

Draft Bellarine Peninsula Planning Policy

I have read the draft Bellarine Peninsula Statement of Policy and Planning and wish to add the below comments to my submission

1. Infrastructure first before development

- a. The infrastructure is not keeping pace with development, and in fact lags well behind. With the growth areas in Armstrong's Creek bringing 10's of thousands of new residence to the doorstep of the Bellarine infrastructure to support that growth is needed. This infrastructure should be part of the planning and be in place before development occurs. When it isn't, we see problems arise such as the inadequacy of the Barwon Heads Road to handle the increased volume of traffic. 8 years of roadworks already with ad hoc planning, bit by bit upgrades and changes, lack of coordination between Regional Roads Victoria, the City of Greater Geelong, Major Projects Victoria and Developers mean that local residence, daily commuters, and visitors have had to endure what seems to be an endless and ongoing amount of works. As an example, this 150 metre section of the Barwon Heads Road near the Woolworths Supermarket in Armstrong's has been under road work conditions for over 5 months. In the same time the developers have built almost an entire estate.



Yes this is a growth area but 8 years of works on a 20 kilometre stretch of road with no end in sight! The construction of the first section of dual road to Reserve Road is due to commence shortly. Another 2 plus years of speed restrictions, delays, and closures to endure and this section does not even get traffic to the main part of the growth area. This construction will be removing and reconstructing some works that are less than 2 years old. Why do we not do things once and do them properly? Why isn't infrastructure like this provided prior to development? Where is the vision and proactive planning?

- b. We now have gas supply issues in Barwon Heads with the gas pressure dropping due to the increased demand on supply prior to Barwon Heads. Again, this circumstance should be considered first before development within the Bellarine and especially in the growth areas close to the Bellarine.
- c. Point 7.4 of the draft states "Timely delivery of infrastructure and services to meet community needs in sequence with development." At present it does appear that the delivery of infrastructure and services is lagging well behind development and the popularity of the Bellarine Peninsula. Just try and drive from Barwon Heads to Ocean Grove and back during the summertime across the Barwon Heads Bridge. You can easily say goodbye to an hour of your day.

2. Overdevelopment

- a. The growth areas adjacent to the Bellarine Peninsula are proving extremely popular locations to live. The “maximum yield” that seems to take place in these developments, with land sizes at times under 300m², means that what was once green space is now a highly developed urban area where homes almost touch each other. The impact of this type of development on increasing heat loads must be substantial. Add to this the significant growth in population in these areas and we see an associated increased demand on Bellarine Townships. As a long term resident of Barwon Heads I can say that the town has never been busier, with the “Armstrong’s Creek” effect playing a significant part in this.
- b. Proper and thoughtful planning is required to ensure the Bellarine Peninsula isn’t “loved to death” and so that those of us who are lucky enough to call it home can enjoy the lifestyle in conjunction with visitors and other close by residence.