

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]
[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 C391 (the Amendment) to the Greater Geelong Planning Scheme.

The Amendment relates to land at [REDACTED] and proposes to rezone the land from Farming Zone to General Residential Zone Schedule 1 with a Design and Development Overlay. A concurrent planning permit application has been sought for a multi-lot subdivision and the removal of native vegetation for only the land at [REDACTED].

A decision to prepare and exhibit the Amendment was made by the City of Greater Council at its meeting on 8 September 2020.

Exhibition of the Amendment commenced in May 2021 and concluded in June 2021. Council intends to consider submissions at its Council Meeting scheduled for 24 August 2021. The Directions Hearing is scheduled to occur in the week commencing 27 September 2021 and a Panel Hearing is scheduled in the week commencing 25 October 2021.

The Amendment is consistent with the Leopold Structure Plan (2011), the Bellarine Localised Planning Statement (2015), the South East Leopold Framework Plan (2016), the Geelong Settlement Strategy (2020) and the draft Bellarine Peninsula Statement of Planning Policy (2021).

[REDACTED] is therefore confident that the Amendment will ultimately be adopted by Council and in turn approved by the Minister for Planning.

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, [REDACTED] 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. Growth Area Designation

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

The SPP identifies that District Towns such as Leopold, are the main settlements and where most of the Bellarine's population live. They are intended to provide a diversity of housing choices, jobs and services for residents, workers and visitors. The SPP indicates that the majority of growth and investment on the Bellarine should be directed to these settlements, particularly in identified housing diversity and growth areas, to make efficient use of services and infrastructure.

[REDACTED] recognises that this designation is consistent the Amendment recently exhibited by the City of Greater Geelong.

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

