



20 August 2021

Minister for Planning
Level 16, 8 Nicholson Street
East Melbourne VIC 3002

By email: planning.implementation@delwp.vic.gov.au

Dear Minister,

Submission: Draft Bellarine Peninsula Statement of Planning Policy

Spiire Australia acts on behalf of [REDACTED] in relation to the draft Bellarine Peninsula Statement of Planning Policy (SPP). [REDACTED] is the owner of land at [REDACTED] (the Site).

In reviewing the draft SPP, we acknowledge the work being undertaken by State and local government to ensure the unique values and attributes of the Bellarine Peninsula and broader area are respected and protected as the area continues to grow and prosper.

The Site and the Armstrong Creek Urban Growth Area

[REDACTED] is located within the Armstrong Creek Urban Growth Area (ACUGA) and is zoned Urban Growth Zone Schedule 1 (UGZ1) and Schedule 4 (UGZ4). The eastern perimeter of the ACUGA has generally been defined by flood extents associated with the network of existing waterbodies including the Barwon River and Lake Connewarre. The Site is proximate to the Barwon River.

Precinct Structure Plans (PSPs) in accordance with the UGZ1 and UGZ4 are incorporated into the Greater Geelong Planning Scheme, namely the North East Industrial PSP and the Horseshoe Bend PSP.

Subdivision and development of the Horseshoe Bend Precinct commenced several years ago and continues. Whilst planning permits have been granted with the North East Industrial Precinct, development is yet to commence.

Both PSPs provide clear development boundaries, as well as likely development potential and obligations. This in turn gives a degree of certainty for landowners, developers and a range of other relevant stakeholders.

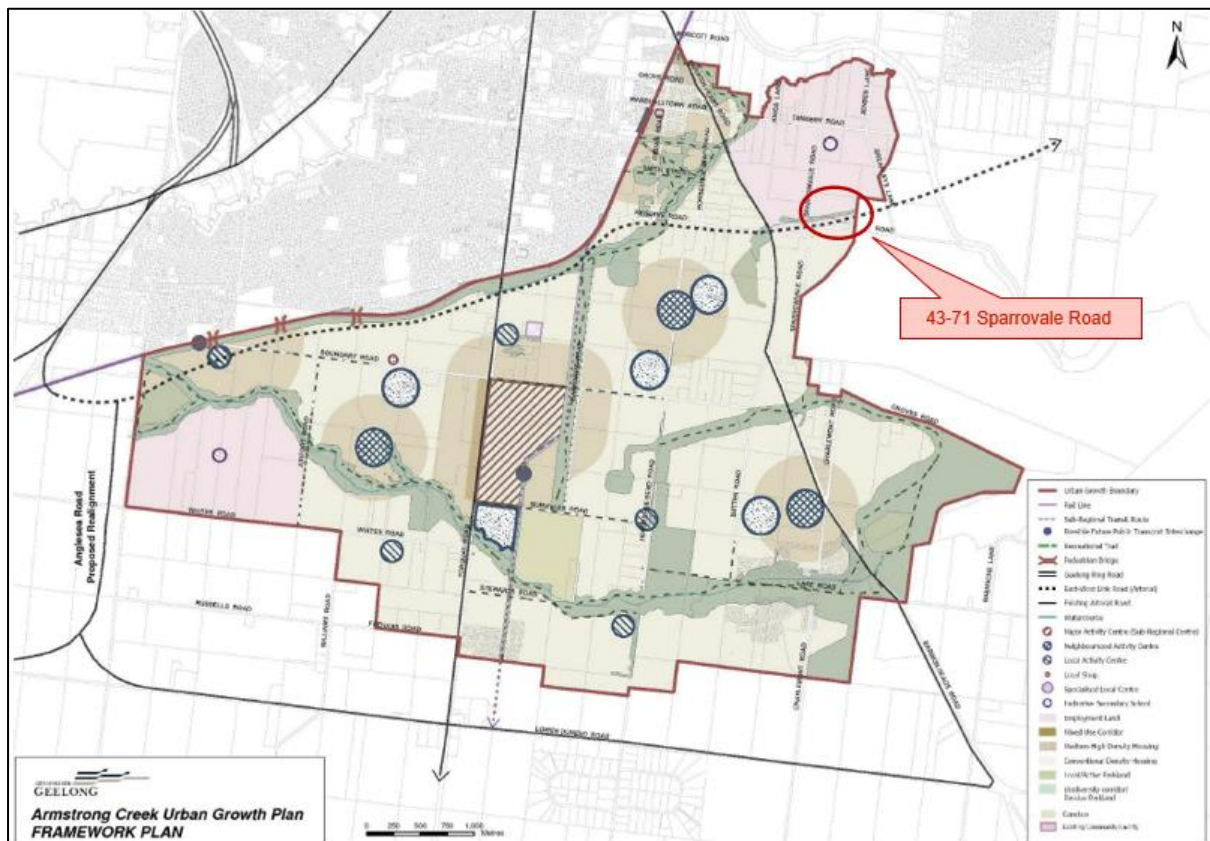


Figure 1: Armstrong Creek Urban Growth Plan - Framework Plan (43-71 Sparrovale Road highlighted)

Submission

██████████ is generally supportive of the exhibited draft SPP, but is concerned about the lack of clarity around the western edge of the 'Declared area boundary' where it adjoins the ACUGA.

Map 2 ('Bellarine Peninsula declared area') of the SPP defines the declared area, which along a portion of its western edge borders the ACUGA. This is a logical border given the masterplanned nature of the ACUGA and its interface to the adjacent Lake Connemara and Barwon River environs which contribute to the environmental significance of the Bellarine Peninsula.

However, subsequent maps in the SPP indicate that the 'protected settlement boundary' along the majority of the western edge of the declared area will be defined based on future strategic planning work.

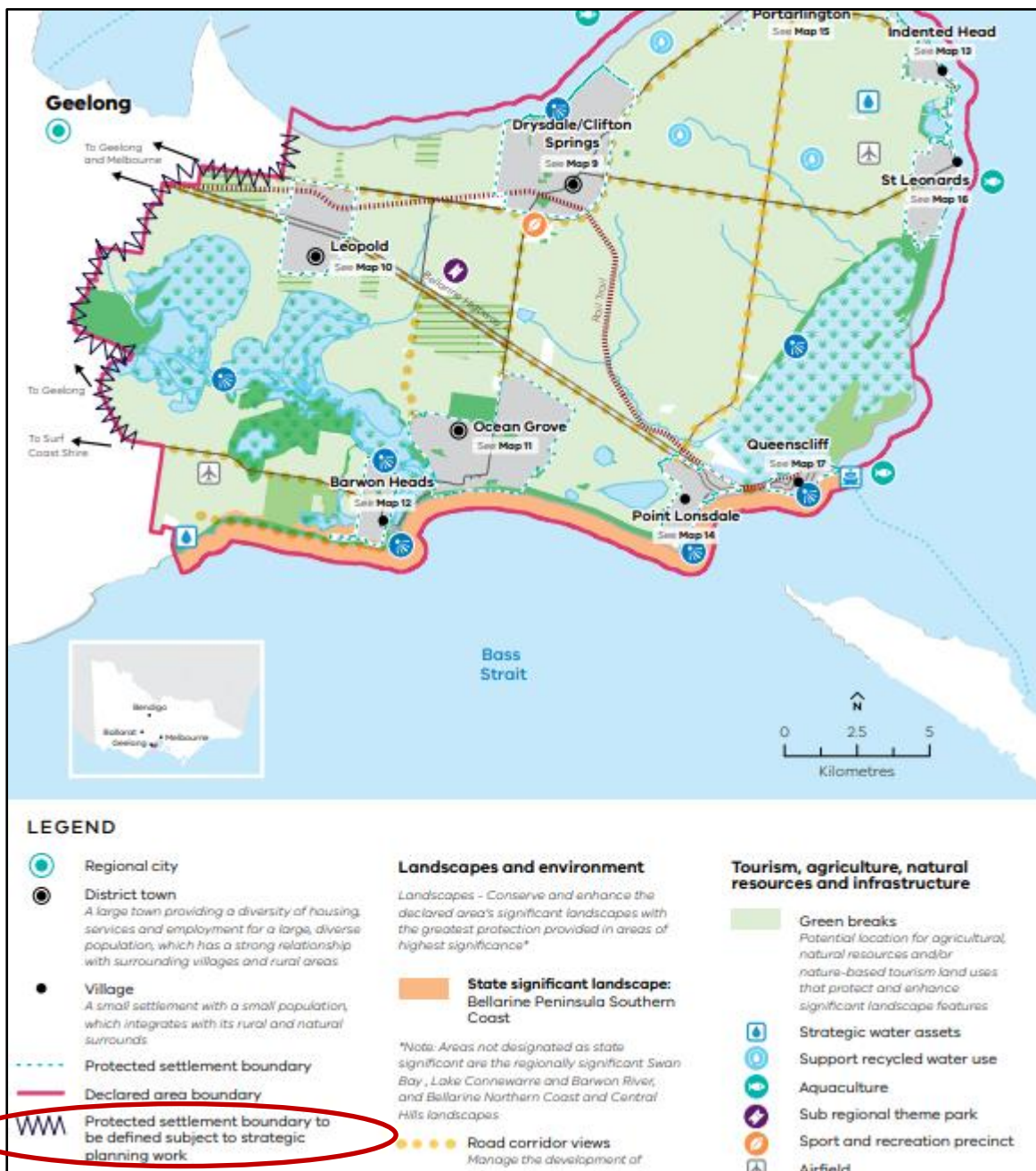


Figure 2: Map 3: Proposed Bellarine Peninsula declared area framework plan

In relation to this, the draft SPP states:

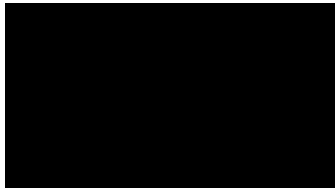
The declared area abuts urban Geelong: the Armstrong Creek Urban Growth Area, Moolap and the eastern Geelong suburbs of Whittington and St Albans Park. Protected settlement boundaries will be needed for these areas, to ensure the green break between urban Geelong and the Bellarine Peninsula is preserved and significant landscape and environmental values are protected.

The resolution of this protected settlement boundary will be informed by further strategic planning work led by the City of Greater Geelong in consultation with DELWP and other relevant agencies. This work should include consideration of urban-rural transition areas that support the regionally significant landscape setting.

We welcome this approach to considering additional residential or transitional land and ensuring appropriate green breaks. However, to avoid any ambiguity about the intent of future strategic work to define the settlement boundary, we recommend that the SPP specifically state that any land within relevant areas (the Armstrong Creek Urban Growth Area, Moolap and the eastern Geelong suburbs of Whittington and St Albans Park) that might be undeveloped by are currently zoned for residential, commercial or industrial purposes will not be rezoned to a more restrictive zone. Doing so will reduce any perception that the settlement boundary could be pushed to the west, into areas of undeveloped urban Geelong.

Thank you for the opportunity to make this submission. Should you wish to discuss any aspect of it, please contact [REDACTED] on [REDACTED] or by [REDACTED].com.au.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Senior Associate - Planning

Copy to: [REDACTED]