

██████████
6/8/2021

To DELWP Committee,

Re: the Draft Bellarine Peninsula Statement of Planning Policy

Dear Committee and Officers,

I am a resident of ██████████ and I have been organising and seeking the support of many of my immediate neighbours on small acreage properties on and around ██████████ about our vision for our properties and the lands around Lake Lorne.

We all have been affected by the new Ring Road and the proposed town boundaries indicated in the Draft Bellarine Peninsula Statement of future planning. The proposed town boundaries for Drysdale will put our properties inside the town boundary and this will alter the zoning on properties within the boundary and small acreages like ours into the future. We would like to present our wishes and views on the future use of our properties and land.

We are currently zoned as RL 1.5 Ha which is about 3 acres. Many of our properties are 5 acres and there is inconsistency of land lots varying from 800sq m to 1 and 2 acre lots in the area around the Lake and inside the ring road.

We as a collective group of neighbours have 2 primary wishes and requests to the Planning committee and the Draft Plan.

1. We do not want our area to be subdivided into small dense housing blocks as per Curlewis suburb. We do not want curb and channel streetscape and new road infrastructure other than the possible sealing of the top section of Bridge Rd and Jones Rd to reduce dust and muddy roads and simple access roads if needed.
2. We would like to be rezoned so that our small acreages can be divided into 1 acre minimum block size ie No smaller than 1 acre block or a size that planning and engineering deem appropriate to manage stormwater and septic water retention onsite that avoids the need for sewage and stormwater infrastructure. A size that preserves the semi rural character and amenity of the Lake Lorne precinct. Such size properties have a significant tree cover and improve the green feel in our area.
There are many such properties in Drysdale township and on the Bellarine that are this size and are lovely places to live.
3. Areas around us on small 1 or 2 acre blocks are in high demand and significantly improve the green amenity and given the recreational value and use of Lake Lorne and the Pony club, small acreage blocks would be very desirable. Our area is a recreational and conservation space for the public. Children and families walk and cycle to the school precinct and small 1 or so acre blocks will not diminish the amenity of these areas and may actually improve residents use and access to these facilities. Protection of the Lake is crucial and any buildings and land use would need to have no negative impact on these assets.
4. It would seem that whilst areas adjoining us and of similar RL 1.5 Ha planning zone may have rezoning potential, that our properties should by natural inclusion should be considered for

some rezoning and reduced allotment sizes to reflect the changed use, demands and growth of our township and the development of the school precinct and town boundaries.

5. Reference to Map 9 on the Draft plan document, our area is noted as “Minimal Change”. Our proposition of allowing smaller acreage lots around the 1 or 2 acres blocks are absolutely “Minimal Change” and reflect the size of pre-existing titles in our area.

There would be no change in the Character, landscape, environmental or social use and amenity of the area. I strongly believe that improving some of empty somewhat degraded paddocks with new properties of 1 or 2 acres would have a positive effect on the area in all ways. Such amendments to the current zoning to allow slightly smaller acreages would be completely in keeping with your definition of “Minimal Change”.

I and my neighbours wish to be included in the planning process and be informed of the process and decision making so that our wishes and vision for our properties within the Drysdale – Clifton Springs protected boundary plan are considered. If further information and discussion is required please contact me on email [REDACTED].

I have received support from the following neighbours.

[REDACTED]