



BARWON HEADS ASSOCIATION INC.

Reg.No.A003024 4U
P.O. Barwon Heads 3227



Please email objections or mail to CoGG with following reference

Objection to Application number 1669/2015
9 Bridge Rd
Barwon Heads

Attention Erin Jones
Email: statplanning@geelongcity.vic.gov.au

Please note that even though the formal date for advertising for 9 Bridge Rd is the 24th March, objections can be put in up until the time the Council considers it.

We would expect that we have at least another week to object.

We attach some points that you might use:

To approve this proposal will create an undesirable precedent and alter the character of the area to a degree that will make it hard for Council to refuse similar applications in the future. We urge the council to refuse the application. We question the accuracy of information provided in the Planning Report regarding the house that occupies the site, and also are amazed at the dated information and photos in the Traffic Report.

Barwon Heads is known as the Village by the Sea. We are as our name suggests situated at the mouth of the Barwon River, a very flat coastal village established on and behind sand dunes. We are land locked, flat and low lying, surrounded by wetland ecosystems, there are coastal inundation concerns.

- **Heritage house - demolition of the old house – Honnington - which we now know is more than 100 years old is inappropriate.** (photos date it back to 1895) This is one of the oldest properties in Barwon Heads and should be recognized as such. This house is a major focal point of the town. It is a major feature driving west down Bridge Rd, and driving south down Hitchcock Ave. The information provided by the Applicant is not accurate relating to this house.
- **Streetscape - the precedent of a development of this scale and bulk on this corner of Bridge Rd and Hitchcock Ave is unacceptable.** The site has wide frontages to Bridge Rd and Hitchcock Ave, which enhance its visibility. The original character of the street relies on the old house, and the old cypress tree. The dominance of the design is of major concern. The proposed building is significantly different to the predominantly lower scale Hitchcock Ave streetscape. The impact will result in an inner urban character rather than a continuation and respect for the coastal village.
- **Neighbourhood character - the failure to reflect neither the existing neighbourhood character nor the preferred neighbourhood character.** What is the default basis for determining whether or not the building is consistent with a preferred neighbourhood character? Surely this has reflect the values of the coastal village.
- **Scale of the proposed building - the scale of this building is overbearing.** We object to the form, mass and bulk of this design. This is a confused, super sized cape cod replica, boundary to boundary, which is totally out of character for Barwon Heads. The dominance of the scale and design in this location is of major concern. It will ruin the coastal feel of our town and set an appalling precedent. The application invites other properties in Bridge Rd and the southern part of Hitchcock avenue to also develop to this scale.

- **Landscaping and vegetation** – the proposal will require a mature tree to be removed (one of the last remaining Barwon Heads cypress trees) and there is insufficient area for any landscaping in Hitchcock Ave, further exacerbating the scale and impact of the design.
- **Inappropriate use of residential land for commercial** - The application for 3 shops in an area which is “pure residential” is inappropriate and will set a precedent for the creep of similar developments in the residential area of Bridge Rd & Hitchcock Ave. There is significant capacity for further retail and commercial businesses in the commercial zone and more than adequate provision for growth. Many recently built retail premises are currently vacant, reflecting poor design and the failure by developers to provide appropriate parking for employees and customers. There is a strong risk that this application will provide a de-facto commercial area, which will spread west down Bridge Rd, and South down Hitchcock.
- **Parking - There is inadequate parking in the area to handle current use, and a waiver of parking cannot be supported.** The constant application by developers to waive the parking requirements has already resulted in the reliance on residential areas for parking to service the commercial area of town. One of the features of our coastal village is that we don't have lots of footpaths. There are no footpaths in the southern part of Hitchcock Ave, and pedestrians, cyclists have always shared the roadway with cars. This is a dead end street which has become the local carpark. There are significant safety concerns for locals and residents with drivers constantly driving up and down and doing quick U-turns to find parking.
- **Traffic – the information provided is dated and does not reflect the real situation.** The traffic report that accompanies the application has photos showing no cars and little traffic. The photos are old. The stats were taken on a weekday in October. We all know and experience a different Barwon Heads most days and certainly every weekend. The analysis in this report is inadequate and does nothing to support the application.

- **Community Safety** – the lack of safe footpaths and appropriate parking puts at risk the family environment of the coastal village of Barwon Heads which has historically enabled people of all ages to happily walk/ride around town and feel safe.
- **What is coastal** – it is an affront to define coastal by referring to cheap building materials, and roof design. There is nothing coastal about this design, it will have a massive impact on our coastal and village feel. Its bulk will – as the applicant says, encourage others to do the same.
- **Structure Plan** – we struggle with the reference on page 31 to the Structure Plan “as a consequence of the structure plan Bridge Rd etc have been re-zoned. I don’t believe that this is a consequence of the Structure Plan at all, and this is an example of more inaccurate references in the documents accompanying this application.

Thank you for your interest in this matter we will keep you informed.