



# Minutes

Hearing of Submissions Committee  
Tuesday, 10 October 2017

Held in the  
Council Chambers  
1 Merrijig Drive, Torquay  
Commencing at 5.30pm

**Council:**

Cr Brian McKitterick (Mayor)  
Cr David Bell  
Cr Libby Coker  
Cr Martin Duke  
Cr Clive Goldsworthy  
Cr Rose Hodge  
Cr Carol McGregor  
Cr Margot Smith  
Cr Heather Wellington

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MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL  
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY  
ON TUESDAY 10 OCTOBER 2017 COMMENCING AT 5.30PM

**PRESENT:**

Cr Brian McKitterick (Mayor)  
Cr David Bell  
Cr Martin Duke  
Cr Libby Coker  
Cr Rose Hodge  
Cr Carol McGregor  
Cr Margot Smith (via teleconference)  
Cr Heather Wellington

**In Attendance:**

Chief Executive Officer – Keith Baillie  
General Manager Environment & Development – Ransce Salan  
Coordinator Statutory Planning – Michelle Watt

10 members of the public  
1 member of the press

**APOLOGIES:**

Cr Clive Goldsworthy

**Committee Resolution**

**MOVED Cr Rose Hodge, Seconded Cr Martin Duke**

That an apology be received from Cr Clive Goldsworthy..

CARRIED 8:0

**CONFLICTS OF INTEREST:**

Nil

**SUBMITTERS HEARD**

1. Barry Nancarrow
2. Joseph Guss (onbehalf of Susan Calwell)
3. Michael Russell
4. Chris Marshall
5. Toni Sincock / Chris Foley (applicant)

**BUSINESS:**

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## 1. ENVIRONMENT & DEVELOPMENT

### 1.1 Planning Permit Application 17/0071 - Redevelopment of Anglesea Surf Lifesaving Club

**Author's Title:** Coordinator Statutory Planning

**General Manager:** Ransce Salan

**Department:** Planning & Development

**File No:** 17/0071

**Division:** Environment & Development

**Trim No:** IC17/1079

#### Appendix:

- List of Speakers - 100 and 120 Great Ocean Road, Anglesea Lifesaving Club (D17/113111)

#### Officer Direct or Indirect Conflict of Interest:

#### Status:

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

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

Yes

No

Yes

No

**Reason:** Nil

**Reason:** Nil

#### Purpose

The purpose of this report is to hear submissions from the applicant and objectors in relation to planning permit application 17/0071 for the redevelopment of the Anglesea Surf Lifesaving Club at 100 Great Ocean Road, Anglesea.

#### Summary

An application has been received to redevelop the Surf Lifesaving Club, with the redevelopment involving the demolition of the northern-most building located on the site and its replacement with a triple storey building which is similar in scale to the building being retained. Some minor vegetation removal is required to accommodate the development and the vegetation removal is exempt under the planning scheme. No additional car parking is proposed as a result of the redevelopment.

Ten of the submissions are objections to the application, while one submission has been lodged in support. Most of the submitters are concerned about the height and bulk of the building and the need for such a large facility. Concerns have been raised about visual impact from the beach and other nearby areas. Other matters raised are car parking, vegetation removal and compliance with the planning policy framework.

#### Recommendation

That Council receive and note the submissions to Planning Permit Application 17/0071 for 100 Great Ocean Road, Anglesea.

#### Committee Resolution

##### **MOVED Cr Rose Hodge, Seconded Cr Libby Coker**

That Council receive and note the submissions to Planning Permit Application 17/0071 for 100 Great Ocean Road, Anglesea.

CARRIED 8:0

## 1.1 Planning Permit Application 17/0071 - Redevelopment of Anglesea Surf Lifesaving Club

### **Report**

#### ***Background***

An application has been made by Sincock Planning to redevelop the Anglesea Surf Lifesaving Club at 100 Great Ocean Road, Anglesea.

#### ***Discussion***

100 Great Ocean Road, Anglesea is land zoned Public Park and Recreation Zone and is located to the south of the Great Ocean Road. A Planning Permit is required for the development of the land. Coastal Management Act consent for the development of the land has been obtained from the Department of Land, Environment, Water and Planning. The Public Land Manager, Great Ocean Road Coastal Committee, also supports the application.

The redevelopment proposes the demolition of the northern-most building and its replacement with a triple storey building which is similar in scale to the building being retained. Some minor vegetation removal is required to accommodate the development and the vegetation removal is exempt under the planning scheme. No additional car parking is proposed as a result of the redevelopment.

New publically accessible toilets will be provided as part of the redevelopment.

#### ***Financial Implications***

There are no direct financial impacts to Council for the processing of the application which occurs via operational budgets.

#### ***Council Plan***

Theme	5 High Performing Council
Objective	5.2 Ensure that Council decision-making is balanced and transparent and the community is involved and informed
Strategy	Nil

#### ***Policy/Legal Implications***

The application has been assessed against relevant provisions of the Surf Coast Planning Scheme in accordance with the requirements of the *Planning & Environment Act 1987*.

#### ***Officer Direct or Indirect Interest***

No officer involved in the preparation of this report has any conflicts of interest.

#### ***Risk Assessment***

The merits of the proposal will be considered against the relevant provisions of the Surf Coast Planning Scheme and *Planning & Environment Act 1987*.

#### ***Social Considerations***

The submissions received raise a number of matters which may be classed as social impacts including the visual impact of the development when viewed from the beach areas, surrounding public land and from private properties. These social impacts will be assessed in the context of relevant planning policies and decision guidelines.

#### ***Community Engagement***

Public notice of the application has been carried out in accordance with the requirements of the *Planning & Environment Act 1987*. Eleven submissions (as at 8 September 2017) have been lodged with Council. Ten of the submissions are objections to the application, while one submission has been lodged in support. Most of the submitters are concerned about the height and bulk of the building and the need for such a large facility. Concerns have been raised about visual impact from the beach and other nearby areas. Other matters raised are car parking, vegetation removal and compliance with the planning policy framework.

## **1.1 Planning Permit Application 17/0071 - Redevelopment of Anglesea Surf Lifesaving Club**

### ***Environmental Implications***

Environmental implications will be assessed in the context of relevant planning policies and decision guidelines.

### ***Communication***

The application was subject to public notice; all submitters have been invited to this meeting. A list of speakers is attached to this report.

### ***Conclusion***

The objections received detail a number of matters that must be considered by Council before deciding on planning permit application 17/0071.

**1.1 Planning Permit Application 17/0071 - Redevelopment of Anglesea Surf Lifesaving Club**

**APPENDIX 1 LIST OF SPEAKERS - 100 AND 120 GREAT OCEAN ROAD, ANGLESEA LIFESAVING CLUB**



**Hearing of Submissions  
Tuesday 10 October 2017, 5:30pm  
Council Chambers  
1 Merrijig Drive, Torquay**

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**LIST OF SPEAKERS**

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**Department of Planning and Development**

**17/0071: 100 and 120 Great Ocean Road, Anglesea - Lifesaving Club**

1. Barry Nancarrow
2. Joseph Guss (On Behalf of Susan Calwell)
3. Michael Russell
4. Chris Marshall
5. Toni Sincock (Applicant)

**Close:** There being no further items of business the meeting closed at 6:23pm.