



APPENDICES

WEDNESDAY 20 MAY 2009
Queenscliff Town Hall
Learmonth Street, Queenscliff
7:00pm

APPENDIX 1:

10.3 - 22 ALEXANDER CRESCENT, POINT LONSDALE.....2

APPENDIX 2:

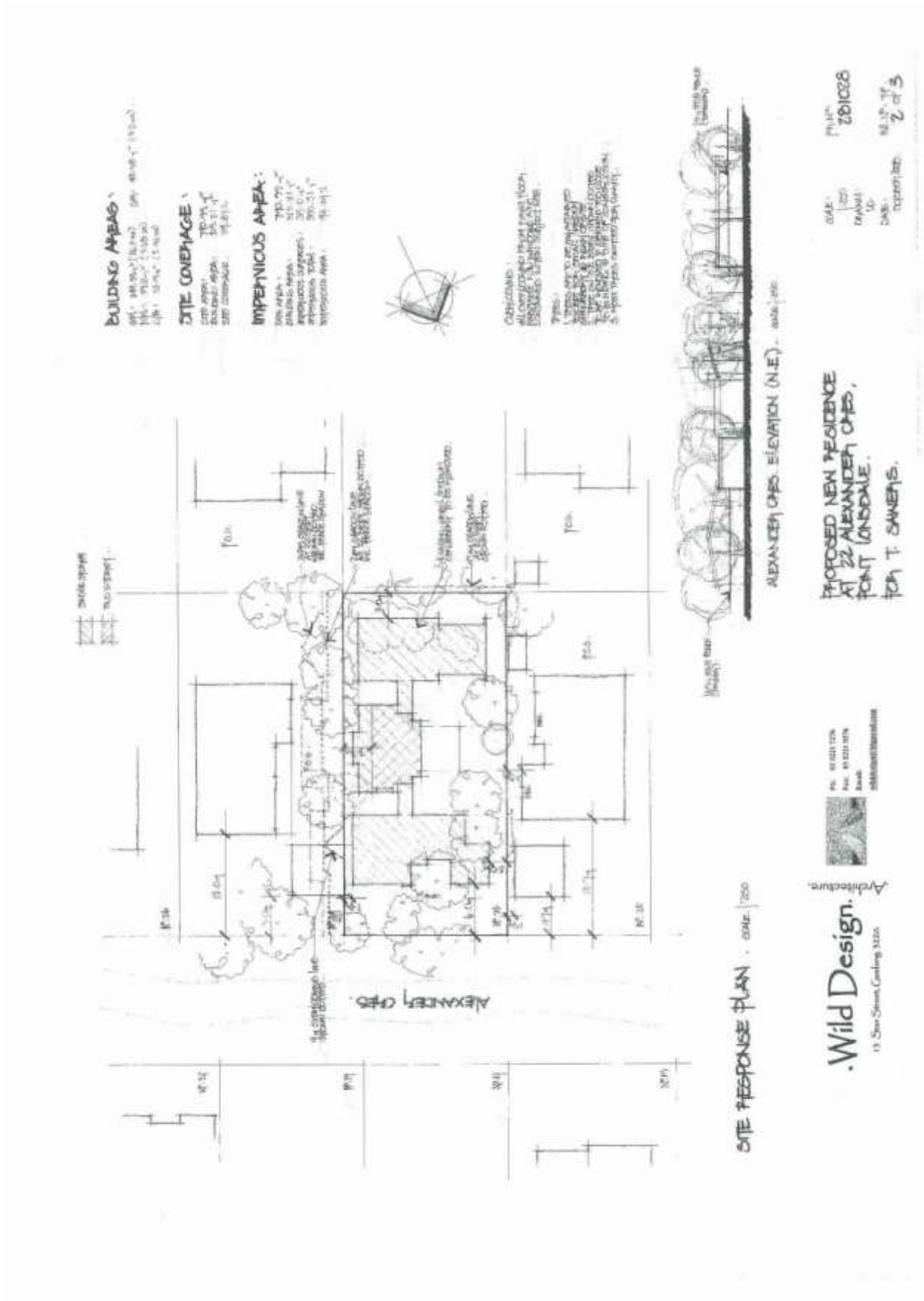
**10.4 - QUEENSCLIFF HARBOUR– EXTENSION OF BOAT YARD OPERATING HOURS
VIA ENDORSEMENT OF NEW OPERATIONAL ENVIRONMENT
MANAGEMENT PLAN 10**

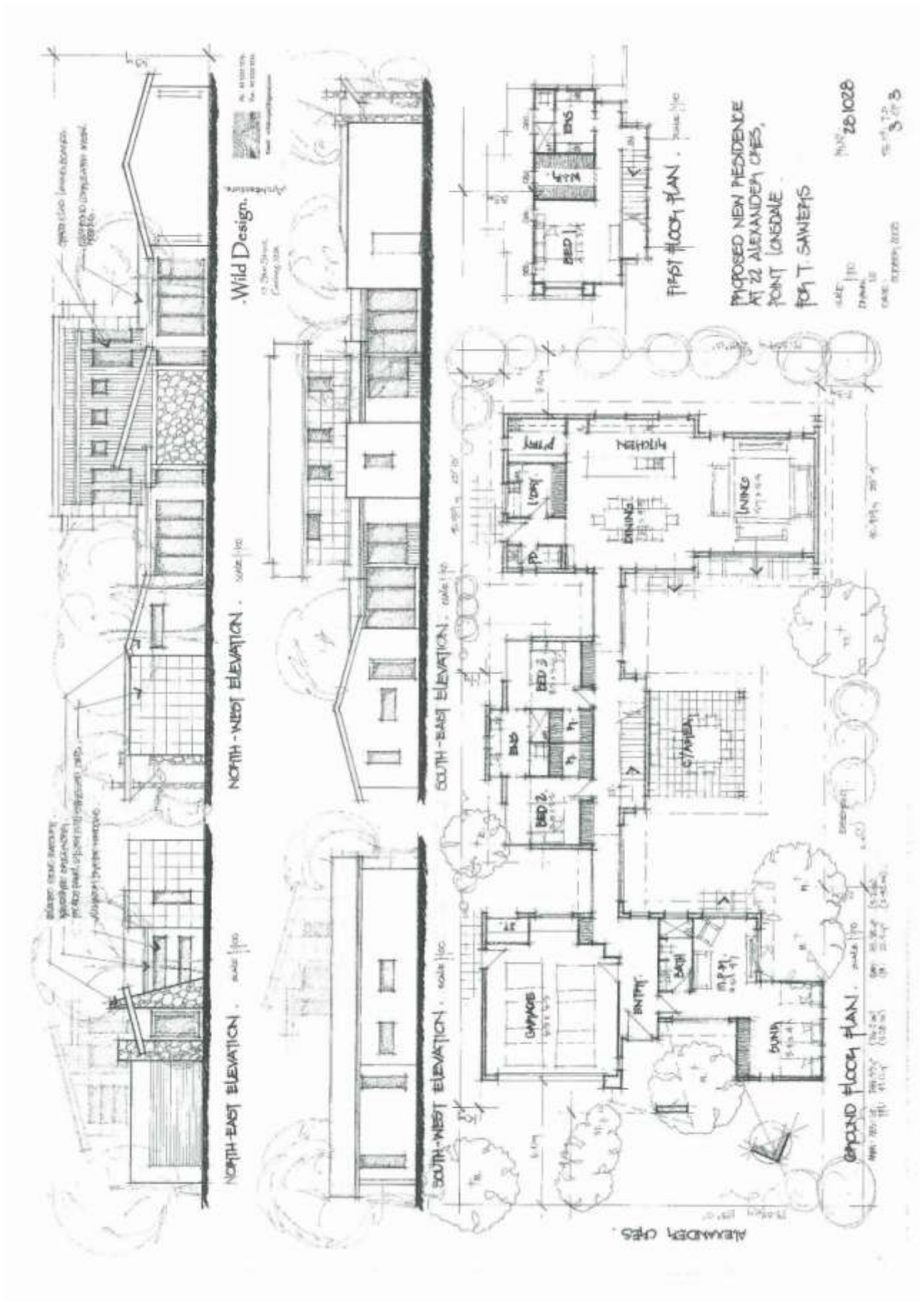
APPENDIX 3:

12.3 - QUEENSCLIFF PLAYGROUND AND ASSOCIATED PARK DEVELOPMENT20



APPENDIX 1: 10.3 - 22 Alexander Crescent, Point Lonsdale







Attn: Fiona Hunter-Evans
Planning Department
Queenscliff Borough Council
PO Box 93
Queenscliff Vic 3225

Date: 28 February 2009

QF630-2200
.Wild Design.

12 + 1 Star Street, Geelong. 3220.
ABN: 63 785 673 675

Ph: 03 5221 7276
Fax: 03 5221 9276
Email: wilddesign@bigpond.com



Architecture.

Dear Fiona

**Re: Planning Permit App # 2008/151
22 Alexander Crescent Point Lonsdale – Tony Sawers**

Please find herewith response to your letter dated 15 December 2008

1. A streetscape elevation based on plan of survey ...

The streetscape drawing produced was taken from an on-site measurement & photos taken from the area without stepping on to other peoples properties, the information is accurate for the purposes of the streetscape elevation, which are for a single residence.

Your request to engage a licensed surveyor to measure other properties is beyond reasonable expectation for a single residence, but having reviewed the streetscape elevation I see that some more detail may be helpful and as such please find the attached larger scale drawing.

2. A written response stating how the development complies with the policy objectives of the Queenscliffe Planning Scheme

a) Objectives

This development is replacing one building with another thus maintaining the building ratio of the area. This is a dwelling that is moving from a holiday home to a permanent home but is basically stable - permanent in-terms of resident population.

The population growth is basically neutral as we are replacing one dwelling with another. The dwelling utilises the features of the site well, the primary orientation facing to the north. This overall approach to orientation, setbacks, building scale, and landscaping will result in a dwelling that adds and enhances to the character of the surrounding properties. The character of the streetscape presents a mixture of open and fenced frontages, which maintains the current spread of trees.

This is an appropriate development that creates spaces around and within the spread of the building which will preserve the rural area of the Borough in maintaining its aesthetic and environmental value.

b) Site Layout

The area is in a flat portion of Point Lonsdale with the single and two storey dwellings nestled into the treed environs. Hence the area is low key in character. The proposed dwelling is predominantly single storey with a small portion at a two storey level, well setback from the street and side boundaries



Page 2 of 3.

The layout of the new building on the site has allowed for the retention of the majority of the natives trees on the site, while achieving a good northerly aspect and maintenance of the streetscape character. The layout produces large courtyard spaces that retain trees while embracing the north orientation and character of Point Lonsdale's coastal lifestyle.

The broken-up layout allows for a multi directional outlook that embraces the whole site. This encourages an all-round landscaping approach to the site, which gives an aesthetically pleasing outcome to all facades.

e) Building Design

This area has a distinct eclectic look and feel. There is no real prevalent building style as this area has a mixture of Californian bungalows, Spanish mission style, 1950 bungalows, two storey elevated coastal homes and late twentieth century single storey brick veneer buildings with concrete tiled roofs. Building materials are also varied, there are concrete tile roofs, corrugated metal roofs, there is weatherboard cladding, brick cladding, fibro cladding and timber sheet or ply cladding. There are both aluminium and timber windows and the proportions of these windows are also varied. As mentioned above the roof cladding varies between tiles and metal, this variance is also reflected in the roof forms as they also vary from pitched to flat and from hipped to gable and a combination of both.

The design submitted has used the elements that are found within the immediate vicinity. The roof form uses a combination of three differing styles, pitched, gable and flat. The use of these differing styles not only adds interest but also breaks up the roofline.

The building is an eclectic mix of materials with a base element of masonry walls that are broken up with colorbond corrugated iron, expressed joint panelling and Shadow cladding plywood panels, and stone feature elements, an abundance of glazing etc. Again these are all materials that can be found in the area.

The building has a two storey element as do many others in the area. It is a large house and is located on a large block. The design has also responded to the site by proposing a building that has good setbacks and having just under 40% site coverage, has large areas available for the establishment of substantial landscaping. The building has been orientated to the north with the majority of the habitable rooms sharing this northerly aspect.

d) Building Height and Setback

The front setback which ranges from 6.0 to 9.0m, while being less than the current building of 12 metres is similar to the adjoining properties which have carports at 5.0 and 4.7 metre setbacks. The proposed setback allows for the retention of the existing trees while creating a generous courtyard space to the north of the dwelling.

Combined with varied setback to the adjoining boundaries of 1.0-3.0 metres and greater, creates an articulated approach and visual impression when viewed from the adjoining properties.

The overall height of the building barely reaches 7.5 metres above nature ground line, is therefore relatively squat for a two storey building and for the area, sits neatly within the existing tree canopy.

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Page 3 of 3.

e) Fencing, Driveways and Landscaping

Fencing in the area has a variance in both style and height, there is no particular style being more prevalent or more dominant than any other. These styles and types range from brush, corral, timber paling and horizontal timber rails to some properties having no fences at all. Fence heights vary considerably, ranging from 600mm to 1800mm.

The proposed presentation to the street will be one of open, textured indigenous planting and existing trees.

3. Current copy of Title - attached

4. A plan which clearly indicates the total extent of native vegetation on the subject land and the extent of the proposed clearing, relocation or lopping

Please find attached a drawing which clarifies the nature of the vegetation to be removed.

We hope that this provides all the information necessary for this application to proceed to advertising as soon as possible.

If you require any further information or clarification please contact me at your convenience

Yours faithfully

Wild Design Architecture



Phil K S Wild.

Dist B of Q
Copy Client/file
Ref 281028

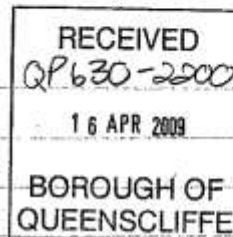
Wild Design.

12 + 1 Star Street, Geelong, 3220.

Architecture



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Email:
wilddesign@bigpond.com



54 Bulaside Road,
Bannockburn 3531
15th April 2009

The Responsible Authority, The Mayor and Councillors,
Borough of Queenscliffe,
50 Lealmonth Street,
Queenscliff 3225.

Re: Application for Planning Permit No. 2008/151

As the owner of 24 Alexander Crescent, Point Lonsdale,
since January 1992, I value the Private Open Space to the best
of my property.

I believe the over-shadowing of the second story of the
proposed New Residence at 22 Alexander Crescent, would
effectively reduce considerably the valued winter sunshine
that is now enjoyed.

I would suggest that the entire structure be relocated
one extra metre to the west and or that the second story
component be placed over the Southern Wing of the development.
This would also save an existing mature Coastal Banksia
which at the present time provides a pleasant filtered light
to my property.

I have checked with Barwon Water regarding the Easement on
the western boundary of No. 22 Alexander Crescent and was informed
that this was not a sewerage main, but in fact was a Drainage
Easement. The current status of this Easement needs to be



-2- Re application for Planning Permit No. 2008/151.
clarified to determine whether or not the proposed building
can be advanced partially across this basement.

Also the proposed set back of 6.0m where the
neighbours are 12.0m and 13.7m respectively, is not
really consistent with the adjacent properties.

It would appear that the proposed building will take up
substantially more area than the present home. Side coverage
is given as 39.87%, but effectively if the front areas
were added, I feel sure it would be more.

In summary, the proposed design of the applicant
for 22 Alexander Crescent, seeks to take advantage
of the very attribute that I wish to protect.

Therefore I hope a compassionate compromise can be found.

I may be contacted by phone 0432660446
for further information

Yours sincerely

Woralle Ewins



APPENDIX 2: 10.4 - Queenscliff Harbour– Extension of boat yard operating hours via endorsement of new Operational Environment Management Plan



12th May 2009

Mr Lenny Jenner
Chief Executive Officer
Borough of Queenscliffe
PO Box 93,
Queenscliff Vic 3225

Dear Lenny

QUEENSCLIFF HARBOUR Maintenance & Repairs Operational Hours – Additional Information

Further to our additional submission dated 1 May 2009 and our presentation to the Planning Review Meeting of Council on 6th May 2009 we are pleased to provide additional information as discussed during the Planning Review Meeting. We have made amendments to the operational documentation to reflect the proposed working hours and controls.

The additional information provided with this letter includes the following:

1. A copy of the proposed changes to the Operational Environmental Management Plan (OEMP) *Revision E* relevant to the weekend working hours for repairs and maintenance – this includes proposed controls, monitoring and an additional Appendix E that incorporates the Boatyard Plan that designates the repairs and maintenance zone. We note that the OEMP is a 'living document' relevant to all aspects of Harbour and Boatyard Operations and will be subject to amendment as the detailed operational phase moves forward. Any future changes will be again communicated with Council for endorsement.
2. A copy of the proposed updated Boatyard Rules (Liftout & Hardstand Conditions of Use) that incorporates the updated working hours, activity controls and a copy of the Boatyard Plan.
3. A copy of the updated 'Important Notes for Boat Owners' incorporating the revised working hours and a confirmation that both Contractors and Boat owners (and their nominated crew) that are inducted with QHPL are able to work in the boat yard.
4. A copy of our presentation was issued to Council Officer earlier this week.

Confirmation of Queries Raised

We confirm the following in response to queries raised during the presentations:

- *Cr David Mitchell Request* - A Boatyard Plan has been integrated in the documentation to clearly designate the working zone versus the boat storage zone;

1 of 3

Queenscliff Harbour Pty Ltd ABN 34 106 099 889

Level 10, 350 Queen Street, Melbourne VIC 3000 T 03 9691 0068 F 03 9691 0007 E queenscliffharbour@sinclairbrook.com.au www.queenscliffharbour.com.au



- *Les Irving-Dusting Question* - QHPL confirms that the small work shops originally proposed in the 2004 Planning Scheme Amendment are no longer proposed to be integrated in the development. QHPL has clearly indicated that the west side of the large shed will only be used for boat storage and racking;
- *Carmel Bell Question* - QHPL confirms boat owners inducted into the Boatyard Rules are permitted to work in the Boatyard;
- *Cr Bob Merryman Question* - QHPL has included dismissal / termination rights in the Boatyard rules for parties that do not comply with the Harbour Management direction regarding compliance with working hours or noise controls. QHPL also reinforces the following on this matter:
 - QHPL needs the integrated site to work functionally for our own commercial, retail and boat tenants – we will not allow renegade users to compromise this position;
 - QHPL want the site to be integrated into the community and be embraced by our neighbours and we will not allow a renegade user to further compromise this position;
 - QHPL will ensure through our amendments to the Boatyard rules are clearly understood and signed by all parties working in the yard – this clearly notes that non-compliance can result in dismissal from the boatyard.

Application Summary

Our updated submission dated 1 May 2009 provided Council with a detailed summary of our application and supporting documentation. Our presentation on 6th May summarised the merits of the application and the significance of the extended working hours to most Harbour Stakeholders.

Despite the time elapsed since the original application, the importance of a speedy resolution of this matter cannot be understated and we look forward to Council's determination on this matter on 20th May. The limitations to date have placed serious constraints on the economic viability of many of the local businesses associated with Queenscliff Harbour that have traditionally used the Harbour for maintenance. Many of these signed the petition to Council supporting the application and are continually contacting the office to clarify the status of Council's deliberations.

A determination is also critical for a number of potential tenants that are planning to further invest in the development of their businesses by taking up a workshop tenancies. The weekend hours will also prove a relief for many of our recreational users who have also previously benefitted from access to Queenscliff Harbour maintenance facilities on weekends.

We are pleased that the construction activities of the road works, boatyard, harbour and the associated dry stack have now been completed and the significant disruption to residents and harbour users is virtually complete. We are confident that the boatyard equipment and proposed management controls will protect the neighbouring properties from disruption during the proposed weekend working hours.



We are proud that our Queenscliff Boatyard will continue its long history as the premium location to provide vessel servicing in the whole of Port Phillip Bay. This will result in wider benefits to the local economy through significant increases in local expenditure through increased activities. To successfully achieve this ambition the seven day per week operation is critical.

QHPL looks forward to clarifying any additional questions that Council may have with respect to this application. We are also pleased to confirm that we have added an additional full time Boatyard Manager (Angus Craig started on 11th May) to ensure the functionality of the Boatyard complies with our updated OEMP and user rules.

Please contact the undersigned with any queries

Yours sincerely
QUEENSCLIFF HARBOUR PTY LTD

Tim Price
Development Manager

Enclosed

Copy Mr Chris Hardman



APPLICATION FOR LIFTOUT AND HARDSTAND

I/We
full name

of
address *postcode*

Phone
home *business* *mobile* *fax*

Email

being the registered owner(s)/applicant of the vessel described below, hereby apply for permission for the vessel to be lifted and occupy the hardstand for:

..... days commencing on..... and launching on

Vessel Details:

Name: Registration: Design:

Length:metres Beam:metres Draft:metres Weight:tonnes

I certify that I have a minimum of \$10 million public liability insurance for the above vessel. A copy of this insurance policy must be provided with this application.

An application deposit (equal to first days hardstand fee) is required with this returned form. *Please make cheques payable to Queenscliff Boatyard Pty Ltd.*

Liftout & Hardstand applications must be submitted to Queenscliff Boatyard Pty Ltd, a minimum of 24 hours prior to the requested liftout time.

In consideration of Queenscliff Boatyard lift-out and hardstand space for my/our use and occupation, I/we agree to pay the fees requested by Queenscliff Boatyard and comply with the conditions of use and occupation, a copy of which I/we have received, read and understood.

Signature of Owner/Applicant Date

Signature of Queenscliff Boatyard Pty Ltd.....

Office Use Only

Deposit Paid \$ - Receipt No.....

Insurance Sighted Yes/No Liftout Approved Yes/No Owner Advised Yes/No

Queenscliff Boatyard Pty Ltd ACN 130 762 962
1 Harbour Street, PO Box 237, Queenscliff Vic 3225 T 03 5258 5459 F 03 5258 5460
email: info@queenscliffharbour.com.au www.queenscliffharbour.com.au



LIFTOUT & HARDSTAND CONDITIONS OF USE

1. A separate application shall be made for each vessel. Approval to liftout one vessel is not transferable to another vessel.
2. The owner/applicant warrants that all information provided by the owner/applicant in the Agreement is true and correct and that it has full power and authority to enter into this Agreement including all authorities or consents need by the owner/applicant to enter into this Agreement from any co-owner, financial and or other entity in respect of the vessel.
3. The owner/applicant warrants that it has given Queenscliff Boatyard all the information that may be relevant to Queenscliff Boatyard in providing the lifting services and/or hardstand services or assessing the owner/applicants needs for the lifting services and/or hardstand services including but not limited to the position to which to place the slings for the lift and/or the ability of the vessel's coatings to withstand water blasting and that it has given Queenscliff Boatyard all information which may be relevant to the use of any plant or equipment owned or provided by Queenscliff Boatyard to perform any of the lifting services or hardstand services.
4. The Queenscliff Boatyard Maintenance facility is in a residential area and as such work on vessels is restricted to between 0700 hours and 1800 hours Monday to Friday and 0800 hours and 1700 hours Saturday and Sunday.
5. Repairs and Maintenance works are restricted to the Designated Maintenance and Repairs Zone as outlined on the Boatyard Plan – REFER FIGURE 1.
6. Maintenance activities that cause noise of an excessive nature are not permitted on Saturday or Sunday. This includes Soda Blasting and steel hull cutting and panel beating.
7. In the event of non-compliance with Boatyard rules regarding weekend restricted activities and/or working hours, Queenscliff Boatyard reserves the to immediately cancel the application and refuse the owner/applicant any further use of the Boatyard.
8. The owner/applicant warrants that it will not do anything which is immoral, unlawful, noxious, offensive, hazardous, or likely to cause nuisance, damage or injury to Queenscliff Boatyard Pty Ltd, its employees or its occupants or to any other person.
9. The owner/applicant warrants that it's outside contractors shall present themselves to the Queenscliff Boatyard Office and provide or undertake the outside contractor's obligations as a pre-condition of entry to the Queenscliff Boatyard complex and the owner/applicant further warrants that it shall not permit any outside contractor to work on it's vessel until the Queenscliff Boatyard Manager or his deputy has confirmed the Outside Contractors Obligations have been satisfied.
10. The owner/applicant, or any person working on the vessel in or about the liftout, uses the liftout & hardstand area at their own risk on the explicit understanding that neither Queenscliff Boatyard nor its servants or agents will be liable in any manner whatsoever for any loss or damage by any person whilst the vessel is being lifted, is on the hardstand or is being launched from the hardstand.
11. The applicant shall furnish to Queenscliff Boatyard all details requested in relation to the vessel prior to lifting the vessel.
12. The fees payable for using the liftout and hardstand area are set out in the current schedule of rates, a copy of which is included with this application.
13. The application to use the liftout/hardstand area shall not be registered until a non-refundable application deposit as per current schedule of rates is paid. The deposit shall be forfeited in the event that the applicant cancels the booking.
14. The owner/applicant acknowledges that Queenscliff Boatyard reserves the right to reject an application for use of the liftout and hardstand area, notwithstanding that the application has been previously accepted and all fees have been paid. The applicant acknowledges that Queenscliff Boatyard is not liable for any loss or damage which may be suffered by the applicant or any other person arising from such rejection of the application.
15. Queenscliff Boatyard will use its best endeavors to ensure that the liftout is available for the time stated on the application. In the event that the liftout is not available, the owner/applicant acknowledges that

Signature of Applicant Date

Signature of Queenscliff Boatyard Pty Ltd



Queenscliff Boatyard will not be liable for any loss or damage suffered by the applicant or any other person arising from non such liability.

16. The owner/applicant shall ensure that a crew of sufficient numbers and expertise are on board the vessel during the liftout procedure. Failure to do so shall be assessed in the sole judgement of Queenscliff Boatyard and may result in Queenscliff Boatyard countermanding the application and denying access to the liftout.
17. All movements or trials of the vessel are carried out at the sole risk of the owner/applicant. It is the owner/applicant's responsibility to ensure that all work undertaken on the liftout and in the hardstand area complies with all relevant laws and regulations associated with such work. The owner/applicant is responsible for making their own enquiries concerning the requirements of these laws and regulations. In the event that the owner/applicant does not comply with any applicable laws and regulations, Queenscliff Boatyard reserves the right to cancel the application and refuse the owner/applicant the right to further occupy the hardstand.
18. Any losses or damage to equipment in the liftout/hardstand area in the liftout occupancy period, shall be paid for by the owner/applicant.
19. The owner/applicant warrants that it will not bring any motor vehicle or other vehicle or conveyance into the Queenscliff Boatyard complex without the express permission of the Queenscliff Boatyard Manager or his deputy. Any such permission will be granted only for the purpose of loading or unloading materials, parts and tools of trade. Motor vehicles or conveyances will be parked only in the areas and during the times so designated by the Queenscliff Boatyard Manager or his deputy.
20. The owner/applicant acknowledges that any vehicle, used or conveyance and all property of whatever kind which may be on them or brought into the Queenscliff Boatyard Complex is done so at the sole risk of the owner/applicant.
21. The owner/applicant warrants that all appropriate gates and entrances and exits within the Queenscliff Boatyard complex are properly closed after each use.
22. Queenscliff Boatyard Pty. Ltd. is not liable to the owner/applicant for any damage which the owner/applicant may suffer because of any interruption to any of the lifting services and/or hardstand services and/or any services.
23. Queenscliff Boatyard Pty. Ltd. is not liable for any loss suffered by the owner/applicant in connection with this Agreement and in particular without limitation, as a result of the vessel being lifted or water blasted.
24. No dry sand blasting is permitted.
25. Grit or wet sand blasting will be carried out only at the direction of Queenscliff Boatyard. All requirements imposed by Queenscliff Boatyard and other statutory authorities shall be complied with by the applicant. Any extra costs incurred by Queenscliff Boatyard in administering such work shall be paid for in advance by the applicant.
26. Queenscliff Boatyard Pty. Ltd. does not warrant or represent in any way the quality or standard of the high pressure water cleaning services.
27. In the event that the vessel is not removed from the hardstand by the applicant on or prior to the time and date specified in the application, Queenscliff Boatyard reserves the right to remove the vessel from the hardstand and moor it at its discretion at the sole risk and expense of the applicant.
28. Extensions for time for occupation of the hardstand may be granted by the authority upon receipt of a further application in writing and payment of the fee specified in the schedule of rates.
29. The applicant is responsible for leaving the liftout/hardstand area in a clean and tidy condition. This may require the applicant using ground sheets to ensure that any residue of any kind that falls to ground as a result of work being carried out on the said vessel is collected in a responsible manner and does not foul the hardstand. Queenscliff Boatyard reserves the right to clean and tidy the area. Any costs incurred by Queenscliff Boatyard in this regard will be paid for by the applicant. The liftout/hardstand area shall be cleaned and tidied to the satisfaction of Queenscliff Boatyard. The applicant must ensure that no damage occurs to surrounding vessels and buildings and or equipment as a result of work being carried out on the said vessel.
30. No structures can be erected on the hardstand area without prior approval in writing by the Boatyard Manager or his deputy.

Signature of Applicant Date

Signature of Queenscliff Boatyard Pty Ltd



31. All waste generated as a result of work on the said vessel must be placed in the waste containers provided by Queenscliff Boatyard. Waste oils must be placed in the waste oil container provided by Queenscliff Boatyard.
32. The owner/applicant must at all times comply and must ensure that the owner/applicant's associates at all times comply with the Rules and Regulations and in accordance with the Rules and Regulations applicable to the Queenscliff Boatyard Complex from time to time.
33. Vessels shall not be launched from the liftout without the prior approval of Queenscliff Boatyard and until all fees in relation to that vessel have been paid to Queenscliff Boatyard.
34. There shall be no occupancy fee reductions on the basis of prevailing weather conditions.

**QUEENSCLIFF BOATYARD MAINTENANCE YARD
 LIFT OUT AND HARDSTAND RATES**

VESSEL LENGTH	LIFT FROM WATER	LIFT TO WATER	DAILY STORAGE
Up to 7 M.	\$64.00	\$64.00	\$32.00 per day
7+M. to 10M.	\$96.00	\$96.00	\$32.50 per day
10+M. to 12M.	\$135.00	\$135.00	\$4.00 per M. per day
12+M. to 15M.	\$220.00	\$220.00	\$5.50 per M. per day
15+M. to 18M.	\$312.00	\$312.00	\$6.50 per M. per day
18+M. to 21M.	\$440.00	\$440.00	\$7.00 per M. per day
21+M. to 24M.	\$490.00	\$490.00	\$8.00 per M. per day
24+M. to 27M.	\$550.00	\$550.00	\$9.00 per M. per day
27+M	P.O.A	P.O.A	P.O.A

Hull wash charges at \$50.00 per hour are additional to these rates.

Inwater maintenance berth rates are \$33.00 per day.

Signature of Applicant Date

Signature of Queenscliff Boatyard Pty Ltd.....

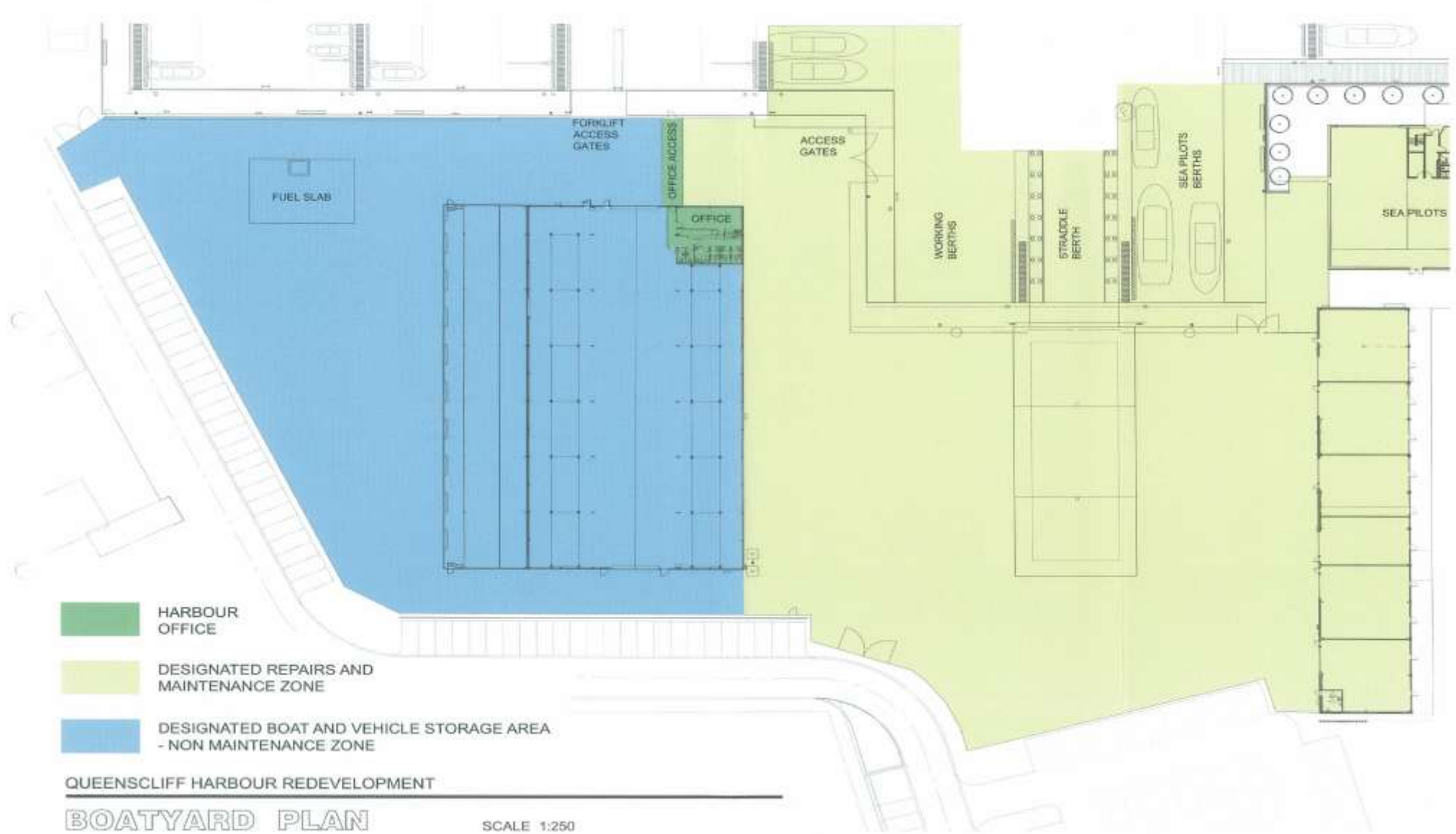


LIFTOUT AND HARDSTAND USE
IMPORTANT NOTES FOR BOAT OWNERS

Please read this information in conjunction with the "Liftout & Hardstand Conditions of Use".

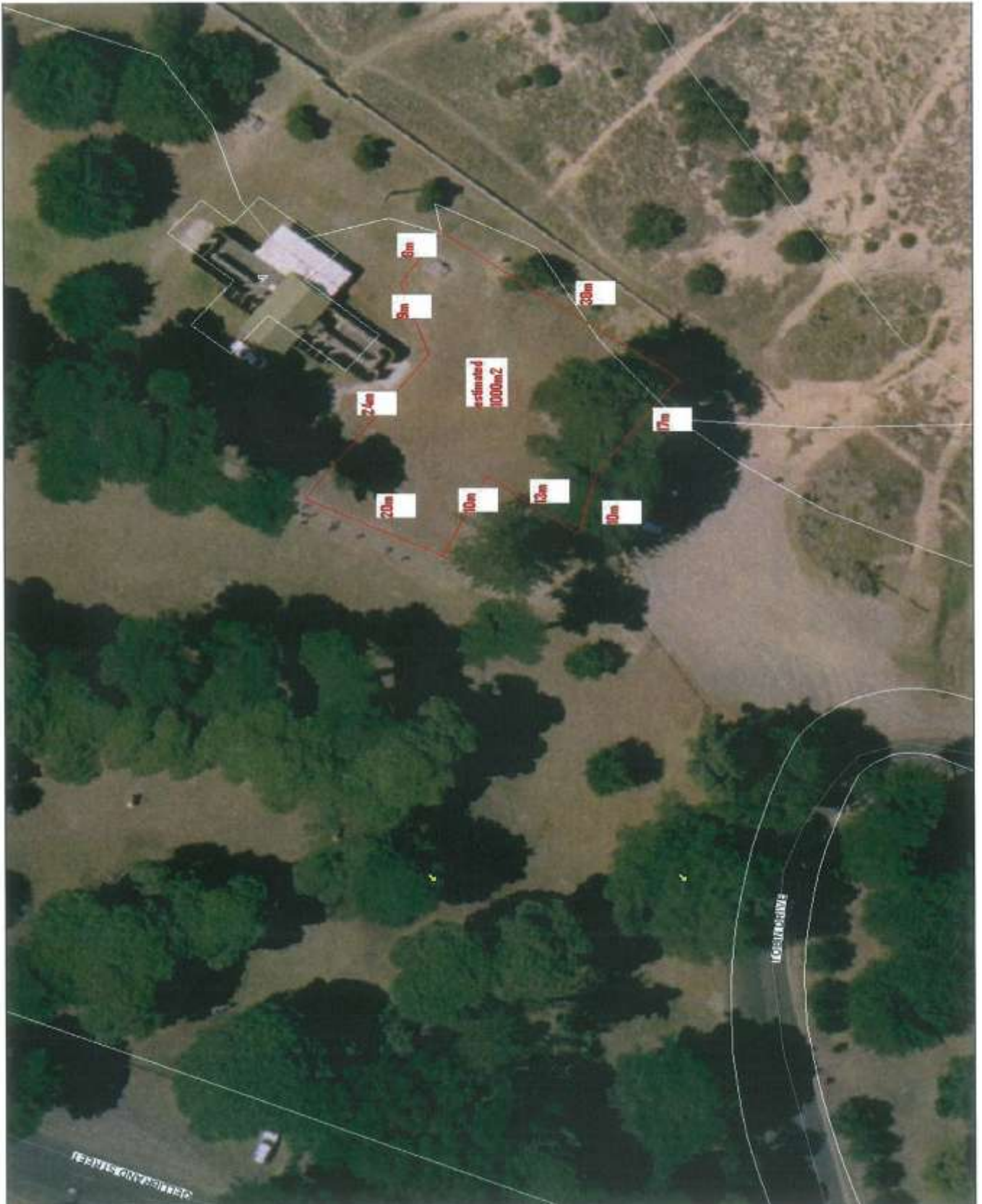
Information to boat owners for the new liftout and hardstand area is as follows:

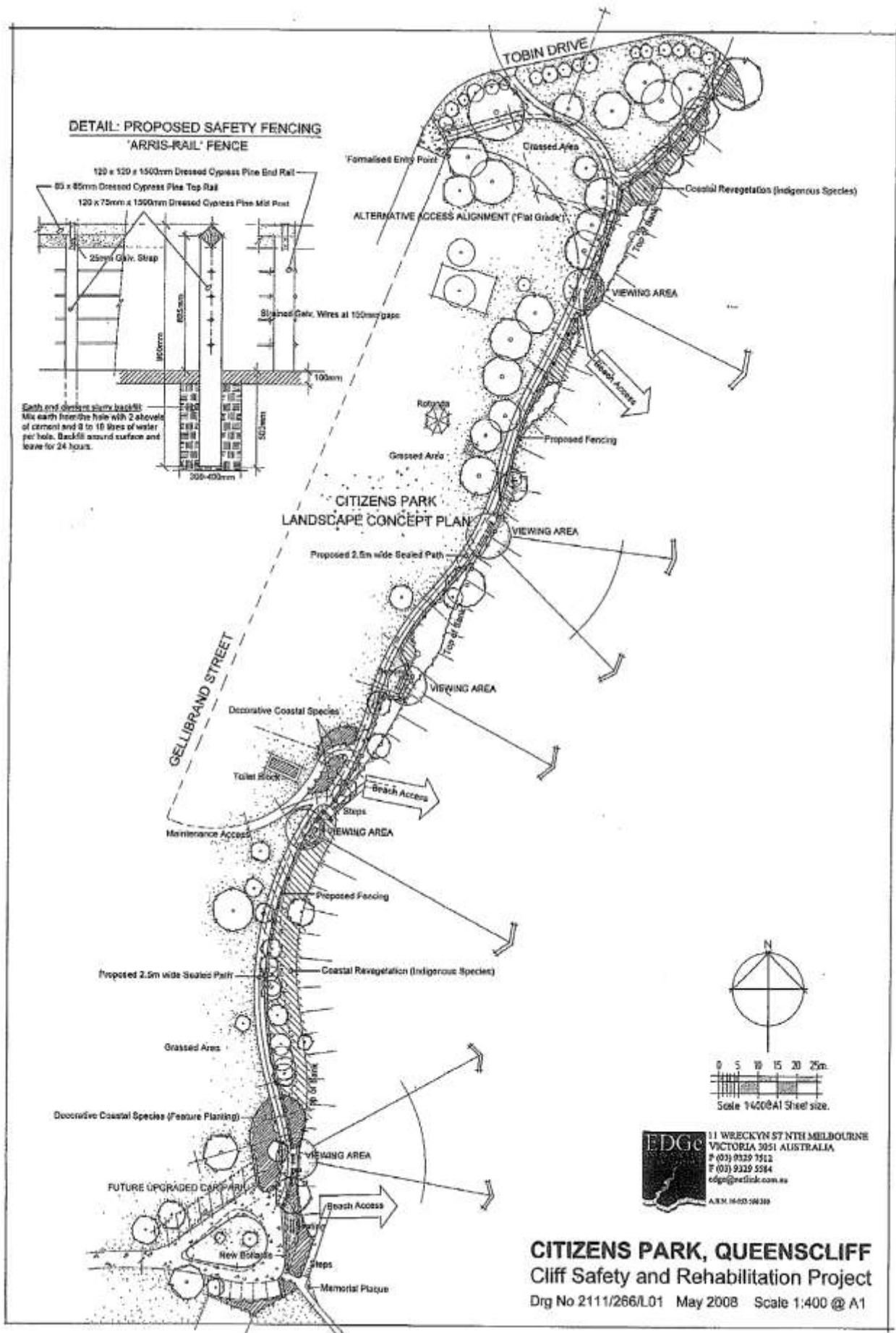
- Only Contractors registered with QHPL and/or Boat Owners (and their nominated crew) are permitted to work on these premises. A list of registered Contractors is available from the Boatyard Office. If you are engaging a Contractor which is not on this list, please contact the Boatyard Office to arrange the Contractors to be registered.
- Queenscliff Boatyard is in a residential area, and as such work on vessels is restricted to between 7 am to 6 pm Monday to Friday and 8 am to 5 pm Saturday and Sunday. No work is permitted in the yard after these times.
- No dry sand blasting is permitted.
- Grit or wet sand blasting will be carried out only at the direction of Queenscliff Boatyard. All requirements imposed by Queenscliff Boatyard and other statutory authorities shall be complied with by the applicant. Any extra costs incurred by Queenscliff Boatyard in administering such work shall be paid for in advance by the applicant.
- All waste generated as a result of work on the said vessel must be placed in the waste containers provided by Queenscliff Boatyard. Waste oils must be placed in the waste oil container provided by Queenscliff Boatyard.
- All sanding and cutting equipment used on these premises must have vacuum equipment fitted.
- No persons are permitted to stay on board the vessels overnight. The yard site is locked each night, and there is no access to the vessels after this time.
- Queenscliff Boatyard does not supply ladders or scaffolding equipment in the yard. It is the boat owners responsibility to supply this.
- The hull wash down is to be completed by Queenscliff Boatyard only, at a cost of \$50.00 per hour. This is a hull wash down only, this does not include the scraping of vessels.
- The hire of the forklift for use in the yard is charged at \$50 per half hour (minimum charge) and \$25 per 15 mins or part there of.
- All liftouts must be paid in full prior to the vessel being returned to the water. Please see the office prior to launch time to arrange payment.
- Queenscliff Boatyard operates a small chandlery for the benefit of yard users. A product and price list is attached. If the product you require is not listed, please contact the Boatyard office. It is requested that order forms are received at least 7 days prior to the liftout to ensure product is available.





APPENDIX 3: 12.3 - Queenscliff Playground and Associated Park Development







NOTES

location plan

existing planting

Remnant vegetation
 Mature trees
 Old trees
 New trees

new planting

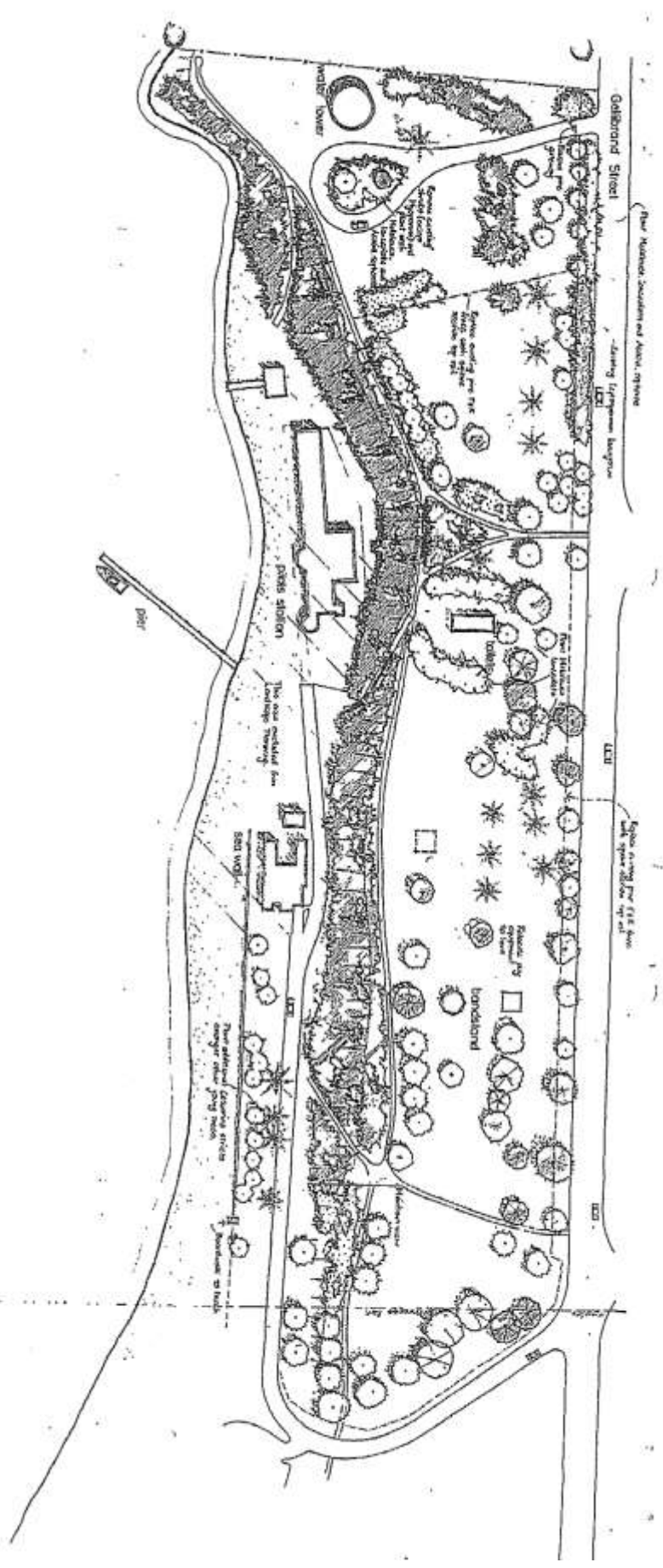
Planting schedule
 Planting schedule
 Planting schedule
 Planting schedule

fence detail

Site plan

Project
CITIZENS PARK
 Final
 Development Plan
 14. 7/0 01

1985
 Concept
 Citizens Park





NOTES

location plan

existing planting (to be retained)

- Manuka
- Wattle
- Sheoak
- Podocarpus
- Other trees

new planting

- General canopy 4
- Manuka 5
- Wattle 6
- Sheoak 7
- Podocarpus 8
- Other trees 9

terrace detail

Scale 1:500

11.07.07

PRINCESS PARK
Final
Development Plan
2



1985
Concept Plan
Princess Park