

COMMENTS ON THE BELLARINE DAL PROGRAM

PHASE 3 DRAFT STATEMENT OF PLANNING POLICY

The DAL /SPP process is welcomed and supported. I fully support the strategies of containing future urban development across the Bellarine Peninsula to within the current zoned town boundaries, the protection of the existing township characters and supporting the conservation and improvement of biodiversity values.

It is hoped that following comments are viewed as constructive and of some benefit.

Page 7 - Table 1: There are many more species/areas of environmental significance on the Bellarine Peninsula including the Bellarine Yellow Gum, Glossy Grass Skink, Metallic Cool skink, Amianita chlorophylla, Swift Parrot, other migratory birds, wetland birds, Bribons toadlet, Grassy woodlands, Moonah Coastal Woodlands, etc..

Page 12 Sustainable Development Goals:

Current population and consumption levels are not sustainable. There are numerous scientific reports that acknowledge humans cannot continue populating the earth and consuming at current levels. These issues are rarely addressed in planning however restricting town boundaries is a start. Economic policies would need to change and the natural environment given a monetary value to be able to reach sustainable goals.

Page 15 – Implementation of SPP

There is no indication of the time required/allotted for the implementation of the Planning scheme amendments.

Are VCAT considered to be a RPE? Will VCAT be required to adhere to the DAL/SPP Planning scheme amendments as they often ignore community values and expectations in favour of developers wishes?

Page 26 – Objective 1 (and elsewhere)

Does “zero carbon future “adequately define what the goal is or should that be zero carbon emissions or net zero carbon emissions?

Page 27 and other pages: Strategies

The statement that RPE’s “must consider, where relevant..... “ should be strengthened to “ ...must implement, where relevant”

Page 34 Map 4:

There is a significant view from the Ocean Grove lookout.

There are road corridor views within townships such as Portarlington, Indented Heads, St. Leonards etc.

The road corridor view along 13th Beach could be marked clearer.

The Ocean Grove Nature Reserve (OGNR) is a Regional significant landscape

ENVIRONMENT AND BIODIVERSITY

To protect and enhance remaining remnant vegetation active management, clear goal orientated plans and adequate resource allocations are required.

Green breaks between townships should be protected and there is a need to connect the remnant vegetation areas for preservation and enhancement of biodiversity. Fragmentation is a threat to natural environment areas.

The strategies should be more specific and include:

- no further clearing of indigenous vegetation
- specifics for protection and enhancement of the existing reserves
- an increase in the area of indigenous vegetation and habitat to 25% of the Bellarine area by 2030
- specific resource allocations for conservation and enhancement of reserves
- no loss of biodiversity from current vegetated areas
- establish formal biolinks between important ecological areas by 2025
- no further development in biolink areas.
- Immediate accurate mapping of all remnant vegetation on the Peninsula
- Seek expert advice from locally experienced ecologists for mapping and protection of the Peninsula ecology
- Seek input from environmentally focused community groups for the protection and enhancement of native vegetation
- Protect and increase populations of threatened species on the Bellarine
- Re-establish habitat and fauna lost from the Peninsula

SETTLEMENTS

(and Page 53: Increased Housing Diversity areas and Increased Residential Change areas.)

In Ocean Grove, Barwon Heads etc. higher density housing is not compatible with the requirement to respect the landscape and settlement characters mentioned in the SPP's especially in "old Ocean Grove" around The Terrace shopping centre.

New subdivisions and housing developments at Ocean Grove have ignored the attributes valued by the Ocean Grove community and are completely out of character with the old Ocean Grove area which the community values highly as determined by the Neighbourhood Character study carried out by CoGG in the early 2000's. These values align with the SPP landscape and settlement

characteristics mentioned in the DAL/SPP and are centred around the retention, protection and enhancement of natural vegetation and open spaces around Ocean Grove to retain that beachside, relaxed, low rise, underdeveloped character. In addition the increased traffic flows have not been addressed and consequently the quiet, beachside, relaxed community values are disappearing.

The approval for buildings to be higher than two stories is also an issue that has been to the detriment of the Ocean Grove community values identified in the Neighbourhood character study. Big boxy housing and units that take up the majority of an allotment have also spread within Ocean Grove contrary to community values and the existing character. Vegetation has been stripped from the allotments to make way for these boxes and hard stand areas.

Alternatively the new areas around Ocean Grove should be designated as areas for increased housing diversity and/or incremental residential change.

GENERAL COMMENT

The DAL and SPP's in general reflect community values in the Bellarine Peninsula however I am concerned that RPE's may not comply with the SPP's and community wishes.

Already the following situation has occurred. I have been advised that Parks Victoria have been successful in obtaining a grant of \$350,000 through the DAL and they intend to use the grant to build a new toilet block and car park adjacent to Grubb Road at the Ocean Grove Nature Reserve. They are also proposing to close the access gate and relocate the picnic ground to the Grubb road area. I have discussed the proposal with users of OGNR and they have indicated that they do not favour this proposal and they prefer the car park, picnic ground and toilet block to remain where they are currently located well away from the noisy, unsafe Grubb road area. Total cost for the proposal has been estimated to be over \$700,000, which raises the question where is the additional funding to come from? Also there will be additional annual maintenance costs to clean the toilets, attend to pumps and pay electricity bills. I hope that potential OGNR funding for biodiversity protection etc does not have to be neglected to fund this proposal.

I cannot see where this proposal conforms or relates to the DAL requirements. The grant could be allocated to enhance and protect the OGNR indigenous flora and fauna.

Colin McIntyre.