



Submission to Draft Bellarine Peninsula Statement of Planning Policy

- *Minimal change areas – Proposed Ocean Grove protected settlement boundary*

The Bellevue Estate (& Highview Estate) as identified below has, it is considered, sufficient reticulated stormwater (and sewer) capacity to allow for modest subdivision opportunities without significant infrastructure costs (2000sqm minimum subdivision rather than 4000sqm minimum subdivision).

This would genuinely be considered ‘sustainable’ development, and this area should be identified as a candidate for rezoning to Schedule 2 of the Low Density Residential Zone.



Legend
--- Bellevue Estate Boundary
--- Easements
--- Approximate indicative lot area in m2

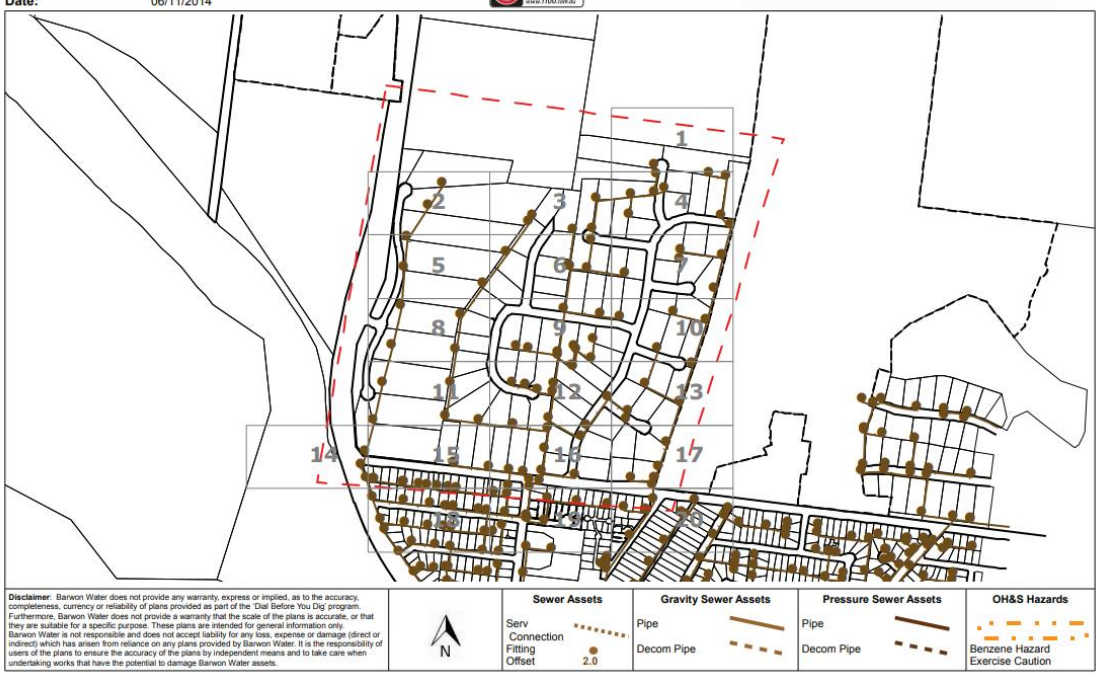
Image 1: The Bellevue Estate (& Highview Estate), Ocean Grove



Image 2: Stormwater capability

Sewer Assets

Sequence No: 42404662
 Location: Bellevue Drive, Ocean Grove, VIC 3226
 Date: 06/11/2014



Water Assets

Sequence No: 42404662
 Location: Bellevue Drive, Ocean Grove, VIC 3226
 Date: 06/11/2014

