

**Statement to be included as part of my submission on the Draft Bellarine Peninsula Statement of Planning Policy.**

The 'Housing Change Areas' section is very vague. Ocean Grove has suffered enormously from unplanned overbuilding with large, square, boundary to boundary housing. Apart from being ugly, this has really bad consequences, especially when we are facing dramatic climate change.

There is no space left for the rainwater to permeate the ground around these buildings, rainwater is collected and goes into the drains. Consequently the sub-soil is drying out and older dwellings are suffering due to movement of the foundations. It also leads to the death of neighbouring established trees.

This type of building creates hot spots because there is no room for trees. So more energy will be used over time to combat the heat.

The planting of native vegetation is not required. (Only on the original building application, this is usually changed before the dwelling is built and cheap, spiky, weedy plants are put in.) There is consequently a greatly reduced habitat for native birds and insects. The ambience of the area is changed for the worse.

The newer estates have no relationship with the Bellarine or Surf Coast heritage. They look exactly the same as those in Point Cook or other outer areas of Greater Melbourne. Many of these houses effectively have no garden area, the occupants might just as well be living in a block of units. There could be 3-story blocks of well-designed units, with nearby small parks, interspersed within some of these housing developments. Especially somewhere like Oakdene, where wonderful views would provide an attraction.

The housing just inland of the coast is advertised as being close to beaches. But the only way to get to the beaches is by car and in summer there are a lot of frustrated people trying to find somewhere to park. If housing developments spread, they need small buses to take people to the beaches and more funding for life saving. The coastal dunes, which protect us from rising sea levels, are in danger of being eroded by people and car parks.

