



Response to Further Information Request

Re: P39863 St George the Martyr Church and Parish Hall (H1125)

Please see the below responses to the Further Information Request regarding permit application P39863 - St George the Martyr Church and Parish Hall, 16-26 Hobson Street Queenscliff, Queenscliffe Borough (H1125).

In response to queries regarding the palm tree TPZ, amendments to the proposed pathway have been provided. The ramp structure has been pulled further away from the tree to limit any detrimental impacts. Further, the ramp has been proposed to be constructed of timber in lieu of gravel to eliminate the usability and maintenance issues of a gravel footpath.

Please refer to the attached amended drawing set and the below addendum to the assessment of impacts.

Further Information Request - 29/10/2024	Response
<ul style="list-style-type: none">Is this path required to meet DDA Compliance?	<p>Yes, the path is required to meet DDA Compliance. The new toilet facility is proposed to meet DDA compliance and as such, an accessible path is required to enter the room.</p> <p>The Vestry is currently access via steps internally and externally and no accessible path is currently provided.</p>
<ul style="list-style-type: none">Further details on the compacted gravel curved pathway including:	
<ul style="list-style-type: none">Extent of demolition required to construct the accessible pathway i.e. concrete and steps	<p>No demolition will be required to install the new timber structure. The existing steps to the vestry door are to be retained below the new landing structure, and the existing concrete footpath will remain.</p> <p>Please refer to attached <i>Cover Page, Specification & Abbreviations, D01 – Proposed Plan and East Elevation, D02 – Proposed Sections and D03 – Proposed Pathway Plan.</i></p>
<ul style="list-style-type: none">Section - Detail at the Door Threshold to Vestry	<p>Please refer to attached <i>Cover Page, Specification & Abbreviations</i> and drawing <i>D02 – Proposed Sections.</i></p>
<ul style="list-style-type: none">Details of the proposed steps to either side of the path	<p>The proposed steps have been removed from the proposal.</p>
<ul style="list-style-type: none">Will the new path works have any impact on the adjacent palm tree and its TPZ. Please clarify the distance that this tree is from the new works.	<p>Please refer to attached drawings <i>D01 – Proposed Plan and East Elevation</i> and <i>D03 – Proposed Pathway Plan</i> for details of proximity to palm tree and the TPZ.</p> <p>The amended proposal holds the new ramp further away from the existing trees to reduce potential impact on existing palm trees.</p>



Addendum to HIS Section 3.3 Assessment of Impacts

Amendment to 3.3.3 Management of detrimental impacts

The revised proposal for the new accessible footpath continues to employ the design strategies outlined in the HIS to ensure the new footpath is as discrete as possible against the Church setting and façade including:

- the footpath remains at a gradient below 1:20, eliminating the need for handrails,
- the amended landscaping proposal continues to use planting to blend the new footpath into the landscape. The finish colour has also been selected to reduce visual impact behind the new planting.

The amended proposal holds the new path further away from the existing trees to reduce potential impact on existing palm trees. The timber construction will also reduce the impacts on groundworks compared to the gravel path and concrete steps.

Further, the timber construction lightly touches the existing stair and façade, making it easily reversible.

Finally, the installation of a timber structure in lieu of a gravel path will reduce potential deterioration of the path following use and issues such as: development of an uneven and soft ground surface on the accessible path of travel, and the scattering and overspill of gravel into the surrounding areas which could result in an unkempt appearance which is difficult to maintain.

Drawing Revisions

Please replace the previous drawing set with the attached revised drawing set - *St George's Queenscliff (H1125) New Amenities_Drawing Set_DougPattenden_Revised.pdf*

Drawing	Rev.	Drawing Changes
Cover Page, Specification & Abbreviations	A	Amended specification for timber pathway and landscaping.
2024-D00 - Site Locality Plan	B	Curved path changed to timber structure.
2024-D01 - Proposed Plan & East Elevation	A	Curved path changed to timber structure.
2024-D02 - Proposed Sections	A	Timber landing added and connection detail shown.
2024-D03 - Proposed Pathway Plan	B	Curved path changed to timber structure. Landscaping amended.
2024-D04 - Proposed Accessible Pathway Elevation	B	Curved path changed to timber structure. Landscaping amended.
2024-D05 - Framing Plan and Section		Additional drawing showing the timber structure and connection to existing pathway.