

15th August 2021.

To Whom it May Concern Re: Planning Implementation (DWELP) Bellarine Peninsula Statement of Planning Policy,

I support in principle the proposed draft policy with the exception of 'substantial change areas'.

Already in Ocean Grove we are seeing the sub-division of centrally located blocks where up to four residences are replacing one residence resulting in a loss of vegetation & amenity. Any further development in 'Old Ocean Grove' needs to be carefully considered beyond 'how many residences can a developer fit on a block'. Any further development on the western side of Grubb Road near the existing Oakdene Estate would cause worsening congestion on our roads and a further loss of amenity of the area.

Growth should be empathetic with the wishes of current residents & give those who wish to live in the Bellarine enjoy all of the benefits of living in this area without inappropriate development & the social, environmental & economic issues that that plague suburban sprawl.

Thanks & regards

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