



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

01/6/2022

To. BoQ Mayor – Cr. Ross Ebbels;

CC. BoQ Councillors - Cr. Michael Grout, Cr. Isabelle Tolhurst, Cr. Fleur Hewitt, Cr. Donnie Grigau.

CC. CEO BoQ - Mr. Martin Gill;

PLANNING OBJECTION 2022/040 23 WILLIAMS RD POINT LONSDALE

The Association wishes to object to this application as it appears not to comply with planning requirements in some areas including but not restricted to site size and coverage and Neighbourhood Character.

Block Size.

The block that is being removed and developed is proposed to be only 220m². This size is only achieved by the bow tie shape of the north side of the block. If this construct was not used it would be below 200 m².

In summary: the block size is inappropriate for a subdivision within the Borough of Queenscliffe. If this were approve a significant shift in precedent would be set even to the point where the applicant could argue the front of their block could see a similar application.

Built Coverage.

The applicants supporting documents highlight the built coverage of the total site which is irrelevant unless the developer is NOT subdividing the land into different ownership parcels. (The plans show it is an application for a “two Lot Subdivision”)

The plan shows the impervious component of the build is 114m². The garden is also quantified as 94m².

In summary: The block size creates a range of issues including coverage. The garden or open area covers 94m² or under 43% of the area. The gauge is almost half the size of the open ground.

It appears the applicant and those supporting the application are aware of how small the lot proposed is or they would not have needed to squeeze every last meter of ground with the bow tie north boundary and the constant referral to the combined properties and the coverage that represents.

The Neighbourhood Character.

The Borough is not well served by this style of development. If 200m² + or - 10% is to be the new norm the borough residents need to be made aware so that all can share in the windfall. We also note that this could be one of the smallest residential housing lots in the Borough (and perhaps CoGG 3225) if approved.

The images of the new dwelling make it very clear there is nowhere on the block to plant a tree to replace those to be removed. The garden if any will be grass, fake or real and add nothing to the character of the area. The front of the Lot is a path, a driveway and a sideway on the north and south. (No perceptible character there) The rear is a pergola with no yard to the west or south. We also note that the egress of vehicles from the lot is inherently dangerous, given the decline of the road towards Williams Rd, and therefore limited vision.

In Summary: A site visit will confirm the project adds nothing in terms of benefit to the immediate area or the Borough as a whole, and in fact detract from the general amenity.

Yours sincerely

David Kenwood – on behalf of Committee & members

President PLCA

Ref: 010622BOQ23WILLIAMS
