



Submission to the Draft Bellarine Peninsula Statement of Planning Policy

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Front Cover Image - Courtesy of MetroMap

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Introduction

CardnoTGM has been engaged by [REDACTED], owners of land at [REDACTED], [REDACTED] (subject land), to prepare a submission on their behalf in response to the Draft Bellarine Peninsula Statement of Planning Policy.

We understand that the introduction of permanent settlement boundaries is discretionary under Section 46AV of the Planning and Environment Act but note that the proposed permanent settlement boundary for Portarlington is based on the existing boundary of the Geelong Planning Scheme.

We believe that this process provides an ideal opportunity to address the existing anomalous town boundary of Portarlington that affects the subject land and provide much needed additional residential land in a focussed, minimalist and sensitive manner. We therefore request a change to the proposed Portarlington permanent settlement boundary as contemplated by this draft policy to include the subject land and designate this land for future residential development.

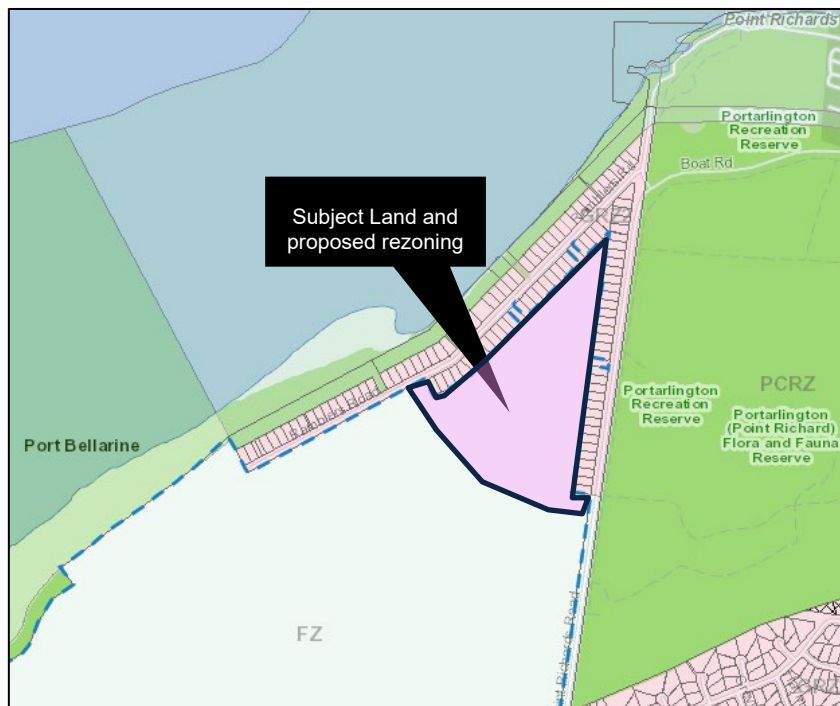
Subject Land

The subject land is approximately 9 hectares in area and forms part of a larger farming lot of 102.3 hectares located along the north western edge of Portarlington.



The land is within the Farming Zone and is also covered by Significant Landscape Overlay Schedule 14.

It is undeveloped land and is wedged between residentially zoned land which contains established conventional residential houses to the north-east and north-west with existing services available.





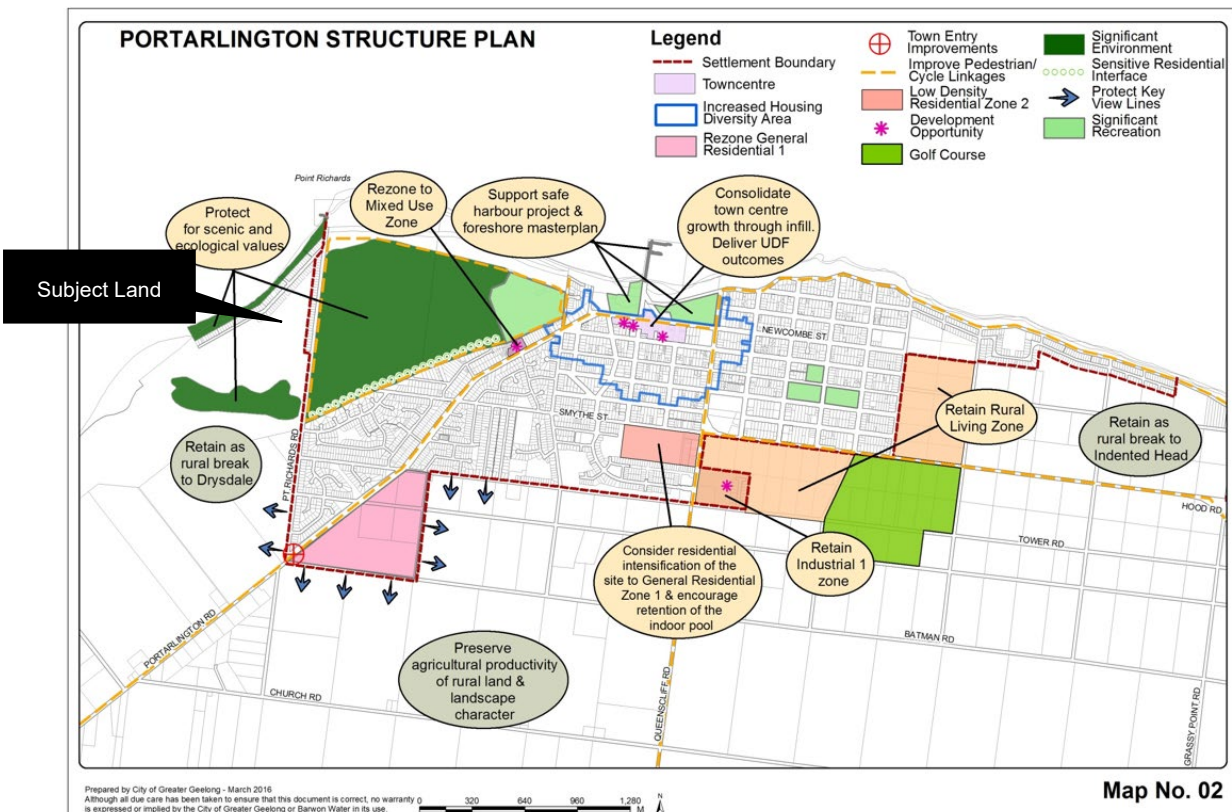
The adjoining subdivisions along Ramblers Road and Point Richards Road have been designed with road and pedestrian access points to integrate with the future development of the subject land. However, the obvious infill opportunity this land presents has not been realised.

The subject land is considered to have no farming values due to its poor soil quality for farming purposes, its size and location wedged between two developed residential estates, and the presence of scattered remnant vegetation (which makes it subject to frequent fox and rabbit hunting). Its integration opportunities are clear and will provide a logical infill opportunity without the removal of arable land or scenic sightlines, enhancement of the ecological values of the adjacent part of the property, and importantly will present a clear opportunity to promote and raise the profile of the neighbouring Pt Richards Flora & Fauna Reserve.

Portarlington Structure Plan – May 2016

The subject land forms part of the Portarlington Structure Plan Study Area Map No. 1 Page 2 but is not included in the Portarlington Settlement Boundary.

The Structure Plan Map identifies that the subject land contains a ‘significant environment’ and it recommends this area and a strip of foreshore land along Ramblers Road subdivision be protected ‘for scenic and ecological values’.





As advised the land is not included in the Settlement Boundary and curiously nor is the residential land directly adjoining to the north along Ramblers Road despite it being zoned and developed as conventional residential land. In comparison the strip of residential land along the eastern boundary of Portarlington adjacent to the foreshore reserve is identified in the Settlement Boundary. On face value there does not seem to have been a consistent logic adopted to determining the Settlement Boundary along the eastern and western edges of Portarlington.

Practice Note 36 - Implementing a Coastal Settlement Boundary November 2016 provides guidance about implementing a coastal settlement boundary in planning schemes for settlements outside Metropolitan Melbourne. This Practice Note defines a coastal settlement boundary as:

'A coastal settlement boundary defines the allowable extent of urban use and development for a settlement. If it is a fixed outer boundary of urban development and represents the future growth expectations for a settlement'.

In this regard the proposed Portarlington Permanent Settlement Boundary ignores the established urban development along the western edge and thus its exclusion does not accord with the definition in the practice note. In our view it reflects an inconsistent approach to the establishment of the Settlement Boundary and also has the effect of lessening the consideration of the subject land also for inclusion.

The other sections of the Structure Plan relevant to the subject land are Section 3.3.4 Natural Environment and Section 3.3.6 Rural Areas.

Section 3.3.4 Natural Environment recognises that the Ramblers Road Foreshore Reserve also contains significant flora and fauna that require protecting and recognises that it is essential to protect and manage cultural and environmental attributes and exclude urban development from these areas.

Section 3.3.6 Rural Areas identifies that the western boundary is located between the existing residential zone and the Point Richards Flora and Fauna Reserve. Further urban development westwards is inappropriate as it would irreversibly affect unique environmental assets and landscape features and undermine the non-urban break between Portarlington and Drysdale.

Proposed Statement of Planning Policy

The Proposed Statement of Planning Policy applies to the Bellarine declared area including land outside the Portarlington settlement boundary. Under Section 46AV of the Act the Statement of Planning Policy must:

Set a 50-year vision that identifies the values, priorities and preferences of the Victorian community in relation to the distinctive attributes of the declared area, including preferences for future land use and protection and development.

We submit that the draft policy fails to meet the vision for a 50-year development horizon as it only relies on existing infill and existing greenfield development areas of each town to meet the likely development demands over this period. We suggest that the current land supply in the Bellarine will likely be exhausted in



a short period of time. We also understand there are currently no vacant blocks for sale in Portarlington and that future lots as part of the Panorama Portarlington subdivision are expected to be taken up within a short period of their release. This reflects the overall desire by the community to reside in the Bellarine Peninsula.

We also submit that the policy fails the Victorian community as the Bellarine Peninsula has never been more popular as a residential and tourist destination. Therefore, clearly the introduction of proposed permanent boundaries around all the towns of the Bellarine including Portarlington without additional growth opportunities does not reflect the community's preference for land use developments in the Bellarine Peninsula.

In addition, the recent establishment of the Portarlington to Melbourne Ferry service is already encouraging residential growth in Portarlington and the Bellarine. It is noted that this service is advertising consistently on Melbourne radio stations and anecdotal evidence from the local Real Estate Agencies in Portarlington indicates a significant uplift of sales since the ferry service commenced.

The Victorian Marine and Coastal Policy

The Victorian Marine and Coastal Policy seeks to provide a logical balance between conservation and the need for coastal town growth. It seeks to:

Identify clear settlement boundaries in planning schemes, to plan for growth and protect coastal values; and direct growth to within these boundaries. Where no settlement boundary is identified, define the extent of the settlement by the existing urban zoned land and land identified in the planning scheme for future urban settlement.

Clearly the Victorian Marine and Coastal Policy supports facilitative planning for growth in coastal towns throughout Victoria subject to the protection of natural coastal environments. This established coastal development approach has been approved by the government and community but is not reflected in the Draft Bellarine Peninsula Statement of Planning Policy which ultimately mandates the end of growth in the Bellarine Peninsula. Therefore, the proposed local policy does not accord with the state-wide Victorian Marine and Coastal Policy.

The addition of the subject land within the Portarlington settlement boundary amends and improves the current boundary where the subject land is not only surrounded by established residential development but is also directly affected by this use rendering this land unviable for farming and for conservation purpose. Thus, it is logical to extend the proposed boundary to include this land.



Clause 21.14 THE BELLARINE PENINSULA 21.14-1

Clause 21.14 seeks to support the different roles and functions of townships on the Bellarine Peninsula and to preserve the individual character, identity and role of each Bellarine township. The addition of the subject land within the Portarlington Settlement boundary allows the continuation of Portarlington as a residential and tourist destination and will provide a positive addition to the character and identity of this bayside town.

The inclusion of the subject land in the Portarlington Settlement boundary will also:

- > Provide for a small growth opportunity to facilitate additional coastal population growth without detrimental impacts on the coastal reserve.
- > It will allow increased visitation so that impacts do not cause unsustainable use of coastal resources.
- > Its recognition for future growth will support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.
- > It will establish a clear settlement boundary around Portarlington to ensure that the extent of this town is defined by the extent of existing urban zoned land.
- > It avoids linear urban sprawl along the coastal edge of Portarlington by utilising essentially an infill opportunity.



Justification

The question arises what would be the effect of including this land in the Settlement Boundary as:

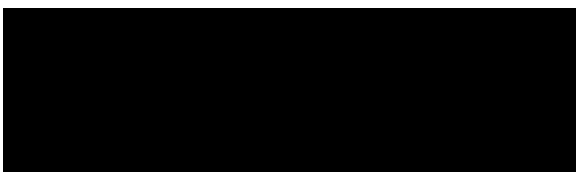
- > It does not extend the existing ribbon development along the western edge of Portarlington;
- > It has the potential to promote and provide incentives for the management and conservation of the environmental attributes of the land;
- > It establishes a logical and more easily definable Settlement Boundary edge and;
- > It will ultimately reduce land use conflict from having a wedge of rural land between two developed residential areas.

Why include this land? The inclusion of this land in our view warrants consideration given that:

- > We understand that the introduction of permanent settlement boundaries is discretionary and therefore the inclusion of this land will provide much needed growth for Portarlington and the Bellarine Peninsula.
- > The provision of additional growth opportunities meets the unprecedented community demand to live on the Bellarine Peninsula.
- > There is little justification for the subject land to remain in the Farming Zone. The sandy and saline soil quality together with the residential zoned and developed land on each side severely limits the use of land for agricultural purposes.
- > The surrounding subdivisions have been designed to facilitate urban road connections to the subject land.
- > The land does not represent arable farming land and is unfortunately a home to foxes, rabbits and other pests which make it a problem area for both the adjoining farmland, as well as for the adjoining residential housing.
- > The subject land is relatively small and thus its development will not jeopardise the maintenance of rural land between coastal/bay settlements nor will it extend urban development further west than that that is already established.
- > The developability of the land is limited thus there will be no impact on the broader residential supply numbers.
- > It importantly provides an opportunity for a landmark environmentally sensitive development where there could be significant environmental outcomes in the form of sensitive coastal design and ongoing management and proliferation of the coastal habitats.

Request

We respectfully request that the Portarlington Settlement boundary is reviewed and the subject land is located inside the settlement boundary designated for residential growth.



Planning Manager, Regional Victoria/Principle