

BELLARINE PENINSULA DISTINCTIVE AREA AND LANDSCAPE



To whom it may concern,

We are a practicing architectural firm located on the Bellarine Peninsula, with the majority of work completed within the Borough of Queenscliff.

Broadly speaking I think the draft statement of planning policy is a positive set forward in protecting the unique character of the peninsula and townships.

However further consideration needs to be given to the designation of the total existing developed area of Point Lonsdale as an incremental change area. This does not take into consideration the clear development stages of the township and unique character of the earlier developed part of Point Lonsdale, which risk being lost if designated as an area for incremental change.

Colloquially known as Old Lonsdale, it is an area that is typified by a greater variety of single dwelling building stock including original fibro beach shacks and homes of heritage value. It has limited examples of multi unit development or subdivision and has maintained a unique nature-strip and streetscape feel.

The area bordered by Jordan Road to the north, Fellows Road to the west, the dunes to the south the bay beach to the east would be more appropriately designated as minimal change.

Map 14: Proposed Point Lonsdale protected settlement boundary



Draft Bellarine Peninsula Statement of Planning Policy 65

Kind Regards

