

# QUEENS PARK CARAVAN PARK INCORPORATED PLAN. JUNE 2006

## 1.0 Application

This incorporated plan applies to Queens Park Caravan Park, 20 Armytage Street, Lorne. Identified in the Surf Coast Planning Scheme as HO53.

## 2.0 Statement of Significance

### What is significant?

The Queens Park Caravan Park containing terracing/stone walling and the Air Spotter's Quarters set in a natural bush environment.

### Why is it significant?

Queen's Park is of local significance for its historical and social values. It has been a highly valued recreational feature within the local area for more than a century (criteria A4, G1).

The significance of the park is embodied in the physical fabric and setting, whereby the natural bushland and contours has been conformed into a terraced landscape with gravelled tracks and stone walls.

Within the park, the former Air Spotters' Quarters has local significance, an example of 'rustic park design' or 'parkitecture', a design style strongly influenced by the US National Parks Service and characterised by the use of local materials to complement the natural environment. Buildings and structures took on a deliberately rustic character as a result of the design influence. It is one of several examples within the Shire (including the Great Ocean Road arch, Lorne Kiosk and Cumberland River picnic shelter) and one of a small number of examples state-wide (eg. Yarra Bend Golf House) (criteria A4, G1). Although it has been altered slightly in recent years, the original character and appearance of the building is clearly discernible.

## 3.0 Elements of particular significance

The following elements within Queens Park Caravan Park are of particular significance:

- The Air Spotters Quarters,
- two small buildings near the main entrance (one styled as a log cabin and the other is reminiscent of a bathing box),
- terracing / stone walling.
- the natural bush character identified as the eucalypts and other trees.

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## 4.0 No Planning Permit Required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within Queens Park subject to the Heritage Overlay:

- Demolish or remove a building other than those buildings specified in clause 3.0 of this Incorporated Plan.
- Construct a building having a floor area no greater than 40 square metres with external materials of a non-reflective finish and subdued colour, and sited so it does not dominate any of the elements specified in clause 3.0 of this Incorporated Plan.
- Externally alter a building other than those elements specified in clause 3.0 of this Incorporated Plan.
- Construct or carry out works, including conservation and repairs to roads, paths, tracks, fences, gates, drainage and irrigation systems other than works to those elements specified in clause 3.0 of this Incorporated Plan.
- Externally paint a building or surface other than those elements specified in clause 3.0 of this Incorporated Plan.
- Prune a tree for general maintenance and tree health.