

20 August 2021

Bellarine Peninsula Statement of Planning Policy (SPP) submission

I write to you as the owner of a small farm of less than 8 hectares in a farming zone at [REDACTED]
[REDACTED] My farm is to the immediate east of the proposed protected settlement boundary for Leopold at Map 10, and has four unfinished courts – Barnaby, Fairbank, Rickman and Barringa adjoining my western boundary, that indicates an obvious intent that at some point in time they be continued. I therefore suggest that the proposed protected settlement boundary for Leopold to the east as a minimum be extended to include my property at 31 to 39 Fines Lane, Leopold, which is on the northern side but not visible from the Bellarine Highway.

As this land does not have heritage value; is not within the declared areas significant landscapes nor within their view; is not within the declared area's five landscape character areas; is not within close proximity to a waterway or in a rising sea level area; does not have potentially acid sulfate soil; does not adjoin the Bellarine Rail Trail, nor is within sight lines of existing or new transport corridors; this land appears suitable to include within the proposed protected settlement boundary for Leopold.

I support the protected settlement boundary for Leopold to extend to the north of the Bellarine Highway, East to Baw Tree Road, along with other landowners.

The small size of my farm prohibits its use as productive rural land able to make an income sufficient to live. Its current farming zoning should be balanced against having an adequate population to ensure a thriving community with efficient use of services and full use of infrastructure.

I agree with the intent and objectives of the Bellarine Peninsula SPP, and note that the final plan will be reviewed a least every 10 years; I propose not only to monitor that the stated objectives are being achieved, but also to address any unanticipated consequences.

Thanks for your consideration of this submission.

