
Minutes of Planning Committee Meeting No. 472 held at 5.00pm Monday 20 March 2017 in the Council Chambers, Surf Coast Shire Offices Torquay.

1. OPENING OF MEETING

5.04pm

2. PRESENT

Wayne Reid (Chairman), Geoffrey Fulton, Austin Swain, Wes McClendon, Mich Watt

3. APOLOGIES

Nil

4. CONFIRMATION OF MINUTES

Minutes of the Planning Committee Meeting held on Monday 20 February 2017

Moved: Geoffrey Fulton

Seconded: Wesley McClendon

5. DISCLOSURE OF CONFLICTS OF INTEREST

Nil

DISCLOSURE OF INTERESTS (AT DISCRETION OF COMMITTEE)

Nil

6. PUBLIC PRESENTATIONS

Nil

7. CONSIDERATION OF THE AGENDA

As presented

8. CONSIDERATION OF APPLICATIONS FOR A PERMIT

Item 8.1 149 Great Ocean Road, Anglesea (16/0302).....Page 3
Alteration & Additions to the Existing Dwelling and Installation
of a Swimming Pool

Item 8.2 1133 Surf Coast Highway, Mt Duneed (16/0490).....Page 39
Development of a telecommunication facility - **DEFERRED**

Item 8.3 49 Loch Ard Drive, Torquay (16/0489).....Page 53
Construction of a Dwelling Greater Than 7.5m in Height
This item was withdrawn from meeting prior to preparation of agenda.

9. RECENT VCAT DECISIONS

Nil

10. POLICY ISSUES

Nil

11. OTHER MATTERS

Nil

12. CLOSE OF MEETING

6.55pm

NEXT MEETING – 1 May 2017

ITEM NO: 8.1
PLANNING REF: 16/0302
PROPOSAL: Alteration & Additions to the Existing Dwelling and Installation of a Swimming Pool
APPLICANT: PR BAY VIEWS PTY LTD
DATE RECEIVED: 15-Jul-2016
SUBJECT LAND: 149 GREAT OCEAN RD, ANGLESEA. (Lot: 1 TP: 126305M)
ZONE: General Residential 1
OVERLAYS: Neighbourhood Character - Schedule 3, Design and Development - Schedule 19, Significant Landscape - Schedule 3
PERMIT REQUIRED UNDER CLAUSES: 43.05-2
EXISTING USE: Dwelling
REPORTING OFFICER: Roger Curnow

REASON FOR REFERRAL TO PLANNING COMMITTEE:

Objections received x 5

MOVED: Austin Swain **SECONDED:** **FOR:** **AGAINST:**

OFFICERS RECOMMENDATION **ALTERNATIVE RECOMMENDATION**

POINTS OF DISCUSSION:

Regrettable view loss

Supported by VCAT case history

Small lot. Bulk Reasonable

PLANNING COMMITTEE RESOLUTION

That Council: having caused notice of planning application No. **16/0302** to be given under Section 52 of the *Planning and Environment Act 1987* and the Surf Coast Planning Scheme; and having considered all the matters required under Section 60 of *the Planning and Environment Act 1987* decides to Grant a Notice of Decision to Grant a Permit under the Surf Coast Planning Scheme in respect of the land known and described as **LOT: 7 LP: 32191** commonly known as **149 GREAT OCEAN RD, ANGLESEA.**, for **Alteration & additions to the existing dwelling** in accordance with the endorsed plans, subject to the following conditions:

Amended plans required for endorsement

1. Before the use and/or development starts, 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 show:
 - a) The roof colour;
 - b) location and sound screening of pool plant and equipment

Landscape plans required for endorsement

2. Before the development starts, a 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 plan must show:
 - a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
 - c) details of surface finishes of pathways and driveways;
 - 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;
 - f) (two) canopy trees in the following areas: rear yard,
 - g) only the use of plant species indigenous to the locality;

All species selected must be to the satisfaction of the responsible authority. 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.

Landscaping before commencement of use/occupation

3. Before the occupation of the development or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority. 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.

Bond

4. Before the release of the approved plan for the approved development, a cash bond or bank guarantee to the value of \$1000 per dwelling must be deposited with the responsible authority by the developer of the land as security against failure to protect existing native vegetation to be retained or to comply with the landscape plan endorsed under this permit.

The bond or bank guarantee will only be refunded or discharged by the responsible authority upon being satisfied that the requirements of the landscape plan and protection of native vegetation have been fulfilled to the satisfaction of the responsible authority.

5. The maximum building height must not exceed RL 68.19 in accordance with the endorsed plans and to the satisfaction of the Responsible Authority.
6. A written statement from a licensed surveyor must be submitted for approval to the responsible authority confirming:
 - a) that the building has been set out in accordance with the endorsed plan; and
 - b) that the roof levels will not exceed the roof levels specified on the endorsed plan.

The statement must be submitted to the responsible authority at completion of the set out of the building and at completion of the frame of the building.

Rooftop appurtenances

7. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

8. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

9. This 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 period for commencement of the development if a request is made in writing before the permit expires or within six months afterwards.

The Responsible Authority may extend the period in which the development must be completed if the request for an extension of time is made in writing within twelve months after the permit expires and the development or stage started lawfully before the permit expired.

Note: Any plan approved under the Building Act and Regulations must not differ from the endorsed plan forming part of this Permit.

CARRIED

ITEM NO: 8.2
PLANNING REF: 16/0490
PROPOSAL: Development of a telecommunication facility
APPLICANT: Metasite
DATE RECEIVED: 25-Oct-2016
SUBJECT LAND: 1133 SURF COAST HIGHWAY, MOUNT DUNEED. (LOT: 1 PT: Y PS: 304093)
ZONE: Farming Zone
OVERLAYS: Nil
PERMIT REQUIRED UNDER CLAUSES: Clauses 35.07-2 Clause 52.19
EXISTING USE: Landscape gardening supplies/nursery
REPORTING OFFICER: Jennifer Davidson

REASON FOR REFERRAL TO PLANNING COMMITTEE:

- Planning Officer recommending approval
- Objections received Nine (9)

MOVED: **SECONDED:** **FOR:** **AGAINST:**
OFFICERS RECOMMENDATION **ALTERNATIVE RECOMMENDATION**

POINTS OF DISCUSSION:

DEFERRED

ALTERATIONS TO PLANNING OFFICER RECOMMENDATION:

ITEM NO: 8.3
PLANNING REF: 16/0489
PROPOSAL: Construction of a Dwelling Greater Than 7.5m in Height
APPLICANT: Studio A2
DATE RECEIVED: 25-Oct-2016
SUBJECT LAND: 49 LOCH ARD DRIVE, TORQUAY. (Lot 329, PS)
ZONE: Residential 1
OVERLAYS: Design and Development - Schedule 21, Significant Landscape - Schedule 6, Development Contributions Plan
PERMIT REQUIRED UNDER CLAUSES: Enter
EXISTING USE: Enter
REPORTING OFFICER: Maya Dougherty

This item was withdrawn from the meeting prior to preparation of the agenda.