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#### BELLARINE PENINSULA STATEMENT OF PLANNING POLICY.

The following comments relate to allocation of land to activities on the Bellarine Peninsula and how this may impact on the preservation / development over the next fifty years.

To develop / maintain a balance of human impact on the landscape, the designated area of land in question should be divided up into land use on a percentage basis to show where any one “appropriate” activity does not dominate another.

Land use should therefore be shown as percentage use by category, i.e. urban, rural, recreation, conservation etc. This approach shows at a glance which activity has or should have adequate allocation of land / water etc. to allow that activity to thrive but not necessarily dominate the land scape.

For example, to allow “wildlife” to migrate around the peninsula, tree and ground dwellers need corridors of wood land, (upper story and lower story plantings typically 20 meters wide to be effective), to move along and connect to other areas of conserved or recently planted woodland. This need to wildlife is related to diversity and availability of foods and breeding, (genetic mixing).

Farmers should be encouraged to develop corridors such as this ( with incentives), where vegetation is planted on fence-lines on farms which in turn makes for food for wildlife, farm shelter from wind, nesting trees, animal shade, reduced erosion and soil moisture loss and lowers soil summer temperature in vicinity of trees. ( 10% of farm area under trees can mean no loss of production due to environmental benefit of trees).

Just as to what is the appropriate percentage allocation to each activity, urban in particular, is to be judged by the importance and need of land/ water for these other activities to be present, (particularly wildlife). Easy to lose all the “natural” wonders of the world by letting housing development take over.

It has been well demonstrated around the world where human encroachment on wildlife habitat forces animal / bird species etc out of their ancestral territory area (and possibly to extension).

Many hundreds of thousands of hectares of “good” agricultural land is lost to housing around the world, this having an impact on local habitat and food production for both wildlife and humans. The Peninsula has a limit on many resources, but it’s main resource is land, something you cannot produce more of and therefore percentage of allocation of land to each activity is very important. ( Over crowding of housing evident in some areas, i.e. outer “old” Ocean Grove).