

Friday 29 January 2021



Distinctive Area and Landscapes Standing Advisory Committee
Department of Environment, Land, Water and Planning
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Via: planning.panels@delwp.vic.gov.au; <https://engage.vic.gov.au/dalsac>

Dear Distinctive Area and Landscapes Standing Advisory Committee

SUBMISSION TO: Distinctive Areas and Landscapes Standing Advisory Committee - draft Statements of Planning Policy for the Surf Coast declared area.

The Committee for Geelong (“CfG”) provides strategic leadership and influence to leverage the economic and social prosperity of our city-region. An independent, non-partisan, membership-based, not for profit organisation, the CfG works collaboratively with an authoritative group of stakeholders and influencers to design Geelong’s best future.

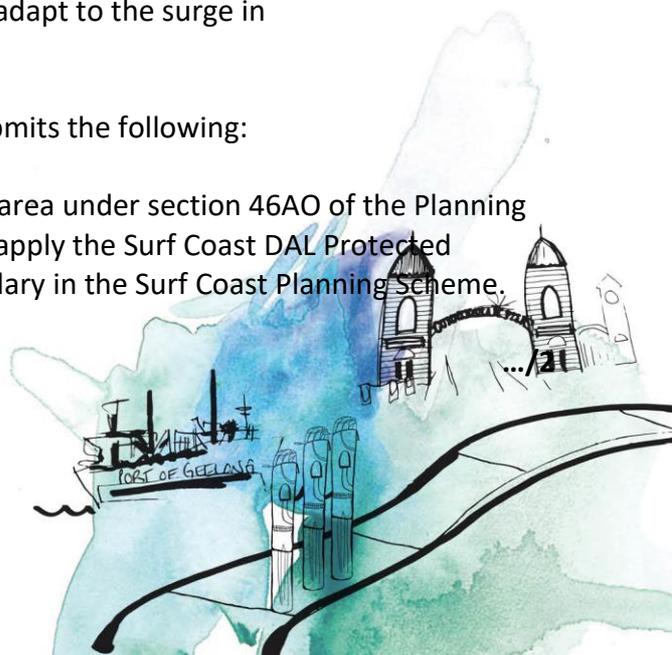
The CfG has consulted with its members and have formed a position which has been held for several years, including as part of CfG’s submission to the City of Greater Geelong’s draft Settlement Strategy (2019) <https://committeeforgeelong.com.au/wp-content/uploads/2021/01/190729-Committee-for-Geelong-submission-Amendment-C395-Settlement-Strategy-For-Web-with-Attachment2020-2.pdf>

In this submission to the City of Greater Geelong the following is stated:

“The introduction of any permanent settlement boundary in the Settlement Strategy is not supported. The settlement boundary is based on a 2.5% growth rate and will cause undue delays in bringing planned land on-line for development which undermines the ability for this strategy to plan for long-term growth options. Furthermore, it will likely result in a dramatic impact upon upward land prices. Legislated settlement boundaries will hamstring the future growth potential in Geelong. Their introduction will also generate the perception of land shortages, which was experienced in Melbourne when the UGB were introduced in 2005. Land values surged 50% in six months. Flexible or notional settlement boundaries are far more acceptable to the Committee for Geelong, with the flexibility for organic growth which can adapt to the surge in Geelong’s future opportunities.”

With these principles in mind, the Committee for Geelong submits the following:

1. Torquay is located within the declared Surf Coast DAL area under section 46AO of the Planning and Environment Act 1987 (the Act). It is proposed to apply the Surf Coast DAL Protected Settlement Boundary to the existing settlement boundary in the Surf Coast Planning Scheme.

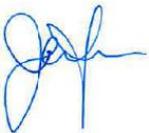


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2. The Protected Settlement Boundary is a long-term boundary and requires ratification from both Houses of Parliament. Any changes to the boundary will be complex and lengthy. It is considered that a Settlement Boundary in the Surf Coast Planning Scheme provides sufficient statutory protection and any change would be subject to a normal planning scheme amendment process.
3. It is requested that Protected Settlement Boundary is not applied and the settlement boundary is managed through the normal planning scheme amendment process. There is no legislative requirement for the Statement of Planning Policy to apply the Protected Settlement Boundary to Torquay.
4. The potential outcome to limit or stop residential development in Spring Creek will impact on future residential supply in Torquay-Jan Juc and has not properly been considered. The overall settlement boundary should be re-considered if the Spring Creek development is not supported by the development. The application of the legislated settlement boundary could increase complexity of this review.

We thank you for the opportunity to provide you with this feedback. If you have any questions, please contact me via jennifer.cromarty@committeeforgeelong.com.au or call our office on (03) 5227 8075.

Kind Regards



Jennifer Cromarty
CEO, Committee for Geelong

