

Submission to Andrew Gear
Department of Environment, Land, Water and Planning

The Bellarine plan put forward by the Department of Environment, Land, Water and Planning has many excellent features but it also lacks certain considerations.

1. Who bears the most brunt for the protection of this unique area? It seems the farmers do, of which we are one. Council rates and insurance already contribute largely towards making primary production uneconomic here, but we hang on because we love the area and perhaps we will have some capital gain through subdivision if farming becomes uneconomic.

2. Distinctive areas and landscapes have already been eroded by the present plan. e.g. development between Grubb and Banks Rds. Also, looking NW from the Pt Lonsdale Golf Club across Lake Victoria you can see urban development creeping, creeping like a cancer, across this wonderful vista!

3 Little provision has been made of possible expansion of Ocean Grove over the next 50 years. Some possible area for this should be indicated, as was shown in the 2007 Ocean Grove Structural plan. This designated the area North of Grubb Rd behind the Ocean Grove nature reserve for possible expansion. This area has little aesthetic value, limited visibility from public roads and is close to public infrastructure.

In conclusion, I suggest.

- a. No urban subdivision east of Banks rd.
- b. Restore the 2007 Ocean Grove possible long term growth boundary South of Rhinds Rd and West of Grubb rd.
- c. Subsidise farmers in this region to make their farms more viable. This will help them to maintain the scenic nature of the area. Examples being, reduce their Council rates to no higher than the average Geelong rate and provide government grants to maintain the ambience of the area.

Yours sincerely,

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