

20th August, 2021

Hon. Richard Wynne
Minister for Planning
Level 16, 8 Nicholson Street
EAST MELBOURNE 3002

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Dear Minister Wynne

Submission – Draft Bellarine Peninsula Statement of Planning Policy

I am writing as a Director of [REDACTED], owner and occupier of [REDACTED], which is situated in the Rural Living Zone bounded by Princess Street to the west, the Bellarine Rail Trail to the north and the newly constructed Drysdale Bypass to the east.

Our land is within the current [REDACTED] Drysdale Clifton Springs [REDACTED] Drysdale Springs Structure Plan, adopted September, 2010 and identified as ‘medium – long permit urban consolidation’. Our land is also identified as being within the settlement boundary of the Draft Bellarine Peninsula Statement of Planning Policy which is currently open to public comment, with the area labelled as ‘minimal change – further investigation’.

It is our intention to rezone the land to residential in line with the Structure Plan, with discussions having already occurred with Council and initial stages of the rezoning process underway. We note that this land was specifically identified for urban consolidation purposes in the 2010 Structure Plan.

We feel that the wording in the Draft Bellarine Peninsula SPP does not adequately reflect the circumstances surrounding our land in that it has been identified as ‘minimal change – further investigation’, which is not defined in the draft document. With ‘Minimal residential change areas’ on page 53 of the SPP described as *“areas have highly valued landscape, heritage and/or coastal characters, which new development must ensure is preserved. Rural-living areas and highly valued residential heritage precincts are identified as minimal change areas”* and described in the glossary on page 72 as *“An area with neighbourhood, heritage, environmental or landscape characteristics that are sufficiently special to a municipality, metropolitan Melbourne or Victoria to warrant protection. Planning Practice Note 90: Planning for Housing (PPN90) has further details”*.

We therefore request that the document be amended to reflect this circumstance specific to this precinct. If the further investigations undertaken for the rezoning are positive for residential development, the category identifying this land may need to be changed to 'Incremental residential change area' to better reflect the findings and allow for appropriate residential subdivision.

It would appear from the classification in the SPP of our land as 'minimal change', and our land being situated near the settlement boundary, any further development would be larger lots at lower densities as opposed to that normally associated with residential development in Drysdale Clifton Springs. Considering the settlement boundary abutting our property is the new by-pass road, which is elevated, the requirement in the Draft Bellarine SPP to provide for larger blocks at the rural interface is perplexing. We believe this aspect should be reviewed considering the specific circumstance of our land.

We wish to be further involved in the finalisation of the Bellarine Peninsula Statement of Planning Policy and request full transparency of the final document by way of the public exhibition of the Planning Scheme Amendment prior to gazettal.

We appreciate you taking the time to consider our submission.

Yours sincerely

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