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**COMMITTEE FOR GEELONG LTD**

**Submission to the Draft Bellarine Peninsula Statement of Planning Policy**

For 20 years, the Committee for Geelong has provided strategic leadership and influence to leverage the economic and social prosperity of the Geelong city-region. An independent, non-partisan, membership-based, not for profit organisation, the Committee for Geelong works collaboratively with an authoritative group of stakeholders and influencers to design Geelong's best future.

**Key considerations from the Committee for Geelong in relation to the draft Bellarine Peninsula Statement of Planning Policy**

1. The Committee for Geelong requests that the Government refer all submissions to the Standing Advisory Committee already established for that purpose for consideration and advice.
2. The Committee for Geelong would not support the outcome of the Draft Statement of Planning Policy (SPP) for the Bellarine Peninsula unless this occurs. An Advisory Committee from the Bellarine DAL process will ensure the integrity and rigor of the policy making process.
3. The Draft SPP is the key policy document guiding strategic policy and scheme provisions. However, the final form of the Planning Scheme Amendment and the final policies and controls to be applied are critical as they determine how the land use and development regulations operate.
4. The Committee for Geelong requests that the Government make the final form of the Scheme Amendment that would implement the policy available for comment before it is finalised.
5. The Committee for Geelong welcomes the 10-yearly review of the SPP provided for in the document. This allows for the policy to be refined at regular intervals.
6. The Committee for Geelong notes the panel report on Amendment C395 to the Greater Geelong Planning Scheme included a recommendation that the process to define the long term or permanent settlement boundary on the Bellarine Peninsula should be robust, transparent, evidence-based and start from existing structure planning in the planning scheme. The current process proposed by council for Logical Inclusions is restrictive and does not apply to the Bellarine Peninsula's towns. Whereas, page 77 of the Settlement Strategy provides:

*"Distinctive Areas and Landscapes*

....

*The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine.*





*If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to the Statement of Planning Policy.*

*Defining the Boundary*

*A long-term settlement boundary should be largely based on existing residential zones and strategic plans, as these have been developed over a number of years, with extensive community consultation and peer review.*

*We expect the process to define a long-term settlement boundary would be similar in approach to the 'logical inclusions' process used to refine Melbourne's urban growth boundary. This would include*

- establishing assessment and decision criteria such as land that: supports an enduring and robust long-term boundary, assists infrastructure provision to land already identified for residential development and is contiguous with an existing urban area.*
- confirming the appropriateness of current boundaries for urban Geelong and district towns on the Bellarine Peninsula (no changes to other towns)*
- a consultation and submissions process*
- referrals to infrastructure and service agencies*
- independent oversight and*
- consultations with the Minister for Planning."*

7. The Settlement Strategy proposes an appropriate process, including independent oversight.

8. The Committee for Geelong understands that Council considers the current DAL process will apply permanent protected settlement boundaries to all towns on the Bellarine Peninsula, without the process described in the Settlement Strategy being completed. The Committee for Geelong submits that this is an unacceptable outcome and an alternative approach should be adopted.



9. In particular, the SPP should be amended to provide for a further review in the future to determine the permanent town boundary for the three district towns: Leopold, Ocean Grove and Drysdale / Clifton Springs.

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Please note the above statement, includes the views of several of the Committee for Geelong's members, as our collective submission.

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If you require further information please contact me directly via [jennifer.cromarty@committeeforgeelong.com.au](mailto:jennifer.cromarty@committeeforgeelong.com.au) or M: 0413 241 033.

Kind regards



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Committee for Geelong

