

23rd of July, 2021

Dear Sir/Madam

DRAFT BELLARINE PENINSULA STATEMENT OF PLANNING POLICY SUBMISSION
PROPERTY ADDRESS: [REDACTED]

Our land at [REDACTED] is zoned 'farming zone' which is south of Drysdale/Clifton Springs and not affected by any planning overlays. The land is currently located just outside the settlement boundary for Drysdale and is approximately 97 hectares in total, our land when purchased 10 years ago was included within the Drysdale settlement boundary, identified as 'protect rural land for future urban growth'(please see structure plan and study area attached), reserved by the council as being viable to develop and an area directed for growth but was only later removed as it was considered to be premature and to reduce potential rezoning applications emanating too quickly (Please also see attached response from council regarding submission at the time).

Submission:

This submission responds to the draft Bellarine Peninsula statement of planning policy and applies to a geographic area which includes our land at [REDACTED]. This submission does not support the designation of our land as an area of regional significant landscape.

The designation of our land identified under the 'central hills' landscape significance is not warranted as the landscape attributes vary greatly from one property to the next property and our land shouldn't be generalized in the same weight. The location of the property does not compromise the overall landscape values of the area nor does it's location have significant impact and detract from the landscape values or character, having a very low biodiversity marker no aboriginal or heritage significance, attributes that were seen not too long ago from the council to be developmental land.

Drysdale and in particular our land will not be detrimental to the over aspiration to retain the wider landscape values and would have no significant impact, it already has what council advocates for in being a well connected and viable community that can grow without being stalled by shortfalls in infrastructure, transport options and amenities.

Our land should strongly be considered for future development as it will lead to a logical and orderly planning and development outcome to facilitate future sustainable residential growth . Our ideal location is in very close proximity to the new bypass exit and connected to the town and community education and arts sporting precincts by new and existing road connection networks and unique pathways and underpasses that are within walking and cycling distance.

After an unprecedented year and a half , the pandemic has taught us that the social and economic impacts can make for very significant changes in people's mindset across many demographics , namely the way we live and work. The uphill in demand for housing in Geelong and it's regional regions was never expected neither was the extreme shift in housing prices that have made Geelong and it's surrounds less affordable. In 2010-2015 not a single regional town featured in the top 50 fastest growing house prices in Victoria, but in 2015-2020, 42 of the 50 where regional towns, regional housing options and regional communities are now more than ever very welcomed.

In conclusion, The Draft Bellarine Peninsula statement of planning policy should be amended to delete the reference to the limitations of the outward urban expansions of the settlement boundary, our property should be included within the settlement boundary for urban growth. Allocating more land for future rezoning will stop overdevelopment inside the current settlement boundary and will eliminate future rushed and unorganised developments and provide certainty and a clear direction for the future.

Please call me to discuss.

Regards,

A large black rectangular redaction box covering the signature area.

Map 1 - Study area

