

**Minutes of Planning Committee Meeting No. 478 held at 5.00pm Monday 7 August 2017 in the Council Chambers, Surf Coast Shire Offices Torquay.**

1. **OPENING OF MEETING**  
5.05 pm
2. **PRESENT**  
Wayne Reid (Chairman), Wesley McClendon, Geoff Fulton, Lesley Evans, Mich Watt
3. **APOLOGIES**  
Nil
4. **CONFIRMATION OF MINUTES**  
Minutes of the Planning Committee Meeting held on Monday 24 July 2017  
 Moved: Lesley Evans                      Seconded: Wesley McClendon
5. **DISCLOSURE OF CONFLICTS OF INTEREST**  
Nil  
**DISCLOSURE OF INTERESTS (AT DISCRETION OF COMMITTEE)**  
Nil
6. **PUBLIC PRESENTATIONS**

Item	Applicant	Objectors
8.1	A Ivelja	M Evans (for P Lister) P Shaw M Keane L Clarke CJ Clarke P Koopman M Paterson S Leighton

7. **CONSIDERATION OF THE AGENDA**  
As presented
  8. **CONSIDERATION OF APPLICATIONS FOR A PERMIT**  
  
 Item 8.1      35 Beales Street, Torquay (16/0405).....Page 3  
                   Construction of Two Dwellings and Two Lot Subdivision
  9. **RECENT VCAT DECISIONS**  
Nil
  10. **POLICY ISSUES**  
Nil
  11. **OTHER MATTERS**  
Nil
  12. **CLOSE OF MEETING**  
6.35 pm
- NEXT MEETING – 21 August 2017**

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ITEM NO: 8.1  
PLANNING REF: 16/0405  
PROPOSAL: Construction of Two Dwellings and Two Lot Subdivision  
APPLICANT: Ivelja Design  
DATE RECEIVED: 09-Sep-2016  
SUBJECT LAND: 35 Beales Street, Torquay  
ZONE: General Residential Zone – Schedule 1  
OVERLAYS: Design and Development - Schedule 20, Significant Landscape - Schedule 6, Development Contributions Plan  
PERMIT REQUIRED UNDER CLAUSES: 32.08-3  
32.08-4  
42.03-2  
EXISTING USE: Dwelling  
REPORTING OFFICER: Mich Watt

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**REASON FOR REFERRAL TO PLANNING COMMITTEE:**

Objections received x 8

**MOVED:** Geoff Fulton      **SECONDED:** Lesley Evans      **FOR:** 3      **AGAINST:** 1

**OFFICERS RECOMMENDATION**            **ALTERNATIVE RECOMMENDATION**     

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**POINTS OF DISCUSSION:**

Unreasonable outcome and the development should comply with ResCode

Height, front setback, height of walls on boundary, standard B29, insufficient landscaping lead to a poor character outcome

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**ALTERATIONS TO PLANNING OFFICER RECOMMENDATION:**

Issue of Refusal on grounds listed.

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**PLANNING COMMITTEE RESOLUTION**

That Council having caused notice of Planning Application No. **16/0405** to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to **Refuse to Grant a Permit** under the Surf Coast Planning Scheme in respect of the land known and described as **35 Beales Street, Torquay** for the **Construction of Two Dwellings and Two Lot Subdivision**, for the following reasons:

1. The development represents non-compliance with ResCode standards in relation to building height, front setback, height of walls on boundary, daylight to windows and Standard B29 which results in:
  - unacceptable bulk;
  - a poor response to the character of the area.
2. There is insufficient landscaping on the site to allow for the planting of canopy vegetation to comply with the Design and Development Overlay – Schedule 20 and Clause 22.09.

**CARRIED**