

Friday 20 August 2021

Hon. Richard Wynne
Minister for Planning
Level 16, 8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister Wynne

We are the owners of [REDACTED], which is situated in an area of Rural Living Zoned land bounded Princess Street to the west, Huntingdon Street to the north, and the newly constructed Drysdale Bypass to the south and east.

Our land is within the settlement boundary of Drysdale-Clifton Springs identified in the Drysdale-Clifton Springs Structure Plan and the current Draft Bellarine Peninsula Statement of Planning Policy which is currently open to public comment.

The Drysdale-Clifton Springs Structure Plan identifies our land as “medium-long term urban consolidation”, with the Draft Bellarine Peninsula Statement of Planning Policy identifying our land as “minimal change – further investigation”.

It is our intention to rezone the land to residential, with discussions having already occurred with Council and initial stages of the rezoning process underway. We note that this land has been identified for conventional residential purposes for some time. Refer to Amendment C194 Drysdale Clifton Springs Structure Plan consideration of submissions, page 72, where the officer response to our submission was ‘In relation to the area south of Huntingdon Street it is recommended that Low Density Residential zoning not be pursued and that Residential 1 zoning is the appropriate zone in the event the area is considered for rezoning in future years’.

We feel that the wording with the Draft Statement of Planning Policy does not adequately reflect the circumstances surrounding our land in that it has been identified as ‘minimal change – further investigation’, which is not defined in the draft document. With ‘Minimal residential change areas’ on page 53 described as *“areas have highly valued landscape, heritage and/or coastal characters, which new development must ensure is preserved. Rural-living areas and highly valued residential heritage precincts are identified as minimal change areas”* and described in the glossary on page 72 as *“An area with neighbourhood, heritage, environmental or landscape characteristics that are sufficiently special to a municipality, metropolitan Melbourne or Victoria to warrant protection. Planning Practice Note 90: Planning for Housing (PPN90) has further details”*.

We therefore request that the document be amended to reflect this circumstance. If the further investigations undertaken for the rezoning are positive for residential development, category of this land may need to be changed to ‘Incremental residential change area’ to better reflect the findings and allow for appropriate residential subdivision.

It would appear from the classification of our land as ‘minimal change’ and our land being situated near the settlement boundary, any further development on our land would be larger lots at lower densities than that normally associated with residential development in Drysdale-Clifton Springs. Considering the settlement boundary near our property is the new by-pass road, which is elevated, the requirement in the Draft Statement of Planning Policy to provide for larger blocks at the rural interface is perplexing. This aspect should be reviewed considering the specific circumstance of our land.

We wish to be further involved in the finalisation of the Bellarine Peninsula Statement of Planning Policy and request full transparency by way of the public exhibition of the Planning Scheme Amendment prior to gazettal.

Regards

[Redacted signature block]