellings do not dominate the streetscape. Components of the ground level will be finished with a white finish to break up the built form appropriately. A final colour and materials schedule, with samples, will be required as part of any approval granted.</p>
Loss of on street parking	<p>The proposed dwellings are provided with sufficient parking to cater for the needs of the residents, consistent with ResCode. The development also consists of room to provide additional visitor parking onsite, which should balance out the loss in on-street parking as a result of the additional crossover being present.</p>
Lack of detail on landscaping plan	<p>A more detailed landscaping plan will be required as part of any approval granted. Additional planting will be required to screen the garage structures from the street network in addition to planting along the rear boundary to provide some screening for the neighbours to the rear.</p>
Inconsistency with Schedule 4 to the DDO	<p>As discussed previously, the variation to the front setback and site coverage requirements of Schedule 4 to the DDO are considered to be appropriate given the design response displayed. The proposal exceeds the site coverage requirement minimally and as such will not detrimentally affect the character of the surrounding area.</p> <p>The front setback variation to allow the garage structures to be setback 5.3 metres instead of 6.0 metres is considered acceptable subject to</p>



Grounds of Objection	Response
	appropriate levels of vegetation screening being provided within the front setback area. Overall the design objectives and decision guidelines of the Schedule are achieved.

CONCLUSION

The proposed development and subdivision is generally consistent with the State and Local Planning Policies contained within the Queenscliffe Planning Scheme. The variations sought to the Design and Development Overlay Schedule 4 are considered to be appropriate subject to conditions regarding landscaping. Similarly, the proposal is consistent with Clause 55 (Rescode) subject to conditions.

Councillors: Butler/Burgess

That Council having considered the proposed development and the objections received, resolve that the application be approved and that a Notice of Decision to Grant a Permit be issued for the development 22 Golightly Street for the development of two dwellings (two storey up to 7.4 metres), subdivision of the land into two lots and variation to the site coverage and setback requirements of the DDO4 subject to the following conditions:

- 1. Before the use and/or development start(s), amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:**
 - (a) The horizontal ground level windows situated on the front façade of each dwelling altered to be vertical and double hung in style.**
 - (b) The length and height of each garage wall abutting the western boundaries to be shown consistent with Standard B18 of Rescode.**
 - (c) The provision of 1.7 metre sill heights or screening to 1.7 metres above finished floor level, for the first floor habitable room windows located on the east, south and west elevation of each dwelling.**
 - (d) The size (in square metres) and dimensions of the private open space areas provided for each dwelling consistent with Standard B28 of Rescode.**
 - (e) Details of the 6 cubic metres of externally accessible storage space for each dwelling.**



- (f) The location of bin and recycling storage areas, mailboxes, hot water services and air-conditioning units for each dwelling.
 - (g) A schedule of construction materials, external finishes and colours must be submitted to and approved by the responsible authority. The schedule shall show the materials, colours, finish of all external walls, roofs, fascias, gutters, window frames, glazing type, doors, all to the satisfaction of the responsible authority. When approved, the schedule will be endorsed and will then form part of the permit.
 - (h) The access ways servicing both dwellings to be relocated to the eastern boundaries of each lot.
 - (i) The internal vehicle access for each dwelling must satisfy the B85 vehicle turning template as specified in AS/NZS2890.1:2004.
 - (j) The garages for both must have minimum internal dimensions of 6.0m (long) x 5.5m (wide) in order to satisfy AS/NZS 2890.1:2004. The applicant must label these dimensions on the endorsed plans
 - (k) The construction materials used as part of dwelling 1's façade must differ from the materials used as part of the façade of dwelling 2 to the satisfaction of the responsible authority.
2. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
 3. Before the development starts, an amended landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the landscape concept plan dated 20 October 2008 prepared by Thomas Andrews Designs, except that the plan must show:
 - (a) Additional tree planting within the front setback area of each dwelling to screen the garage structures
 - (b) Additional tree planting along the southern boundary of each site to aid in screening the dwellings from the southern abutting property
 - (d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - (e) Landscaping and planting within all open areas of the site

The landscape plan must incorporate the use of indigenous vegetation. All species selected must be to the satisfaction of the responsible authority. The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.
 4. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.



- 5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.**
- 6. No vegetation must be felled, lopped, topped, ringbarked or otherwise destroyed or removed except with the consent of the responsible authority.**
- 7. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the responsible authority.**
- 8. Provision must be made for the drainage of the site to the satisfaction of the responsible authority.**
- 9. All stormwater from each dwelling is to be contained on site via engineer-designed infiltration systems. The infiltration systems must be designed and constructed in accordance with the CSIRO manual “Water Sensitive Urban Design – Engineering Procedures: Stormwater” (Chapter 11).**
- 10. The engineer’s design and calculations must be submitted to the Relevant Building Surveyor for approval along with the building permit application for the dwellings.**
- 11. Before the occupation of the dwelling units the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must, to the satisfaction of the responsible authority, be:**
 - (a) Constructed, properly formed to such levels that they can be used in accordance with the plans;**
 - (b) Surfaced with a suitable material which can be maintained;**
 - (c) Drained and maintained.**
- 12. Vehicular crossings must be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority, before the use is commenced or building occupied:**
 - (a) Suitable vehicular crossings must be constructed at right angles to the road to suit the proposed driveways.**
 - (b) Any redundant existing crossing must be removed and the nature strip and/or footpath reconstructed to match existing surrounding site conditions.**
 - (c) Any proposed vehicular crossing must have satisfactory clearance of any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required must be in accordance with the requirements of the relevant Authority and must be at the applicant's expense.**



13. The permit will expire if one of the following circumstances applies:

- (a) The development is not started within two years of the date of this permit.**
- (b) The development is not completed within four years of the date of this permit.**

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

14. The subdivision as shown on the endorsed plan shall not be altered or modified without the written consent of the responsible authority.

15. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

16. This permit will expire if:

- (a) the plan of subdivision is not certified within two years of the date of this permit; or**
- (b) the registration of the subdivision is not completed within five years of the date of this permit.**

The responsible authority may extend the time if a request is made in writing before the permit expires or within three months afterwards.

Notes:

- *The applicant must obtain a road opening permit prior to any works commencing within the road reserve. The applicant must obtain a local law permit prior to any removal or replacement of street trees. The applicant can obtain permits at the Borough of Queenscliffe's Municipal offices. An inspection is required by a Council officer prior to issue of any permit. An inspection can be arranged by calling the offices on 5258 1377.***

Carried



Amendment:

Councillors Mitchell/Davies

That Council include a condition in relation to 22 Golightly Street, Point Lonsdale such that the two storey elements of each of the two proposed dwellings be configured adjacent to each other along the common property boundary of the proposed subdivision to the satisfaction of the Responsible Authority.

A division was requested by Cr Mitchell

For: Crs Mitchell & Davies

Against: Crs Butler, Burgess & Merriman

Not Carried

Councillor Request:

Cr Mitchell requested that these comments be included in the Council Minutes.

The report contains no reasons why the Applicant is unable to make the suggested changes.

I have spoken to the Applicants architect and indicated my intention to move the amendment to the officer recommendation, but I have not discussed in detail why the applicant could not make the suggested changes.

I have invited the applicant to make representations to me to discuss how we might better understand the design objectives of Council and the Applicant. The Applicant has elected not to meet to discuss the amendment.

My Grounds for the amendment are:

The repetitive architectural treatment of the two dwellings as proposed is inconsistent with the existing streetscape.

The amendment to the Officers recommendation will:

Mass the two structures closer together being a better representation of the existing building massing on the site.

Provide greater separation and amenity to the neighboring property on the eastern boundary of the proposed subdivision.

Provided improved sun access and amenity to the outdoor living areas of the eastern dwelling.

Allow the configuration of driveways which will facilitate the retention of the significant trees in the road reserve.



10. COMMUNITY DEVELOPMENT

No report

11. ENGINEERING SERVICES REPORT

No report

12. AUTHORISATION OF SIGNING & SEALING OF DOCUMENTS

No report

13. QUESTIONS WITHOUT NOTICE

No questions without notice



14. LIST OF MEETINGS

SPECIAL COUNCIL MEETING

Wednesday 29 April 2009 at 7.00pm at the Council Offices, 50 Learmonth Street, Queenscliff

PLANNING REVIEW MEETING

Wednesday 6 May 2009 at 7.00pm at the Council Offices, 50 Learmonth Street, Queenscliff

COUNCIL MEETING

Wednesday 20 May 2009 at 7.00pm at the Council Offices, 50 Learmonth Street, Queenscliff

PLANNING REVIEW MEETING

Wednesday 3 June 2009 at 7.00pm at the Council Offices, 50 Learmonth Street, Queenscliff

COUNCIL MEETING

Wednesday 17 June 2009 at 7.00pm at the Council Offices, 50 Learmonth Street, Queenscliff

AUDIT MEETING

Monday 15 June 2009 at 4:30pm at the Council Offices, 50 Learmonth Street, Queenscliff

Council Request

That the Audit Committee meeting be held on Monday 15 June 2009 at 4:30pm at the Council Offices, 50 Learmonth Street, Queenscliff.

15. CONFIDENTIAL ITEMS

No report

16. CLOSE OF MEETING

The meeting closed at 8:11pm

Confirmed

Cr B Merriman
MAYOR
20 May 2009



MINUTES OF PREVIOUS COUNCIL MEETINGS

**ORDINARY MEETING OF THE COUNCIL OF THE
BOROUGH QUEENSLIFFE: 18 MARCH 2009**

Distributed under separate cover