

SUBMISSION - BELLARINE PENINSULA STATEMENT OF PLANNING POLICY (SPP)

DISTINCTIVE AREA AND LANDSCAPE (DAL)

As we are residents in the Borough of Queenscliffe's (Fisherman's Flat Historical Precinct) we received correspondence from DELWP requesting our feedback on the draft SSP which will cover the whole of the Bellarine.

We have very real concerns that the unique historical area identified as the "Fisherman's Flat," will be compromised by the blanket changes to maximum heights planned by DELWP in the DAL document.

The Fisherman's flat is covered in the Queenscliffe Planning Scheme by the Borough's Heritage Overlay 1 (HO1) and Design and Development Schedule 6 (DDO6). Neighbourhood Residential Zone 2 (NRZ2) was added in 2014 by the then Victoria Government, Planning Minister. Amendments have since been made to this Schedule in 2017 and again in December 2020 with the aim of removing "inconsistencies" with heights in NRZ areas.

Our concerns are as follows:

Clause 5.0 MAXIMUM BUILDING HEIGHT FOR A DWELLING OR RESIDENTIAL BUILDING stated in regard to the NRZ2 schedule covering the Fisherman's Flat originally stated;

- **A building used as a dwelling or residential building must not exceed 6 metres.**

However, we note that in the most recent version covering Schedule 2 to Clause 32.09 - NZR2 - planning scheme amendment C30quen – 4.02.2021;

no specific heights are stipulated in clause 5.0. This change leaves the NZR2 height limits in the Fisherman's Flat open to interpretation.

We now have a situation where the Borough's Design and Development Schedule 6 (DDO6) is at odds with NRZ2. Not only is this confusing, it also potentially weakens the ability of the Borough to enforce their current height restrictions in the single-story overlay area that applies to the historically unique, Fisherman's Flat.

In the 1800s this heritage precinct was set aside from the main township and the Laws of the time stated only fishermen or those supporting the fishing industry ie; boatbuilders, sailmakers, were permitted to lease the Crown Land allotments of the Fisherman's Flat. **Queenscliff is the only town in Victoria where people employed in a particular industry lived in an area set apart from the main town.**

The integrity of the Fisherman's Flat must not be eroded by the new height and density planning schemes proposed by the DAL.

Standardising building heights in greater Melbourne and large regional cities is no doubt an advantage to State Government Departments and the people who are responsible for their Planning Schemes. **However, we feel a "one-size-fits-all approach" in historic townships and other small rural communities across the state will result in confusion and unforeseen problems when rural Municipalities try to uphold their heritage overlays.**