

DRAFT: Bellarine Peninsula Statement of Planning Policy

Thank you for the opportunity to provide feedback on the Bellarine Peninsula Statement of Planning Policy. Firstly we would like to acknowledge our full support for the proposed St Leonards plan, which we anticipate will retain the small village feel of the town, which is greatly valued by the permanent population.

Over the past 4 years a significant volume of housing blocks have been sold in the St Leonards area. We purchased 2 blocks [REDACTED] in May 2017 and waited for settlement until June 2019. When we paid our deposit, we were advised that there were 5 stages, by settlement there were significantly more, with a total of 13 stages having been promoted.

Neville Richards were also advertising that all the blocks had been sold, yet in August 2019 a subsidiary of St Leonards Property Holding Pty Ltd (Urban Land Developments Pty Ltd still owned 29 Miranda Crescent, and other blocks in the Sea Change Estate.

In July 2021 and 4 years since the titles were issued, Stage 1 still has 24% of undeveloped house blocks, with a further 12% under construction and 64% with new build homes (including 25 Miranda Crescent with an established garden).

Stage 2 has 42% of undeveloped blocks, 6% under construction and 52% with new build homes.

There is also a significant volume of resold home blocks and FOR SALE house blocks.

The point that we would like to make is that while the developers will petition the government and DELWP for additional land outside of the proposed boundaries set by this planning policy, we believe that there is still a significant volume of undeveloped house blocks in the St Leonards area to satisfy any future growth that can be supported by our unique environment, community, heritage, and infrastructure. We would not support any development past the current Ibbotson Road boundary, further intrusion into the Swan Bay environs or re-development of the St Leonards Golf course.

Yours faithfully,

[REDACTED]