

Minutes

Hearing of Submissions Committee
Tuesday, 7 July 2020

Held
Via Videoconference (Zoom)
Commenced at 5.00 pm

Council:

Cr Rose Hodge (Chair)
Cr David Bell
Cr Martin Duke
Cr Clive Goldsworthy
Cr James McIntyre
Cr Brian McKiterick
Cr Tony Revell
Cr Margot Smith
Cr Heather Wellington

MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL
HELD VIA VIDEOCONFERENCE (ZOOM)
ON TUESDAY 7 JULY 2020 COMMENCED AT 5.00 PM

PRESENT:

Cr Rose Hodge (Chair)
Cr David Bell
Cr Martin Duke
Cr Clive Goldsworthy
Cr James McIntyre
Cr Brian McKitterick
Cr Tony Revell
Cr Margot Smith
Cr Heather Wellington

Keith Baillie – Chief Executive Officer
Anne Howard – General Manager Governance and Infrastructure
Bill Cathcart – Manager Planning and Development
Ben Schmied – Principle Statutory Planner
Julie Anderson – Coordinator Governance
Liberty Nash – Records Management Officer

CONFIRMATION OF MINUTES:

Committee Resolution

MOVED Cr Brian McKitterick, Seconded Cr David Bell

That the Hearing of Submissions Committee note the minutes of the meeting held on 16 June 2020 as a correct record of the meeting.

CARRIED 9:0

CONFLICTS OF INTEREST:

None declared.

SUBMITTERS HEARD

1. Pam Ryan (Torquay Lions Village Residents Association)
2. Lorraine Wescott (Torquay Lions Village Residents Association)
3. Sue O'Shanassy (3228 Residents Association)
4. John McDonald (Torquay Lions Village Committee of Management)
5. Tom Harding
6. Caraline Cook
7. Applicant – Giovanni Gattini (G2 Urban Planning)

BUSINESS:

1. PLANNING MATTERS..... 4

1.1 *Planning Permit Application 18/0274 - 85 Geelong Road Torquay - Use and development of place of assembly (cinema), child care centre, medical centre, service station, two convenience restaurants, take away food premises, signage, reduction of car parking and creation and alteration of access from a Road Zone 1 4*

1. PLANNING MATTERS

1.1 Planning Permit Application 18/0274 - 85 Geelong Road Torquay - Use and development of place of assembly (cinema), child care centre, medical centre, service station, two convenience restaurants, take away food premises, signage, reduction of car parking and creation and alteration of access from a Road Zone 1

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

General Manager: Ransce Salan
File No: 18/0274
Trim No: IC20/843

Appendix:

1. 2020-07-07 Hearing of Submissions Committee - Order of Speakers (D20/116129)

Officer Direct or Indirect Conflict of Interest:

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

Yes

No

Reason: Nil

Status:

Defined as confidential information in accordance with Local Government Act 2020, Section 3(1):

Yes

No

Reason: Nil

Purpose

The purpose of this report is to hear submissions relating to Planning Permit Application (PPA) 18/0274 as amended on 20 March 2020. The application seeks approval for use and development of child care centre, cinema, five convenience restaurants, medical centre, minor sports and recreation facility (children's play centre), office, residential hotel, service station and take away food premises; construct and display signs; reduction of car parking required under clause 52.06-5 and creation and alteration of access from a Road Zone 1.

Summary

In May 2020 the amended application was publicly exhibited in accordance with the *Planning and Environment Act 1987*.

This is the second meeting to hear submissions in relation to PPA 18/0274, the first having been on 12 November 2019.

Summary of Submissions

A total number of 57 submissions have been received (as of 26 June 2020) including:

- 50 objections from individuals (representing 44 properties)
- 3 objections for organisations
- 3 objections from committees
- 2 in support from individuals.

The issues raised by objectors are summarised in the following table. In summarising the issues similar concerns have been grouped together.

Issue	No. of submissions on issue
Loss of residential amenity from:	
• Overshadowing of residential properties from proposed buildings and tall trees near to western boundary	6
• Overlooking	6
• Noise including from equipment, patrons, vehicles and pedestrians using Pimelea Way	41
• Light spill	9
• Change of outlook and building bulk	3
• Odour and fumes from service station and bins	9

Impact on the residential streetscape of Pimelea Way given the height of the medical centre at end of street	5
Fence is not a sufficient barrier to stop people from entering neighbouring properties, especially with the existing fence having rails on the Geelong Road side. Fences should be replaced with new acoustic fence	7
The application lack of details of landscaping and it is important to achieve a mature landscape buffer and retain existing trees. It will take time to establish new landscaping with greater impact on neighbours until it matures	8
Traffic from the uses causing congestion and impacting on the safety of Geelong and Grossmans Roads, including pedestrians and cyclists. Grossmans Road is frequently used by emergency vehicles as the ambulance and CFA stations are located on this road. Future increase in traffic using Grossmans Road with new subdivisions.	12
Insufficient parking being provided on the site, could overflow onto Pimelea Way and church car park	5
Layout creates spaces without adequate public surveillance which could lead to undesirable activities. Security cameras installed and these areas patrolled.	24
Antisocial behaviour of hotel guests	31
Lack of need for the proposed uses, particularly emphasised being the service station, medical centre and fast food premises. Fast food and drive-throughs offer an unhealthy choice for the community.	10
The uses will result in increased littering	1
The development does not fit the character of Torquay and is a poor quality development and mix of uses for the entrance to Torquay. The development lacks an iconic building with the cinema presenting poorly.	5
Insufficient doctors coming to region to staff existing medical centres. Another centre will be detrimental to existing	1
Health risks from petrol station	1
Increased foot traffic in Pimelea Way could lead to more vandalism and reduced safety	8
Electromagnetic interference (on mobile phone signal, Wi-Fi, television, etc)	1
Layout lacks activation particularly to internal road, the spaces at the back of buildings not inviting for users	1
Property devaluation	31
Compliance with planning provisions: <ul style="list-style-type: none"> • Substantially different from concept plan under s173 agreement • Proposed uses not consistent with the purpose of the zone • Signage doesn't comply and not reflective of Surf Coast 	1

Submissions in support of the proposal are summarised as:

- Continued investment and development in Torquay
- Increased rates revenue
- Employment opportunities
- Increased choice and convenience for professional services, cinema and retail
- Opportunity for community use of cinema
- Subdued design and two storey scale appropriate

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

Recommendation

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 18/0274 - 85 Geelong Road Torquay - Use and development of place of assembly (cinema), child care centre, medical centre, service station, two convenience restaurants, take away food premises, signage, reduction of car parking and creation and alteration of access from a Road Zone 1 and forward to Council for determination.

Committee Resolution

MOVED Cr James McIntyre, Seconded Cr Brian McKiterick

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 18/0274 - 85 Geelong Road Torquay - Use and development of place of assembly (cinema), child care centre, medical centre, service station, two convenience restaurants, take away food premises, signage, reduction of car parking and creation and alteration of access from a Road Zone 1 and forward to Council for determination.

CARRIED 9:0

Close: There being no further items of business the meeting closed at 5:52pm.