

17 August 2021

Department of Environment, Land, Water and Planning
Planning Implementation [REDACTED]
Attention:
PO Box 500
MELBOURNE VIC 8002

By Email: [REDACTED] planning.implementation@delwp.vic.gov.au

Dear [REDACTED],

**DRAFT BELLARINE PENINSULA STATEMENT OF PLANNING POLICY
PHASE 3 PUBLIC ENGAGEMENT RESPONSE**

We continue to act on behalf of *Gourlay Nominees Pty Ltd* ('**Landowners**') and provide the following submission in support of the 'Draft Bellarine Peninsula Statement of Planning Policy' ('**Draft SPP**'), specifically as it relates to the proposed protected settlement boundary ('**PSB**') of the Ocean Grove Township.

The Landowners are the registered proprietors of the following landholdings within Ocean Grove, which are located outside the Township boundary:

- [REDACTED];
- [REDACTED];
- [REDACTED]

The exhibition of the Draft SPP follows previous rounds of public engagement ('**Phases 1-2**') undertaken by the Department of Environment, Land, Water and Planning ('**Department**') to which the Landowners made submissions.

The submissions prepared on behalf of our client supported the vision and strategic direction of the Draft Discussion Paper exhibited in Phase 2, subject to a reduction to the eastern boundary of PSB of the Ocean Grove Township in order to protect the significant landscape east of Banks/Bonnyvale Road – known as the Lake Victoria and Yarram Creek environs.

The Draft SPP includes a revised PSB for Ocean Grove that has clear regard for our clients prior submission. Positively, Map 11 (Ocean Grove) includes a number of revisions to the eastern boundary of the PSB which reduce the edge of the Township area back to Banks/Bonnyvale Road – save for the existing dwellings and rural life style blocks in the GRZ and LDRZ.

Our client provides their clear support for these changes and submit that the revised PSB is reflective of the environmental, cultural, and economic significance of the non-urban land east of the Township. The Draft SPP is further commended for identifying and responding to the high risk of "*incremental, cumulative and irreversible damage to significant landscapes*", including Lake Victoria and Yarram Creek, from the "*continued pressure and encroachment of urban development*" (pg. 29 of the Draft SPP).

The revisions made by the Department to the Ocean Grove PSB are also considered appropriate in a strategic sense given the alignment of the eastern Township boundary with the edge of the Significant Landscape Overlay – Schedule 11 ('**SLO11**') which has regard for land within the Regionally Significant Lake Victoria and Yarram Creek environs.

The alignment of Ocean Grove PSB with the SLO11 further reinforces the edge of the Township and prevents unnecessary encroachment of urban development into the prime agricultural land and significant landscape east of Banks/Bonnyvale Road.

In summary, the Landowners support the Draft SPP, particularly as it applies to the PSB of Ocean Grove. The variations to the Township boundary will:

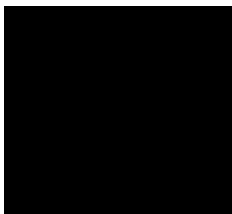
- Protect high-value ecological areas, such as those protected by the SLO11 from unnecessary urban development;
- Prioritise the land east of Banks/Bonnyvale Road for productive agricultural uses and respects agricultural operators 'Right to Farm' (pg. 45 of the Draft SPP).
- Limit inappropriate development within areas at high risk of bushfire, such as those east of Banks/Bonnyvale Road within the Bushfire Management Overlay and/or a Designated Bushfire Prone Area;
- Maintain a clearly established green break around the Ocean Grove Township, representative of the Peninsula's coastal character and highly valued landscape feature.

The reduction of the PSB provides additional protections for the non-urban area east of the Township, which are consistently identified to be of high value to the local community and tourists alike, as demonstrated through the previous Phase 1-2 engagement periods. Accordingly, the Landowners strongly encourage the Department to adopt the Draft SPP as it relates to Ocean Grove.

DELWP's consideration of this submission and collaborative approach to engagement through-out the DAL process is appreciated. On behalf of our client, we trust that the details of this submission will enable the Department to adopt the Draft Bellarine Peninsula Statement of Planning Policy as it relates to the proposed protected settlement boundary for the Ocean Grove Township.

Please contact the undersigned or [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] should Council have any queries regarding the correspondence.

Yours faithfully,



Planning & Property Partners Pty Ltd