



## BELLARINE PENINSULA

## DISTINCTIVE AREA AND LANDSCAPE

# Draft Bellarine Peninsula Statement of Planning Policy

### *Acknowledgment*

We acknowledge and respect the Traditional Owners of the Wadawurrung land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner and meaningfully engage with Traditional Owners to support the protection of their Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



**In 2019, the Victorian Government declared the Borough of Queenscliffe and parts of the City of Greater Geelong — the Bellarine Peninsula — a 'distinctive area and landscape' under Part 3AAB of the *Planning and Environment Act 1987*.**

The declaration recognises the unique features and special characteristics of the Bellarine Peninsula to be protected and conserved including the connection and stewardship of Traditional Owners in relation to land, and it seeks to enable more integrated decision-making by responsible public entities.

To give effect to the declaration, the Department of Environment, Land, Water and Planning (DELWP) has prepared a draft Statement of Planning Policy (SPP) for the Bellarine Peninsula declared area to guide decision-making by responsible public entities. The draft SPP sets out:

- a 50-year vision, which identifies the values and attributes the community wants to protect and enhance
- policy objectives and strategies to guide the future uses, development and management of land in the declared area, to achieve the vision
- a declared area framework plan, which specifies areas for conservation, long-term protected settlement boundaries and areas for change within established areas.

## Public consultation on the *Draft Bellarine Peninsula Statement of Planning Policy* is now underway

DELWP has prepared the draft Bellarine Peninsula SPP together with Traditional Owners the Wadawurrung, the Borough of Queenscliffe, the City of Greater Geelong and other relevant government agencies and authorities.

The draft SPP has been informed by two phases of public engagement that involved significant feedback by local communities. The draft SPP has also been informed by the existing policies and planning provisions of the Queenscliffe and Greater Geelong

planning schemes (such as the recently approved *Greater Geelong Settlement Strategy 2020*), by the progress of councils' strategic planning work and by the findings of technical studies undertaken by DELWP.

Further information on the declaration and draft Statement of Planning Policy, including frequently asked questions, can be found at <https://engage.vic.gov.au/distinctive-areas-and-landscapes-program/bellarine-peninsula>

## These are the main proposals in the draft Bellarine Peninsula SPP.

### A vision for the next 50 years

The draft SPP's vision is that the Bellarine Peninsula is a sustainable, diverse region with thriving rural and coastal communities. Its unique natural beauty, Wadawurrung living cultural and its historic heritage, ecological significance, distinctive landscapes and identity are widely recognised and celebrated.

### Policy domains

The draft SPP provides a framework for decision-making in relation to the future use and development of land within the declared area. It contains objectives and strategies to protect and conserve the declared area's unique values and distinctive attributes and provide certainty for development. The declared area's unique values and distinctive attributes are its:

- **rich Aboriginal cultural heritage:** the declared area is Wadawurrung Country with significant and enduring living cultural heritage
- **landscape significance:** the dramatic state significant southern coast and tranquil bay settings, superb views, internationally significant wetlands and the hinterland between settlements
- **environment and biodiversity** including the habitat of endangered and threatened species and distinctive places (such as the Ocean Grove Nature Reserve, Buckley Park Foreshore Reserve, Point Richards Flora and Fauna Reserve, Edwards Point Wildlife Reserve, Port Phillip Heads Marine National Park, Barwon Bluff Marine Sanctuary and other coastal reserves and wetlands)

- **historic heritage:** the Bellarine Peninsula's maritime history, culture and attractions (such as Queenscliff and Portarlington)
- **natural resources and productive land of significance,** which support a flourishing economy based on sustainable and responsible tourism, agriculture and aquaculture, other natural resource uses and industries
- **strategic infrastructure and built form of significance:** the Bellarine Peninsula is famed for its seaside and semi-rural lifestyle within proximity to Geelong and Melbourne - development must be sympathetic to townships' character, sensitive environment and landscape setting.

The draft SPP also recognises the importance of mitigating environmental risks posed by bushfire and climate change and proposes objectives and strategies to improve environmental resilience.

### Settlement boundaries

The draft SPP proposes protected settlement boundaries for all towns and villages on the Bellarine Peninsula.

These boundaries set limits to the outward urban expansion of settlements, protecting the declared area's significant landscapes, environment, cultural heritage and agriculture and other natural resources as well as each settlement's unique values and distinctive attributes. They can only be changed through a legislative process, providing communities with long-term certainty.

The draft SPP identifies protected settlement boundaries need to be established around areas of urban Geelong, including Moolap and the Armstrong Creek Urban Growth Area. The finalisation of these boundaries will be informed by strategic planning work led by the City of Greater Geelong in collaboration with DELWP, other relevant agencies and authorities.

## Housing change areas

The draft SPP identifies three types of housing change areas. Identifying these areas makes clear where within settlements future housing may be accommodated. This means there is greater certainty for investors — leading to more jobs and a strong local economy — while retaining the highly valued settlement and coastal characters of the Bellarine Peninsula's towns and villages.

The housing change areas proposed are:

- **minimal change areas:** residential areas with special neighbourhood, heritage, environmental or landscape characteristics requiring protection.
- **incremental change areas:** residential areas suitable for moderate urban consolidation, providing housing diversity while respecting coastal and landscape character of the township.
- **substantial change areas:** these are urban consolidation areas in and around town and activity centres in the larger district towns of Leopold, Ocean Grove and Drysdale/Clifton Springs.

## Have your say

**DELWP invites submissions from the general public, community groups, responsible public entities, industry representatives and other interested parties about the *Draft Bellarine Peninsula Statement of Planning Policy*.**

The draft SPP and the process for making submissions can be found at <https://engage.vic.gov.au/distinctive-areas-and-landscapes-program/bellarine-peninsula>.

Submissions must be lodged before **5:00 pm Friday 20 August 2021**.

Submissions will be treated as public documents and will be published on the Victorian Government's engagement website <https://engage.vic.gov.au/distinctive-areas-and-landscapes-program/bellarine-peninsula>. Do not include any personal information in the body of your submission (such as your email address or phone number).

If you would like any further information please call our information line on 136 186 (open 8am to 6pm, Monday to Friday) or email us at [planning.implementation@delwp.vic.gov.au](mailto:planning.implementation@delwp.vic.gov.au).

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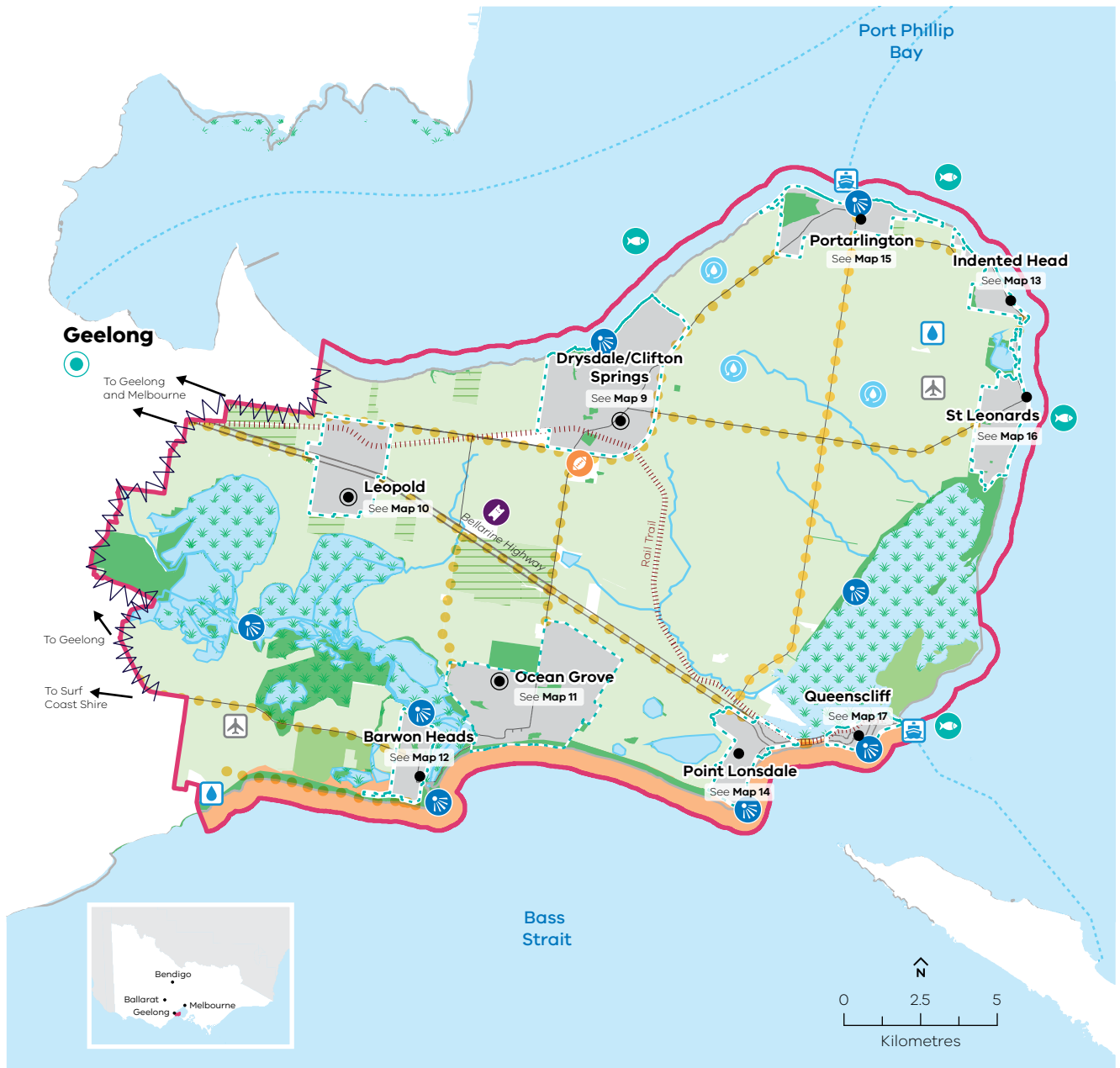
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# Proposed Bellarine Peninsula framework plan



## LEGEND

- Regional city
- District town  
*A large town providing a diversity of housing, services and employment for a large, diverse population, which has a strong relationship with surrounding villages and rural areas*
- Village  
*A small settlement with a small population, which integrates with its rural and natural surrounds*
- Protected settlement boundary
- Declared area boundary
- Protected settlement boundary to be defined subject to strategic planning work
- Local Government Area
- Urban area
- Rural living

### Aboriginal cultural heritage and historic heritage

The entire declared area and beyond is Wadawurrung Country. The declared area's Aboriginal cultural heritage values must be conserved, strengthened and promoted in partnership with the Wadawurrung.

### Landscapes and environment

*Landscapes - Conserve and enhance the declared area's significant landscapes with the greatest protection provided in areas of highest significance\**

**State significant landscape:** Bellarine Peninsula Southern Coast

*\*Note: Areas not designated as state significant are the regionally significant Swan Bay, Lake Connewarre and Barwon River, and Bellarine Northern Coast and Central Hills landscapes*

Road corridor views  
*Manage the development of infrastructure to maintain views to the rural hinterland and/or coasts*

Significant view

Waterways  
*Conserve and restore native vegetation along waterway corridors*

- Lakes
- Ramsar wetlands
- Parks and reserves
- Golf course

### Tourism, agriculture, natural resources and infrastructure

Green breaks  
*Potential location for agricultural, natural resources and/or nature-based tourism land uses that protect and enhance significant landscape features*

- Strategic water assets
- Support recycled water use
- Aquaculture
- Sub regional theme park
- Sport and recreation precinct
- Airfield
- Safe harbour
- Ferry route
- Highway
- Main road
- Rail Trail
- Movement network  
*Support a sustainable transport network that enhances the declared area's distinctive attributes*