

Minutes

Hearing of Submissions Committee
Tuesday, 16 April 2019

Held in the
Council Chambers
1 Merrijig Drive, Torquay
Commencing at 5.00pm

Committee:

Cr Rose Hodge (Chair)
Cr David Bell
Cr Libby Coker (Leave of Absence)
Cr Martin Duke
Cr Clive Goldsworthy
Cr Carol McGregor
Cr Brian McKiterick
Cr Margot Smith
Cr Heather Wellington

MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY
ON TUESDAY 16 APRIL 2019 COMMENCING AT 5.00PM

PRESENT:

Cr Rose Hodge (Chair)
Cr Martin Duke
Cr Clive Goldsworthy
Cr Brian McKitterick
Cr Margot Smith
Cr Heather Wellington

In Attendance:

General Manager Environment and Development – Ransce Salan

Not in Attendance:

Chief Executive Officer - Keith Baillie
General Manager Governance and Infrastructure - Anne Howard
General Manager Culture and Community- Chris Pike
Michelle Watt – Coordinator Statutory Planning (Minutes)

20 members of the public

APOLOGIES:

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Martin Duke

That an apology be received from Cr David Bell and Cr Carol McGregor.

CARRIED 6:0

CONFIRMATION OF MINUTES

Committee Resolution

MOVED Cr Martin Duke, Seconded Cr Brian McKitterick

That the Hearing of Submissions Committee note the minutes of the meeting held on 12 February 2019 as a correct record of the meeting.

CARRIED 6:0

CONFLICTS OF INTEREST:

None declared.

SUBMITTERS HEARD

1. Wes Smith
2. Liz Vines
3. Liz Vines on behalf of the Anglesea Streetscape Community Group
4. Ros Mackay
5. Shelly Fanning (Applicant) and Guy Holman (Architect)

James Stephen- Submitter did not attend.

BUSINESS:

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1.1 *Planning Permit Application 18/0061 - Use and Construction of Eight Apartments and Five Shops, Subdivision and Waiver of Car Parking - 143C Great Ocean Road, Anglesea 4*

1. PLANNING MATTERS

1.1 Planning Permit Application 18/0061 - Use and Construction of Eight Apartments and Five Shops, Subdivision and Waiver of Car Parking - 143C Great Ocean Road, Anglesea

Author's Title: Principal Statutory Planner
Department: Statutory Planning
Division: Environment & Development

General Manager: Ransce Salan
File No: 18/0061
Trim No: IC19/452

Appendix:

1. Order of Speakers - 16 April 2019 (D19/52792)

Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1989 – Section 80C:

Yes

No

Reason: Nil

Status:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Reason: Nil

Purpose

The purpose of this report is to hear submissions relating to Planning Permit Application 18/0061 - Use and development of eight apartments and five shops, subdivision and waiver of car parking at 143C Great Ocean Road, Anglesea.

Summary

In October 2018 the application was publicly exhibited in accordance with the *Planning and Environment Act 1987*.

Summary of Submissions

A total number of 41 submissions were received including 39 objections and two in support, summarised as follows:

No.	Submitter	Position	Summary of Submission
1.	Individual	Objection	<ul style="list-style-type: none"> Over development Environmental impact Ruin Anglesea
2.	Individual	Objection	<ul style="list-style-type: none"> No parking for visitors of the apartments No parking for staff of the shops No increase in parking for an increase to five shops Existing vacant shops results in an overdevelopment with an additional five shops
3.	Individual	Objection	<ul style="list-style-type: none"> An additional five shops in Anglesea with existing vacant shops seem ridiculous
4.	Individual	Objection	<ul style="list-style-type: none"> Does not conform to <i>Anglesea Structure Plan</i> Amenity impacts including traffic, access, height, view sharing and noise
5.	Individual	Objection	<ul style="list-style-type: none"> Negative impact on character of Anglesea Does not respond to <i>Anglesea Great Ocean Road Study</i> and the planning scheme Over development of site Lack of landscaping Poor design and response to character Inappropriate height Concern about car parking Detract from the character of Anglesea Does not comply with <i>Anglesea Structure Plan</i>
6.	Individual	Objection	<ul style="list-style-type: none"> Negative impact on and lack of response to the character of Anglesea

1.1 Planning Permit Application 18/0061 - Use and Construction of Eight Apartments and Five Shops, Subdivision and Waiver of Car Parking - 143C Great Ocean Road, Anglesea

			<ul style="list-style-type: none"> • Does not respond to <i>Anglesea Great Ocean Road Study</i> and the planning scheme • Overdevelopment of site • Lack of sufficient car parking • Inadequate landscaping • Poor design • Inappropriate height
7.	Individual	Objection	<ul style="list-style-type: none"> • Detract from the appeal of Anglesea's village character • Impairs the natural features currently visible from the riverbank precinct • Sustainability of additional shops in Anglesea • Lack of car parking
8.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of sufficient car parking • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to the character of Anglesea
9.	Individual	Objection	<ul style="list-style-type: none"> • Proposed development contravenes <i>Anglesea Structure Plan 2012</i> • Over development of the site • Over supply of shops • Amenity Impacts including quality of life, privacy, sunlight, car parking, property access and reduction in coastal views
10.	Individual	Objection	<ul style="list-style-type: none"> • Does not meet <i>Surf Coast Planning Scheme</i> specifically the <i>Design and Development Overlay Schedule 25</i> • Could set a precedent for other developments in the community
11.	Individual	Objection	<ul style="list-style-type: none"> • Lack of onsite car parking • Reduction of car parking requirements • Over development of the site • Lack of consideration for existing public parking
12.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Land of sufficient car parking • Inadequate landscaping • Poor quality design • Inappropriate height • Lack of response to the character of Anglesea • Impacts on existing in demand car parks
13.	Individual	Objection	<ul style="list-style-type: none"> • Excessive and unnecessary height • Impact on ocean views • Development should blend with its neighbours and coastal environment • Impacts on views from public areas
14.	Organisation	Objection	<ul style="list-style-type: none"> • Over development • Inadequate car parking • Existing car parking cannot handle demand • Other developments have been required to increased car parking
15.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of landscaping • Poor design • Inappropriate height • Insufficient car parking • Out of character for Anglesea
16.	Individual	Objection	<ul style="list-style-type: none"> • Unsatisfactory to waive car parking • Development should be reduced if car parking cannot be provided

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17.	Individual	Objection	<ul style="list-style-type: none"> • Development will impact negatively on Anglesea • Design not of high standard or response to environmental sustainable principles • Over development of the site • Waiving of car parking spaces • High demand for existing parking spaces
18.	Individual	Objection	<ul style="list-style-type: none"> • Inappropriate design • Out of character for Four Kings and Anglesea • Over development • Lack of car parking • Inadequate landscaping • Poor quality design • Inappropriate height • Lack of response to the character of Anglesea
19.	Individual	Objection	<ul style="list-style-type: none"> • Inappropriate to waive parking spaces • Bulk, scale and appearance out of character • Pokey apartments with lack of light, ventilation or environment • Inappropriate height
20.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Inadequate landscaping/open space • High site coverage • Poor design • Excessive height • Car parking • Inconsistent with Anglesea's village character
21.	Individual	Objection	<ul style="list-style-type: none"> • Gross over development of the site • Out of character for Anglesea • Existing shop should not be demolished as it is in keeping with Anglesea • Loss of views • Lack of sun and windows to the apartments • Gross undersupply of car spaces
22.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of car parking • Inadequate landscaping • Poor quality design • Inappropriate height • Lack of response to the character of Anglesea
23.	Individual	Objection	<ul style="list-style-type: none"> • Does not response to <i>Anglesea Great Ocean Road Study</i> or <i>Surf Coast Planning Scheme</i> • Over development of the site • Lack of car parking • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to character of Anglesea
24.	Individual	Objection	<ul style="list-style-type: none"> • Out of character with Anglesea • Design, style, materials and colours fail to reflect the environment of Anglesea • Height • Landscaping • General amenity of the town
25.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of car parking

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			<ul style="list-style-type: none"> • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to character of Anglesea
26.	Individual	Objection	<ul style="list-style-type: none"> • Building(s) out of character for Anglesea • To many units proposed • Development not making use of northerly light • Inadequate car parking • Lack of landscaping
27.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Does not comply to <i>Anglesea Structure Plan</i> • Inadequate car parking • Lack of landscaping • Poor quality design • Does not respond to community values
28.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of car parking • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to character of Anglesea
29.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of car parking • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to character of Anglesea
30.	Individual	Objection	<ul style="list-style-type: none"> • Inadequate car parking • Inadequate landscaping • Architectural style out of character with Anglesea • Too many units proposed • Does not utilise natural light
31.	Individual	Objection	<ul style="list-style-type: none"> • Over development of the site • Lack of car parking • Inadequate landscaping • Poor design • Inappropriate height • Lack of response to character of Anglesea

The issues raised in the submissions will be considered in detail in a report to be presented to the 23 April 2019 Council meeting.

Recommendation

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 18/0061 - Use and development of eight apartments and five shops, subdivision and waiver of car parking - 143C Great Ocean Road, Anglesea and forward to Council for consideration.

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Brian McKiterick

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 18/0061 - Use and development of eight apartments and five shops, subdivision and waiver of car parking - 143C Great Ocean Road, Anglesea and forward to Council for consideration.

CARRIED 6:0

1.1 Planning Permit Application 18/0061 - Use and Construction of Eight Apartments and Five Shops, Subdivision and Waiver of Car Parking - 143C Great Ocean Road, Anglesea

APPENDIX 1 ORDER OF SPEAKERS - 16 APRIL 2019



Hearing of Submissions
Tuesday 16 April 2019
5.00 pm
Council Chambers
1 Merrijig Drive, Torquay

Planning Permit application 18/0061 - 143C Great Ocean Road Anglesea
Use and construction of eight apartments and five shops, subdivision and waiver of car parking

ORDER OF SPEAKERS

Item	Time	Submitter
1.		Shelly Fanning (Applicant) Guy Holman (Architect)
2.		Wes Smith
3.		James Stephen
4.		Liz Vines
5.		Liz Vines (on behalf of the Anglesea Streetscape Community Group)

Close: There being no further items of business the meeting closed at 5.39pm.