

Distinctive Areas and Landscape - Bellarine Peninsula Statement of Planning Policy (SPP)

This submission is made on behalf of [REDACTED] the registered proprietors of:
[REDACTED].

We have frontage to both [REDACTED] and [REDACTED] of 171.4m whilst its north and south boundaries are 382.2m giving it an overall size of 6.55 hectares and is the declared northern expansion site for the Leopold Sub- regional activity centre.

We support the City of Greater Geelong's (COGG) long held vision of a series of urban villages set in rural landscapes throughout the Bellarine Peninsula, thus keeping Leopold as a distinct and district town. Leopold as a town promotes and enhances rural-living areas and highly valued residential heritage precincts.

We support the existing Leopold Structure Plan and the recently approved Greater Geelong Retail Strategy 2016 – 2036 (adopted into the Planning Scheme via amendment C393ggee on 20 May 2021). This proposes a protected settlement boundary for Leopold as referenced in Map 10 (pg 61) of the draft SPP. It highlights the northern expansion along Melaluka road and therefore, the importance of maintaining a distinct township.

The C254 Leopold Structure Plan and Leopold Urban Design Framework, 21 November 2012 (including pages 54 and 55) also stipulate relevant and independent information pertaining to the future of Leopold. We think these reports have merit and support the sustainable future of Leopold, with the expansion going north along Melaluka road.

Leopold is a diverse community offering locals the advantages of urban and rural living and a strong sense of community. Leopold already extends for a considerable distance and there seems no basis for extending the township west of Clifton Avenue. Going west, would also raise ecological concerns due to the Moolap flood plains. This land is known to be poorly drained and flood prone land.

Thorough and independent planning over numerous years has anticipated the orderly northern expansion along Melaluka Road. This expansion will help to entrench the 'main road' characteristic, complemented by the local community facilities to the east. In the view of the most updated COGG planning schemes, including: C393 and The Leopold Structure Plan, a favourable sustainable outcome for Leopold is a compact town contained within defensible and hard town boundaries. The notion of sharing of space, bike riding, wheelchair accessibility and connectivity to the already

created sporting facilities, activity centre and footpaths, is crucial and fundamental for this sustainable outcome.

Leopold needs to maintain its 'green belt'. This is crucial. If this is breached, this would inevitably lead to the merging of areas and would be of detriment to the community. A semi-commercial Bellarine Highway would be an unwanted, and the result would undermine the compactness of the town centre and further elongate an already long township.

Leopold should be retained as an urban island, which already offers health, education, recreation, and employment opportunities for the community. The biodiversity can also be recognised, appreciated, and managed through wildlife corridors including a large variety of flora, fauna, and well managed wetlands, including the historic Lake Connewarre.

While change should be expected, new development must still respect the landscape and settlement character. There needs to be a balance with the roles and functions of settlements and maintain Leopold as a distinct and district town.

Balancing development with landscape character settlements in the Bellarine Peninsula needs to be managed to protect the distinct townships and landscape characters, that are unique to this area.

There is a need to maintain a clear settlement boundary for the Leopold township to provide a compact urban form and protect its rural setting. As current COGG plans already outline, going north along Melaluka road will achieve this.

We support the northerly expansion along Melaluka road. This will maintain Leopold as an 'urban Island', protect the green belt areas and encourage its strong sense of community as a distinct township.

Thank you for the opportunity to submit our application.

Kind Regards,



19/08/2021