



# Development Prospectus for Leopold Region

LEOPOLD PARTNERS PTY LTD  
REPRESENTING



| AUG-2021 |

Ref: Response to the DRAFT BELLARINE PENINSULA STATEMENT OF PLANNING POLICY

Dear Sir/ Madam,

We the owners of property [REDACTED] recently received a letter from Department of Environment, Land, Water and Planning regarding DRAFT BELLARINE PENINSULA STATEMENT OF PLANNING POICY.

Firstly we would like to thank Victorian Government and DELWP for seeking our feedback on future of land use and development on the Bellarine Peninsula.

We take this opportunity to express our concerns and objections against this draft report. Our concerns have been highlighted in this document by considering various factors in the proposed strategy.

Our document provides in depth study of the local area from our team including the key findings about the local area which is relevant for this objection. Through our detailed data analysis and study of your strategic plans and developmental program, our team was able to put an objection in the form of multiple factors. See figure 1 for the actual location of the property.

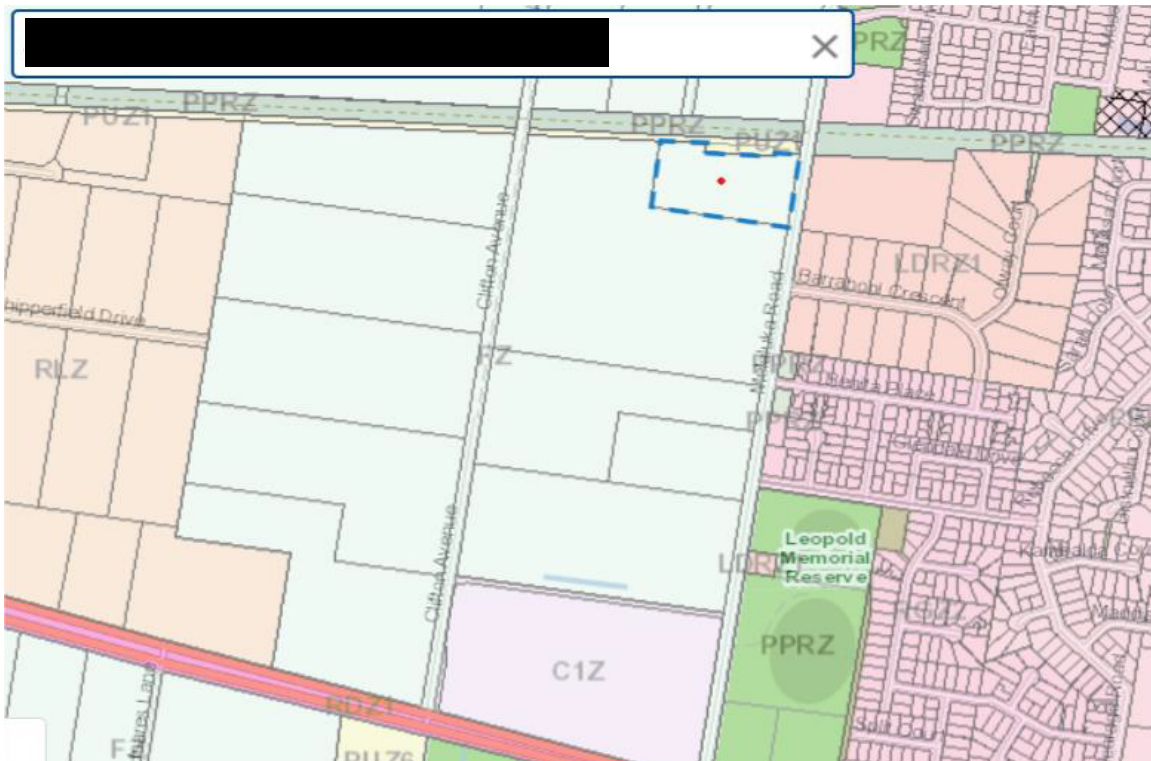


Figure 1: Property Location, [REDACTED]

Geelong is located 75km south west of Melbourne and is Victoria's largest regional city, from 20,000 citizens in 1917, Geelong's population now numbers by hundreds of thousands it is forecasted by the city of Greater Geelong Council to further swell to 239,003 this year and close to 370,000 by 2036. The soaring population is helping increase of house prices, the average house price in the city can fetch up to \$600,000, while a condominium unit could set buyers back by \$516,000. Prices are on the rebound for both property types, thanks to a surge in demand over the past three to five years. Still, houses remain the property of choice for residents in Geelong.

Our property, [REDACTED] was purchased in 2019 and since then there are many developmental programs approved in Greater Geelong. Our property is only 10 minute's drive to the CBD and 10 minutes to the beautiful beaches on the Bellarine. Market activity in Leopold has been consistently strong, the market continues to grow showing no signs of slowing down. In the last five years there has been a tremendous change in migration, especially since March 2020 due to Covid-19, the pandemic had considerable impact on people to migrate to regional areas that greatly helped Geelong regions growth, it is an opportunity for Geelong to embrace this influx of migration and plan to accommodate them.

Our property is in a great location facing multiple residential estates with RZ1 category and is 650 meters away from Gateway Plaza Leopold, Bunnings Leopold but still our property is listed under farming zone, FZ. On a separate note, we would like to bring to your attention that property address 92-100 Melaluka Road, Leopold has been approved with the status of commercial zone category, C1Z and this property is approximately 400m from ours See figure 2 showing the property where the zone change has been approved

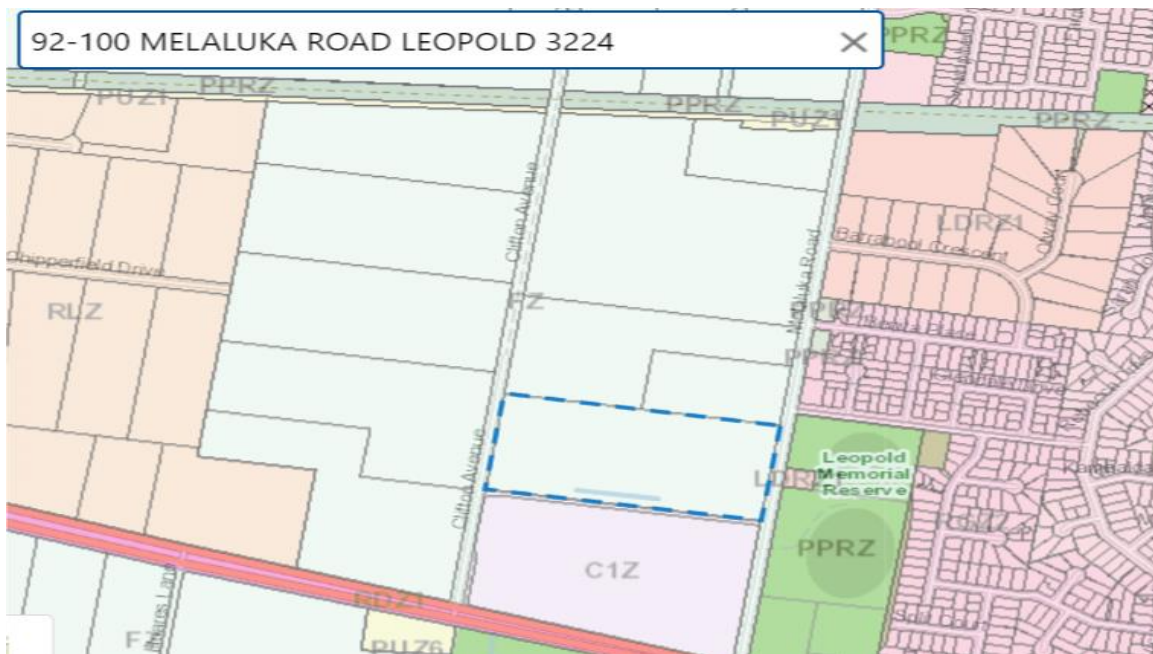


Figure 2: Property Location, 92-100 Melaluka Road, Leopold

We purchased this property as a consortium of small group based on potential advantages about this location, our group consists of medical, business, banking, and IT professionals. This is a 5-acre block that has a vast potential to help the local community. Our main intention to buy this block is to develop this into a key resource for the local community.

The draft report released by the government recommends keeping this area under farming zone which will put our future plans into jeopardy. Moreover, with plenty of development in the surrounding areas, it will put a big question mark on how our land is suitable for farming or considered to be farming zone for the future.

We have taken an initiative to contact our neighbors [REDACTED] (29 acres lot) who fall under the same zoning and willing to raise our concerns together, we are ok to join them to develop the land together for greater good of the community. They mentioned that there are couple of projects lined up subject to local council approval, If we are approved for a residential zoning, then we could aim to build Aged Care facility or Retirement place together with disabled support facility. If we get the approval for commercial zoning, then we have couple of developers keen to start Drive-In cinema or something suitable for retail shopping or an indoor sporting complex which can help local kids to pursue their interests in sports. As per the investigation report, local community requires a sports facility which is not available in the nearby surroundings.



**Figure 3: Both Properties Combined Location ([REDACTED]) Melaluka Road, Leopold**

Based on the above facts, we humbly request you to amend the report to include our property into Growth area and make recommendation to rezone our land for commercial or residential use (extend Settlement boundaries up to Clifton Avenue). Our intentions are very clear, seek your support for our initiative so that we can be able to build a case to put

a planning application for developing this land with Geelong City Council and support the local community.

Best Regards  
Leopold Partners PTY LTD  
Representing

[REDACTED]

***Contact Details:***

[REDACTED]

[REDACTED]

[REDACTED]