

2.5: ADOPTION OF LOCAL PLANNING POLICY – FRENCHMAN BAY TOURIST DEVELOPMENT SITE

ALTERNATE MOTION BY COUNCILLOR J BOSTOCK

DATE & TIME RECEIVED: 8:00AM ON WEDNESDAY 6 JULY 2011

ITEM 2.5: ALTERNATE MOTION BY COUNCILLOR J BOSTOCK VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3, resolves to ADOPT the Local Planning Policy LPP 7P – Frenchman Bay Tourist Development Site and incorporate the Policy within its consolidated Local Planning Policy Manual, subject to the following modifications:

- 1. P1.2 (Building Heights) being modified so that all reference to 3 storey components being able to be considered are deleted.**
- 2. Paragraph 2 of P1.3 (Setbacks) being modified to state:**

All development on the Land is to be set back a minimum of 75 metres from the high water mark (as per Appendix A attached). A greater setback may be required if recommended by any relevant public authority or in an applicable policy.

- 3. Introduce new P1.9 (Effluent Disposal) stating the following:**

Where reticulated sewerage is not to be provided, the number of bedrooms/units that can be accommodated on the site will need to be determined by a suitably qualified environmental professional to the satisfaction of Council, the Department of Health and the Department of Water.

Councillor Reason:

1. Council has previously considered a three storey development proposal and found it unacceptable from the point of view of the impact of visual amenity.
2. SPP 2.6 is currently being revised as the State's major Coastal Planning Policy, any changes will impact on all new coastal developments.
3. It is important that this policy includes reference to sewerage capability as it is likely to be the most important factor in terms of development restriction on the site.

Officer Report (G Bride)

The proposed policy as originally prepared by an independent consultant on behalf of Council recommended that no more than 50% of the building footprint could be considered for three storey development only where certain criteria has been achieved (refer P1.2(1) to (4)). Staff have proposed a reduction to 25% of the building footprint that could be considered for three storeys subject to the same criteria being applied.

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Council can certainly remove any reference to a three storey component entirely, which is unlikely to affect the redevelopment of the site given the size of the subject land and the fact that the previous development approval entailed no more than two storeys.

Point 2 is consistent with the amended Responsible Officer recommendation.

Point 3 would be a standard application requirement.