

Hon. Richard Wynne

Minister for Planning
Level 16, 8 Nicholson Street
EAST MELBOURNE VIC 3002
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20 July 2021

Dear Minister Wynne

Submission – Draft Bellarine Peninsula Statement of Planning Policy

Tract Consultants Pty Ltd acts on behalf of [REDACTED]

We are pleased to provide the following submission in relation to the recently released draft Statement of Planning Policy (SPP) for the Bellarine Distinctive Area and Landscape.

Background

[REDACTED] requested Amendment C363 (the Amendment) to the Greater Geelong Planning Scheme.

The Amendment applies to rural living zoned properties bounded by Jetty Road, Thomas Street, Wyndham Street and to the rear boundary of Central Road properties, Drysdale. The Amendment also applies to residential zoned land at [REDACTED]

The Amendment proposed to rezone the Rural Living Zone land to General Residential Zone Schedule 1 and apply a Development Plan Overlay and Development Contributions Plan Overlay. A Design and Development Overlay is proposed to apply to adjoining land at Sheileen Court and Marsh Court to provide for future road and drainage connections.

The Amendment is consistent with the Drysdale Clifton Springs Structure Plan (2010), the Bellarine Localised Planning Statement (2015), the Geelong Settlement Strategy (2020) and the draft Bellarine Peninsula Statement of Planning Policy (2021).

The Amendment was adopted by the City of Greater Geelong on 15 December 2020 and approved by the Minister for Planning on 12 July 2021.

[REDACTED] and their appointed project team are currently finalising a Development Plan and Planning Permit Application consistent with the new planning controls and anticipate lodging them both concurrently with the City of Greater Geelong in the coming weeks.

Submissions

1. Growth on the Bellarine

[REDACTED] recognises that the Bellarine Peninsula declared area is one of Victoria's most preferred places to live, work, visit and recreate. Consequently, McLeods recognises the Bellarine's unique values and distinctive attributes that require appropriate ongoing management and protection.

Having said that, [REDACTED] wishes to emphasise that urban development on the Bellarine should not be unreasonably constrained. Demand for housing on the Bellarine is strong and appropriately managed growth should be supported. Should urban development on the Bellarine be unreasonably constrained, substantial growth in house prices due to lack of supply is likely to occur.

Additionally, limiting urban development on the Bellarine will unreasonably restrict housing choices to one of Geelong's growth areas or within the limited infill opportunities in the established areas of Geelong.

2. Incremental Change Designation

[REDACTED] strongly support the designation of the land subject to the Amendment as being within a 'incremental change' area.

The glossary of terms defines 'incremental change' as:

- *An area where housing growth occurs within the context of existing or preferred neighbourhood character. Planning Practice Note 90: Planning for Housing (PPN90) has further details.*

[REDACTED] recognises that this designation is consistent the Amendment recently approved by the Minister for Planning and that it supports the forthcoming proposed Development Plan and Planning Permit Application.

Conclusion

[REDACTED] congratulates the Department of Environment, Land, Water and Planning for preparing the SPP and recognises the substantial amount of work undertaken to date.

[REDACTED] continues to acknowledge the uniqueness of the Bellarine and looks forward to delivering well-planned, site-responsible and unique housing opportunities for future residents.

Should you wish to discuss this submission further, please contact the undersigned on [REDACTED].

Yours sincerely

