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1.0 Introduction

1.1 Purpose
This report provides an assessment of the Surf Coast study area against the requirements for an area to be recommended to be declared, as outlined under Section 46AP of the Planning and Environment Act 1987 (‘the Act’). This includes:

- Identifying the distinctive attributes of the Surf Coast
- Identifying potential threats to the distinctive attributes of the Surf Coast

It will also assist in defining the scope of a Statement of Planning Policy (SPP).

1.2 Distinctive areas and landscapes
Part 3AAB of the Act came into effect on 30 May 2018. The amended Act provides for the Governor in Council to declare an area of Victoria a ‘distinctive area and landscape’, which requires an enhanced level of planning protection and management.

The objectives of Part 3AAB of the Act are to:

- to recognise the importance of distinctive areas and landscapes to the people of Victoria and to protect and conserve the unique features and special characteristics of those areas and landscapes; and
- to enhance the conservation of the environment in declared areas including the unique habitats, ecosystems and biodiversity of declared areas; and
- to enable the integration of policy development, implementation and decision-making for declared areas under SPPs; and
- to recognise the connection and stewardship of traditional owners in relation to land in declared areas.
2.0 Context

2.1 Study area

The indicative study area broadly includes the Surf Coast Shire which is located approximately 100km south-west of Melbourne and 20km south-west of Geelong (Figure 1). Geographically, the Surf Coast Shire is bounded by coastal landscapes and the Bass Strait along its southern border. The northern parts of the Surf Coast Shire include rural hinterland areas generally used for farming and agribusiness. To the west is the Great Otway National Park and the Great Ocean Road tourist trail, which commences at Torquay and travels through coastal towns of the Surf Coast Shire, including Anglesea, Aireys Inlet, Apollo Bay and Lorne.

Key transport corridors include the Surf Coast Highway in a north-south direction, the Great Ocean Road east-west along the southern part of the Surf Coast Shire and the Princes Highway running east-west along the northern part of the Surf Coast Shire.

![Figure 1. Surf Coast Shire highlighted yellow](image)

The Surf Coast study area includes the eastern portion of the Surf Coast Shire, concentrated on the major towns of Torquay-Jan Juc and parts of the hinterland area (Figure 2).

Torquay-Jan Juc is part of the peri-urban areas of Melbourne and Geelong and is experiencing increasing development pressures. Other coastal towns in the Surf Coast Shire, such as Anglesea, face unique challenges based on their location on the Great Ocean Road, that may better suit the mandate of the Great Ocean Road Strategic Framework Plan. To avoid duplication in policy with the Great Ocean Road Action Plan and to better manage peri-urban pressures affecting significant attributes of the Surf Coast Shire, the study area focuses on the eastern portion of the Surf Coast Shire, including the hinterland area.
2.2 Regional strategies

2.2.1 G21 Regional Growth Plan

The G21 Regional Growth Plan (G21) provides strategic direction for the region which includes Colac Otway Shire, Surf Coast Shire, City of Greater Geelong, the Borough of Queenscliffe and the southern part of the Golden Plains Shire. G21 seeks to coordinate and plan for the anticipated high population growth across the region, especially in the Geelong, Bellarine and Surf Coast regions. G21 is incorporated into the planning scheme by Clause 11.01-1R (Settlement – Geelong G21).

G21 establishes a settlement hierarchy recognising Geelong as the regional city which supports the district towns, smaller villages and hamlets. Torquay-Jan Juc is identified as a district town, that provides services to smaller coastal and hinterland towns and has a strong relationship with Geelong. G21 also suggests limiting growth of Bellbrae to the existing settlement boundary.

2.2.2 Plan Melbourne

Plan Melbourne provides strategic planning direction for Melbourne and its peri-urban areas. Plan Melbourne recognises that peri-urban areas are of high economic, environmental and social value and acknowledges that these areas are under threat from competing land uses, urban encroachment and climate change. Plan Melbourne has several policy directions of relevance, including direction 1.4 which aims to support productive land within peri-urban areas including agricultural land and extractive industries. Policy 4.5.2 also specifically supports protecting and enhancing valued attributes of distinctive areas and landscapes within Melbourne’s peri urban areas.

Policy 7.1.2 of Plan Melbourne seeks to support regional towns which are experiencing growth pressures due to their affordability and lifestyle options. Specifically, Torquay-Jan Juc is recognised as a town...
capable of supporting more housing and employment generating development. It is also recognised that strategies are needed to ensure delivery of infrastructure to support growth in peri-urban areas and that development must be in keeping with local character, attractiveness and amenity.
3.0 Distinctiveness criteria

3.1 The legislation

Section 46AO(1) of the Act enables the Governor in Council to declare an area of Victoria to be a distinctive area and landscape upon recommendation by the Minister for Planning. Before making the recommendation, the Minister for Planning must be satisfied that the area satisfies the distinctiveness requirements set out in section 46AP(1) as follows:

(1) The Minister must be satisfied that an area has a majority of the following attributes in order to recommend that the area be declared as a distinctive area and landscape—

(a) outstanding environmental significance;
(b) significant geographical features, including natural landforms;
(c) heritage and cultural significance;
(d) natural resources or productive land of significance;
(e) strategic infrastructure or built form of significance;
(f) an attribute prescribed for the purposes of this section.

3.2 Assessment of distinctiveness

To be declared, an area must have a majority of the attributes which are described in the Act. A majority is considered to be three or more.

Significance can be defined across a number of scales, including local, regional, state or national significance. For the Distinctive Area and Landscape assessment, it is considered the attributes should be of state or national significance to warrant the elevated planning protection at the state level. If an area does not meet the threshold of state or national significance, the local planning scheme and existing planning provisions are considered sufficient to manage the attributes and threats.

For each attribute, the quantity or distribution in the area will be categorised as ‘limited’ or ‘extensive’ and the value of the attribute will be categorised as ‘low’ or ‘high’.

Table 1 – Examples of what may be considered for each attribute of the legislation.

| Environmental | • Outstanding natural or environmental values that are vulnerable to irreversible change or are rare and endangered.  
|               | • Mix of ecosystem types (such as terrestrial, forest, mountain, grassland, catchment, freshwater, coastal and marine ecosystems).  
|               | • Critical aquifers and groundwater systems. |
| Landscape and landform | • The area contains landforms with striking aesthetic characteristics appreciated by the wider Victorian community.  
| | • Objects of outstanding natural beauty.  
| | • Unique geological or geomorphic features, processes or landforms. |
| Historic and cultural | • Iconic places, precincts or landscapes of cultural heritage significance that are exemplars of Victoria’s past.  
| | • Places or objects that have particularly strong relationships to important historical events that have significance for the broader Victorian community. |
- Clear association of historical importance in comparison to other places.
- Tangible association with Aboriginal living tradition (e.g., sites of Aboriginal value).
- A significant number or concentration of sites of Aboriginal cultural value.
- Intangible (for example, spiritual) association to a cultural tradition in the form of a story or unique testimony.

### Natural resources and productive land
- Water catchments including dams and reservoirs.
- Timber production.
- State significant resources (for example, existing extractive industry resource areas, and other areas to be identified by Department of Jobs, Precincts and Regions (DJPR) as part of Victoria’s strategic extractive resource areas).
- Major tourism destination and recreational attractions including nature-based tourism.
- Productive land supporting primary production (intensive agriculture, horticulture).

### Strategic infrastructure and built form
- Strategic reservations for long term infrastructure needs, or existing infrastructure that provides a critical extractive resource transport network.
- Major infrastructure including ports, airports, transport corridors, energy transmission, windfarm and renewable energy generation, telecommunications and information infrastructure, that provide a state function beyond its immediate area.
4.0 Threat criteria

4.1 The legislation

Section 46AO(1) of the Act enables the Governor in Council to declare an area of Victoria to be a distinctive area and landscape upon recommendation by the Minister for Planning. In addition to the distinctiveness requirements set out in 3.1, before making the recommendation, the Minister for Planning must be satisfied that the area satisfies the threat requirements set out in section 46AP(2) as follows:

(2) The Minister must be satisfied that an area is under threat of significant or irreversible land use change that would affect the environmental, social or economic value of the area in order to recommend that the area be declared as a distinctive area and landscape, whether that threat arises from—

(a) land use conflicts; or
(b) multiple land use changes over time; or
(c) any other land use threat prescribed for the purposes of this section.

4.2 Assessment of threats

In order to define and assess a significant threat, the nature, number and level of threats will be considered in relation to their impacts on each attribute identified for the area. To measure the significance of the threat, it will be categorised as a risk level of either ‘low’ or ‘high’.

Categories for assessment of the nature of threats includes the following:

Table 2 – Examples of what may be considered as a threat

<table>
<thead>
<tr>
<th>Conflict between land uses (including intensity of uses)</th>
<th>Development encroaching on an existing quarry providing significant natural resources.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Higher risk of bushfire due to development in areas with significant concentrations of vegetation.</td>
</tr>
<tr>
<td></td>
<td>Stormwater runoff from development impacting on waterways (such as runoff from increased impervious areas, or increased grazing or clearance).</td>
</tr>
<tr>
<td>Cumulative impact of development and land use practice</td>
<td>Ad hoc development over time in townships and rural settlements leading to increased risks of bushfire and flooding.</td>
</tr>
<tr>
<td></td>
<td>Continuing future growth in an area leading to further fragmentation of biodiversity and impact on remnant, rare or endangered species.</td>
</tr>
<tr>
<td></td>
<td>Flow on impacts on the economy if areas of natural beauty are not protected.</td>
</tr>
<tr>
<td>Compounding (combination or additive) impacts</td>
<td>Impact from the combination of future growth, extensive tourism activity and recreation development.</td>
</tr>
<tr>
<td></td>
<td>Visual impacts due to the scale or footprint of infrastructure development.</td>
</tr>
<tr>
<td></td>
<td>Introduction of weeds and pests though increased visitation.</td>
</tr>
<tr>
<td>Climate change impacts</td>
<td>Increased incidence of natural hazards including erosion, inundation and storm surge.</td>
</tr>
<tr>
<td></td>
<td>Climate related implications on agricultural productivity.</td>
</tr>
<tr>
<td></td>
<td>Risks to infrastructure functioning efficiently in supporting future communities.</td>
</tr>
</tbody>
</table>
5.0 Decision framework

Based on the methodology outlined in Section 3 and 4 of this report, the following decision framework has been developed to assess the distinctiveness, the threats and determine if an area warrants declaration.

**Step 1**
**ASSESS DISTINCTIVENESS**
Combination of unique features of extensiveness, quantity and value

- The area contains a combination of unique features of state and/or national significance
- The area does not contain a combination of unique features of state and/or national significance

Manage through existing planning provisions

**Step 2**
**ASSESS THREAT**
Both range (single, multiple) and level of impact (low, high)

**Step 3**
**APPLY DECISION RULES**
In accordance with the following logic:

- IF Extensive AND High Value AND High or Multiple Threat THEN Declare
- IF Extensive AND High Value AND Low Threat THEN Manage
- IF Extensive AND Low Value AND Low Threat THEN Manage
- IF Extensive AND Low Value AND High Threat THEN Manage
- IF Limited AND High Value AND High or Multiple Threat THEN Declare
- IF Limited AND High Value AND Low Threat THEN Manage
- IF Limited AND Low Value AND High Threat THEN Manage
- IF Limited AND Low Value AND Low Threat THEN Manage

High
Majority of criteria (3 to 5)

Declare Area
(and manage through planning provisions)

Prepare Statement of Planning Policy

Designate township settlement boundaries*

*Optional

Medium
(2 criteria)

Low
(0 to 1 criteria)

Manage through existing planning provisions, strategies and action plans

Figure 3. Decision framework for declaring an area
6.0 Environmental significance

6.1 Summary

Attributes

- Creeks, wetlands, saltmarshes, woodlands and beaches in the area provide habitat for numerous state and national threatened species.
- Areas of biodiversity significance include Point Addis Marine National Park, Point Danger Marine Sanctuary, Point Impossible, Karaaf Wetlands, Breamlea Saltmarsh, Thompson Creek, Deep Creek, remnant vegetation west of Torquay-Jan Juc.

Threats

- Removal of remnant vegetation for development or land use measures.
- Weed invasion, feral animals, pollution of waterways from stormwater runoff and impacts from acid sulphates.
- Climate change impacts including change in chemical composition of marine environment, saltmarshes and estuaries, impacting habitat and species. Degradation of coastal environments and risk of bushfire for critically endangered flora and fauna.
- Compounding impacts from extensive tourism activity and human interference.

Distinctiveness

<table>
<thead>
<tr>
<th>Threat</th>
<th>Nature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conflict between land uses, changing land uses, urban development expansion, climate change impacts</td>
<td></td>
</tr>
</tbody>
</table>

Value | Number | Level |
--- | --- | --- |
High | Multiple | High |

6.2 Significant environmental features

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Point Addis Marine National Park</td>
<td>The Point Addis Marine National Park is established under the National Parks Act 1975 and is nationally significant. It provides significant habitat in the form of both water and subtidal soft sediment for a number of threatened and endangered species. It contributes a significant source of food for many species including invertebrates and shore birds. The algae found in the deep-water soft sediments and Ingoldsby Reef is particularly diverse and unique. The rhodolith beds found here have high natural value and are home to a</td>
<td>Removal of beach wrack (kelp and invertebrates) affects ecological processes and biodiversity. Inappropriate shore-based development (especially around holiday towns) impacts on biota (e.g. disturbance, reduced water quality). Coastal modifications (e.g. dredging, stormwater disposal, coastal protection structures, beach renourishment, harbours) alter patterns of longshore current.</td>
<td>Assessment of the Values of Victoria’s Marine Environment Report, Victorian Environmental Assessment Council (May 2019) Assessment of the Values of Victoria’s Marine Environment Atlas, Victorian Environmental Assessment Council (May 2019) Marine Natural Values Study Vol 2: Marine Protected Areas of the Central</td>
</tr>
<tr>
<td>Diversity of algal, invertebrate and fish species.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• The presence of fur seals and bottlenose dolphins are important natural values.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Drift, deposition and erosion.</td>
<td></td>
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<tr>
<td>• Decline in seagrass cover, disturbance and burial of rhodoliths.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>• Seagrass beds and subtidal reef are sensitive to propeller scarring and vessel groundings in shallow water (especially at low tide) and anchor damage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Introduction of foreign species and marine pests by commercial vessels.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Climate change threats with ultimate consequences not yet well understood. The change in chemical composition and circulation of the sea risks change in marine habitats, loss of habitats and changes to the reproduction, number and distribution of species.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Point Danger Marine Sanctuary**

- The Point Danger Marine Sanctuary is established under the *National Parks Act 1975* and is nationally significant.
- The dominant biotope is seagrass population on high energy rock, followed by high energy sub-canopy brown seaweed communities.
- Features diverse sessile invertebrate communities, at least 96 species of opisthobranchs as well as Amphibolis Antarctica seagrass.
- Important location for threatened and endangered bird species. Also, a resting point for birds recognised internationally under the China Australia Migratory Bird Agreement and Japan Australia Migratory Bird Agreement.
- The endangered Hooded Plover, Wandering Albatross and Fairy Turn has been recorded at Point Danger.

- Increased threat from shore-based activities including increase in patronage, cumulative recreation activities and temporary or permanent structures.
- Removal of beach wrack (kelp and invertebrates) affects ecological processes and biodiversity.
- Inappropriate shore-based development (especially around holiday towns) impacts on biota (e.g. disturbance, reduced water quality).
- Coastal modifications (e.g. dredging, stormwater disposal, coastal protection structures, beach renourishment, harbours) alter patterns of longshore drift, deposition and erosion.
- Seagrass beds and subtidal reef sensitive to disturbance from trampling, fishing and other human interference.

- Assessment of the Values of Victoria’s Marine Environment Report, Victorian Environmental Assessment Council (May 2019)
- Assessment of the Values of Victoria’s Marine Environment Atlas, Victorian Environmental Assessment Council (May 2019)
### Point Impossible

- Coastal Moonah Woodlands present along the coastline of Point Addis, Jan Juc and Torquay.
- The Coastal Moonah Woodland plant community is listed as threatened under the *Flora and Fauna Guarantee Act 1988*.
- It provides important habitat for threatened and endangered species. It helps in stabilising dune systems to prevent erosion caused by climate and sea level changes.
- Home to the threatened beach-nesting shorebird, the hooded plover.

### Bellarine Yellow Gum Remnant Vegetation

- This area contains significant remnant Bellarine Yellow Gums, a threatened species under the *Flora and Fauna Guarantee Act 1988*. It is also listed under the *Environment Protection and Biodiversity Conservation Act 1999*.

### Introduction of foreign species and marine pests by commercial vessels.
- Climate change threats with ultimate consequences not yet well understood. The change in chemical composition and circulation of the sea risks change in marine habitats, loss of habitats and changes to the reproduction and distribution of species.
- Introduced mammals prey on and disturb roosting, feeding of nesting birds and their eggs (e.g. hooded plover).

### Clearing of land, loss of habitat through degradation and fragmentation.
- Loss of hollow-bearing trees weed invasion and lack of regeneration.
- Coastal saltmarsh and intertidal reef platforms are vulnerable to trampling, especially during warmer months.
- Disturbance of threatened and endangered bird and mammal species by humans, dogs and feral animals.

- Surf Coast Shire Planning Scheme - Significant Landscape Overlay (Schedule 6)
- Coastal Saltmarsh, Factsheet 3, Corangamite Coast, Corangamite CMA

### Clearing for residential development, infrastructure and agricultural activities.
- Lack of, and expected difficulty in, securing offsets for the Bellarine Yellow Gum.
- 86% of the sites where the Bellarine Yellow Gum occurs have no recruitment prospects due to inappropriate disturbance regimes, weed invasion, stock grazing and soil compaction.
- Bushfire risk and lack of regeneration opportunities.

### Surf Coast Shire Planning Scheme – Environmental Significance Overlay (Schedule 4)
- Surf Coast Shire Biodiversity Mapping Project 2014, Surf Coast Shire, DEPI & CCMA
### Karaaf Wetlands and Breamlea Flora and Fauna Reserve

- Ancient Coastal Moonah Woodlands and important coastal saltmarsh community for protecting shorelines from storm surges.
- Provides nurseries for marine life and habitat for migratory birds, including the critically endangered Orange-Bellied Parrot. The Breamlea wetland is either a permanent wintering ground or a staging area for the migratory parrot on its journey to the Coorong in South Australia.
- Important habitat for the Hooded Plover, listed as threatened under the *Flora and Fauna Guarantee Act 1988*.
- Destruction or alteration of habitat associated with urbanisation and development pressure.
- Unrestricted access by humans (e.g. foot traffic and vehicles).
- Dumping of waste (particularly garden waste) that leads to weed invasion and spread.
- Discharge of stormwater and fresh water run-off from urban areas.
- Orange-Bellied Parrot faces predation from introduced species such as cats and foxes as well as competition from introduced seed-eating birds.
- Sea-level rise resulting from climate change.
- Coastal Saltmarsh, Factsheet 3, Corangamite Coast, Corangamite CMA
- Threatened Fauna Factsheet, Corangamite Coast, Corangamite CMA

### Thompsons Creek

- Important estuary and saltmarsh habitat. It forms a critical part of the broader ecosystem connecting to the hinterland and towards the coast. It connects to the Karaaf Wetlands and the marine environment near Point Impossible and Point Danger Marine Sanctuary.
- Key habitat for the Yarra Pygmy Perch, listed as vulnerable due to habitat degradation. This species is found in limited locations, making the Thompson Creek habitat a significant location to protect this species. Drought refuge for the Yarra Pygmy Perch
- Significant birds found on Thompson Creek estuary include the Eastern Great Egret.
- Numerous vegetation classes at risk, including:
  - Swamp Scrub Ecological Vegetation Class (Vulnerable)
  - Floodplain Riparian Woodland Ecological Vegetation Class (Endangered)
  - Swampy Riparian Woodland Ecological Vegetation Class (Endangered)
- Elevated nutrients and sediments from urban area runoff causes turbidity which reduces light levels and results in excess growth of algae, epiphytes and phytoplankton and decreases dissolved oxygen.
- Intermittently opening estuary for flood mitigation to urban areas impacts the ecological processes of the estuary system.
- Invasive fauna and flora.
- Impacts from grazing and degraded riparian vegetation from livestock access.
- Acid sulphate soils are the second greatest risk to the environmental assets in the Thompson Landscape Zone.
- Assessment of the Values of Victoria's Marine Environment Atlas, Victorian Environmental Assessment Council (May 2019)
Spring Creek
• Important estuary and saltmarsh habitat. It forms a critical part of the broader ecosystem connecting to the hinterland and towards the coast. It connects to White Beach and the Point Danger Marine Sanctuary.
• The estuary is bordered by the Spring Creek Reserve which contains unique and rare Moonah Woodlands and Bellarine Yellow Gums.

• Degraded estuarine vegetation from land clearing.
• Artificial estuary openings for flood mitigation to urban areas impacts the ecological processes of the estuary system.
• Degraded water quality from stormwater runoff of urban and agricultural areas.
• Livestock access upstream of the estuary impacting natural values and water quality.

Spring Creek Catchment Plan, Surf Coast Shire, Corangamite Catchment Management Authority

6.3 Other significant environmental features in the study area
The following items are distinctive attributes for the purposes of assessing an area under the declaration requirements of the Act, however occur in isolation or with one other attribute present.

These features do not meet the criteria of possessing a ‘majority of attributes’ as required for the declaration of an area.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Modewarre, Lake Gherang and Wurdiboluc</td>
<td>Lake Modewarre is a natural waterbody within the Lake Modewarre catchment. It sits within the Thompsons Creek catchment.</td>
<td>Impact on water quality from excessive nutrients, sediment and salinity. Impacts from water runoff of agricultural activities.</td>
<td>Lake Modewarre Environment and Recreation Strategy, Corangamite Catchment Management Authority &amp; Surf Coast Shire (2002)</td>
</tr>
<tr>
<td></td>
<td>Lake Gherang is a well vegetated deep-water marsh within the catchment.</td>
<td>Impacts of pest plants and animals – primarily furze and rabbits, and secondarily cats, foxes and thistle.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The area around the lakes is predominantly grassy woodland with some wetland areas.</td>
<td>Significant vegetation clearing has occurred due to farming which has impacted the natural values.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Modewarre is a significant resting and feeding area for ducks, water birds and migratory species.</td>
<td>While there is a current development proposal under consideration relating to land adjacent to Lake Modewarre, this is an isolated development application that is being considered through the Cape Otway Road Development Advisory Committee. The Advisory Committee process is the appropriate channel for consideration of the merits of the proposal.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A number of threatened species are found at Lake Gherang and Lake Modewarre including:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Australasian shoveler</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Brolga</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Cape Barren goose</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Glossy ibis</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Great egret</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Musk duck</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Figure 4. Significant environmental features of the Surf Coast study area
7.0 Geographical features and natural landforms

7.1 Summary

Attributes
- Landscape includes areas of state and national significance, particularly along the coastline.
- Bells Beach, the surrounding rugged coastline and hinterland offers scenic views from landmark cliffs, points and lookouts that define the character of the area.
- Landscape character is highly visible from main road corridors.

Threats
- Key issues include visual impact on view lines and topography from development and loss of vegetation.
- Climate change risks of coastal erosion and rising sea levels.
- Conflicting land uses with cumulative impacts over time from ad hoc encroachment from settlements.
- Compounding impacts from extensive tourism and urban development.

Distinctiveness

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Extensive</th>
<th>Nature</th>
<th>Conflict between land uses, cumulative, compounding and climate change impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>High</td>
<td>Number</td>
<td>Multiple</td>
</tr>
<tr>
<td>Level</td>
<td>High</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7.2 Significant geographical features including natural landforms

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bells Beach and adjoining coastal area to the north</td>
<td>Bells Beach comprises cliff, bay and beach landscapes of significance that are accessible from Great Ocean Road, with high visitation. Bells Beach was identified as having landscape values of national significance as part of the Great Ocean Road Region Landscape Assessment Study (2003). It is also identified as a key aspect of the Victorian south west coast, which is an area of international significance, as outlined in the Significant Landscape Overlay (Schedule 1).</td>
<td>Residential development including the encroachment or expansion of existing structures and their impact on the landscape values. Climate change impacts pose a threat to the landscape values of the area, particularly due to the risks of sea level rise, coastal erosion and bushfire. Pressure for subdivision and tourist related uses and development, which conflicts with the</td>
<td>Great Ocean Road Region Landscape Assessment Study, Planisphere (September 2003) Surf Coast Shire Planning Scheme - Significant Landscape Overlay (Schedule 1) G21 Regional Growth Plan (April 2013)</td>
</tr>
<tr>
<td>Point Addis</td>
<td>Preserving the environmental, cultural and scenic attributes of the area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Point Addis is also identified as a key aspect of the Victorian south west coast, which is an area of international significance, as outlined in the Significant Landscape Overlay (Schedule 1).</td>
<td>• Increasing pressure from tourism also means that maintaining the attributes of these areas is a significant challenge.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• It is a key viewing location within Surf Coast study area, with high visitation.</td>
<td>• Distinctive Areas and Landscapes: Landscape Assessment Review Stage 1 – Scoping, Claire Scott Planning (May 2019)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The Point Addis limestone outcropping is a geographical feature of state-wide significance.</td>
<td>• As with Bells Beach, climate change impacts pose a serious threat to the landscape values of the area, particularly due to the risks of sea level rise, coastal erosion and bushfire.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Increasing pressure from tourism and increased visitation also means that maintaining the attributes of the area is a significant challenge.</td>
<td>• Surf Coast Shire Planning Scheme - Significant Landscape Overlay (Schedule 1)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Green break between Armstrong Creek growth area and Torquay-Jan Juc</th>
<th>The location between Torquay and Armstrong Creek growth area make it vulnerable to land use change and urban development pressure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• This area includes Thompson Valley and is located between the settlement areas of Torquay and the Armstrong Creek growth area.</td>
<td>• Ribbon development between townships is a key threat to the landscape features of the area that needs to be appropriately managed.</td>
</tr>
<tr>
<td>• It provides an important green/natural break between settlements that creates a sense of rural openness and contributes to the broader landscape characteristics.</td>
<td>• Recent urban development encroachment includes residential areas on Lower Lower Lower</td>
</tr>
<tr>
<td>• Distinctive Areas and Landscapes: Landscape Assessment Review Stage 1 – Scoping, Claire Scott Planning (May 2019)</td>
<td>• Distinctive Areas and Landscapes: Addendum 1: Further Boundaries Advice, Claire Scott Planning (August 2019)</td>
</tr>
<tr>
<td>Green break between Bellbrae and Torquay-Jan Juc</td>
<td>• As with Thompson Valley, this area provides an important natural break between settlements that creates a sense of rural openness and contributes to the broader landscape characteristics.</td>
</tr>
<tr>
<td>Localised flatlands and viewsheds</td>
<td>• Localised flatlands either side of the Surf Coast Highway and the start of the Great Ocean Road should also be included in the significant landscape features of the area.</td>
</tr>
<tr>
<td></td>
<td>• This includes foreground and middle ground views from Surf Coast Highway and Great Ocean Road (up to 6km) and the foreground views (up to 1.6km) from Anglesea Road.</td>
</tr>
<tr>
<td></td>
<td>• Being relatively flat to gently undulating, the landscape is highly visible from the main road corridors and these areas provide important viewsheds.</td>
</tr>
</tbody>
</table>
7.3 Other geographical features including natural landforms in the study area

The following items are not considered to be distinctive geographical attributes for the purposes of assessing an area under the declaration requirements of the Act:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
</table>
| Barrabool Hills  | • Located to the west of Geelong and to the south of Barwon River.  
• Barrabool Hills are a picturesque and highly visible landscape feature of the area, although not considered to be of state significance.  
• Identified by the National Trust as an area of regional significance due to aesthetic, geological, historical reasons and strong association with indigenous peoples. | • The landscape character is not under threat from significant or irreversible land use change.  
• Current zoning (Farming Zone) provides suitable protection and management of land use.  
• Appropriately recognised in the G21 Regional Growth Plan as an 'identified settlement break'. | • Distinctive Areas and Landscapes: Addendum 1: Further Boundaries Advice, Claire Scott Planning (August 2019)  
• Barrabool Hills Statement of Significance, National Trust Heritage Listing (June 2009)  
• G21 Regional Growth Plan (April 2013)                                                                                                                                                                           |
| Lake Modewarre   | • Lake Modewarre is a shallow crater lake located between Winchelsea and Moriac.  
• It is physically removed from the significant geographical features identified in the table above (section 7.2).  
• The area generally has flat topography and large open paddocks with indigenous vegetation mostly cleared.  
• Views to the lake and surrounds are generally not available due to the flat topography and small number of access roads.  
• The lake and environs have not been identified as having regional or state significance. | • While there is a current development proposal under consideration relating to land adjacent to Lake Modewarre, this is an isolated development application that is being considered through the Cape Otway Road Development Advisory Committee. The Advisory Committee process is the appropriate channel for consideration of the merits of the proposal.  
• Lake Modewarre does not possess a majority of state significant attributes for inclusion in the declaration of the Surf Coast as a DAL. | • Distinctive Areas and Landscapes: Addendum 1: Further Boundaries Advice, Claire Scott Planning (August 2019)  
• Great Ocean Road Region Landscape Assessment Study, Planispheric (September 2003)                                                                                                                                  |
| Hinterland area towards Winchelsea | • The hinterland area further to the west, towards Winchelsea, is dominated by farming and other rural land uses.  
• The area generally has flat topography and large open paddocks with indigenous vegetation mostly cleared.  
• There are no significant landscapes or landscape features in this area. | • Residential and commercial development pressure decreases in intensity further away from the coast and further away from Geelong. This means that it is not a substantial threat to the hinterland area closer to Winchelsea.  
• Whilst climate change and bushfire risk pose threats to this area, this is not sufficient to satisfy the assessment criteria in the Act. | • Great Ocean Road Region Landscape Assessment Study, Planisphere (September 2003)  
• Distinctive Areas and Landscapes: Landscape Assessment Review Stage 1 – Scoping, Claire Scott Planning (May 2019)  
• Rural Hinterlands Futures Strategy, Surf Coast Shire (May 2019) |
Figure 5. Significant geographical features including natural landforms of the Surf Coast study area
8.0 Heritage and cultural significance

8.1 Summary

Attributes

• The region has extensive heritage and cultural value, ranging from areas of Aboriginal heritage significance, renowned surfing locations and numerous shipwrecks along the coastline.

• Areas of significant Aboriginal heritage value include Bells Beach reserve which was an important gathering place for the Wadawurrung people.

• Bells Beach is an area of state heritage significance and included on the Victorian Heritage Register for its surfing, cultural and aesthetic heritage values.

• The Great Ocean Road is included on the National Heritage List – it serves as a memorial to Australian servicemen in the WWI and enables access to spectacular natural scenery.

Threats

• Compounding impacts from extensive tourism activity and urban development resulting in congestion of areas of heritage and cultural heritage.

• Risks of climate change impacts.

Distinctiveness

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Extensive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature</td>
<td>Conflict between land uses, cumulative, compounding and climate change impacts</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Value</th>
<th>High</th>
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<tbody>
<tr>
<td>Number</td>
<td>Multiple</td>
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<tr>
<td>Level</td>
<td>High</td>
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</tbody>
</table>

8.2 Heritage and cultural significance

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coastal areas from Point Impossible to Point Addis</td>
<td>Cultural, social and spiritual meaning of Sea Country to Aboriginal Victorians is demonstrated in historical and contemporary accounts of dreaming stories.</td>
<td>• Coastal development or coastal protection works can lead to destruction of culturally significant sites.</td>
<td>Assessment of the Values of Victoria’s Marine Environment Report, Victorian Environmental Assessment Council (May 2019)</td>
</tr>
<tr>
<td></td>
<td>Numerous shellfish middens located along the coast line.</td>
<td>• Shellfish middens under threat from unplanned access, construction of infrastructure for recreational activities, wind and wave erosion.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Important spiritual connection and historic stories of trading, gathering and ceremony.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Spring Creek, Thompsons Creek</strong></td>
<td><strong>Lake Modewarre Environment and Recreation Strategy, Corangamite Catchment Management Authority &amp; Surf Coast Shire (2002)</strong></td>
<td></td>
<td></td>
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<tr>
<td>----------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Water is the most important and dominant feature of Wadawurrung Country.</td>
<td>• Presentation by representatives of the Wadawurrung (August 2019)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• These sites were important locations for resources, in particular fish and eel.</td>
<td>• Assessment of the Values of Victoria's Marine Environment Report, Victorian Environmental Assessment Council (May 2019)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Isolated artefacts and shell middens have been found along the coastal areas, Thompsons Creek and Spring Creek.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Artefacts suggest these areas were used for hunting, living spaces and shell collection.</td>
<td></td>
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</tr>
<tr>
<td>• Elevated nutrients and sediments for urban area runoff impacting the natural and cultural values of the waterways.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Intermittently opening estuary for flood mitigation to urban areas impacts the ecological processes and can impact known and unknown artefacts.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Invasive fauna and flora.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Impacts from grazing and degraded riparian vegetation from livestock access.</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Karaaf Wetland</strong></th>
<th><strong>Post-Contract Cultural Heritage</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Key breeding site for Bream and Abalone.</td>
<td><strong>Great Ocean Road</strong></td>
</tr>
<tr>
<td>• Location of shell-middens and important meeting place.</td>
<td>• The Great Ocean Road is a permanent memorial to the servicemen who served in WWI and a significant part of Victoria's pioneering history.</td>
</tr>
<tr>
<td>• Destruction or alteration of habitat associated with urbanisation and development pressure.</td>
<td>• Cumulative pressures from increased residential and tourism traffic.</td>
</tr>
<tr>
<td>• Unrestricted access by humans (e.g. foot traffic and vehicles).</td>
<td>• Impact from environmental pressures and extreme</td>
</tr>
<tr>
<td>• Discharge of stormwater and fresh water run-off from urban areas.</td>
<td></td>
</tr>
<tr>
<td>• Sea-level rise resulting from climate change.</td>
<td></td>
</tr>
<tr>
<td>• Presentation by representatives of the Wadawurrung (August 2019)</td>
<td>• Assessment of the Values of Victoria's Marine Environment Report, Victorian Environmental Assessment Council (May 2019)</td>
</tr>
</tbody>
</table>
• Construction of the Great Ocean Road began in 1918. By 1932 the Great Ocean Road officially opened. It was constructed by more than 3000 soldiers following their return from WWI as part of a government sponsored project to employ returned soldiers.

weather events including landslides and bushfires.

• Climate change pressures from storm surges and sea level rise affecting the stability of the road.

| Environmental Assessment Council (May 2019) | • Great Ocean Road Action Plan, DELWP (2018) |

### Bells Beach

• The Surf Coast is internationally recognised for its surfing origins.

• Torquay is seen as the home of Australian surfing. The Torquay Surf Life Saving Club, formed in 1946, was the first in Victoria.

• The Torquay/Bells Beach area has been a hub for the surf board making industry as early as the 1950s and is the home of famous surfing brands including Rip Curl and Quick Silver.

• Surfing contests began at Bells Beach in 1961 and in the 1970s it became a venue for world surfing titles.

• Significant impacts from commercial use, such as the Rip Curl Pro, on the proximate hinterland. Including infrastructure demands and cumulative pressures from increased patronage, both surfers and spectators.

• Tourism and residential development pressures impacting the much-valued views from the water looking back towards Bells Beach and Bells Boulevard.

• Climate change pressures including storm surges and sea level rise impacting the dune system, cliff face and safety.

| • About Bells, Surf Coast Shire Website (2019) | • Bells Beach Surf Recreation Reserve Coastal Management Plan, Surf Coast Shire (2015) |

### Shipwrecks

• Significant early European settler history of vessels approaching Port Phillip Bay.

• There are several notable shipwrecks in the Torquay region:
  - Victoria Towe-wrecked at Point Impossible in 1860
  - Lucy Lee-wrecked at Breamlea in 1868
  - Foam-wrecked near Breamlea in 1880
  - Naiad-wrecked at Point Addis in 1881
  - Joseph H. Scammell-wrecked at Point Danger (Torquay) in 1891

• The Shipwrecks are protected under Commonwealth legislation and the State Heritage Act 2017.

• Degradation from natural forces is likely to worsen with the impacts of climate change.

• Looting and degradation of sites from human interference.

• Increasing foreshore development risks the disturbance of undiscovered and undocumented heritage artefacts in the marine environment.

| • Assessment of the Values of Victoria's Marine Environment Report, Victorian Environmental Assessment Council (May 2019) |
### 8.3 Other sites of heritage and cultural significance in the study area

The following items are distinctive attributes for the purposes of assessing an area under the declaration requirements of the Act, however occur in isolation or with one other attribute present. This does not meet the criteria of possessing a ‘majority of attributes’ as required for the declaration of an area.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
</table>
| **Lake Modewarre, Wurdiboluk, Gherang and the Barwon River** | • Supply ideal ecosystems for birdlife and freshwater shellfish, fish and eel.  
• Reeds are used for baskets and netting manufacture.  
• Natural resources presented valuable trading commodities for Aboriginal communities.  
• Modewarre is home of the musk duck. | • Ecological impacts to lake from nearby agricultural land use and stormwater runoff impacts.  
• Mitigating competing recreational uses against the tangible and intangible values including fishing, hunting and other recreational uses. | • Presentation by representatives of the Wadawurrung (August 2019) |
| **Listed Heritage Sites** | • There are very few heritage sites that could be said to be of state or national significance. The sites in the area that have been assessed by council as having state significance are:  
  - Former Laketown School building (1600 Princes Highway, Buckley)  
  - Bible Christian Siloam Chapel (440 Considines Road, Modewarre)  
  - Payne’s Motor Garage (18 Bristol Road, Torquay)  
  - Globe Theatre (17-19 Willis Street, Winchelsea). | • No significant threats identified for these areas. | • Surf Coast Heritage Study Stage 2B, (2009) |
Figure 6. Cultural Heritage Significance of the Surf Coast study area
**9.0 Natural resources or productive land**

### 9.1 Summary

**Attributes**
- Surf Coast is a major nature-based tourism destination of state significance, with tourism assets including Bells Beach, the Great Ocean Road and Torquay-Jan Juc.
- Extractive industries in the area are significant, particularly for their contribution to Victoria's supply of limestone.

**Threats**
- Urban development poses a threat as a conflicting land use with cumulative impacts over time from ad hoc encroachment from settlements.
- Climate change impacts present a risk for nature-based tourism.
- Compounding impacts from extensive tourism activity and urban development.

### Distinctiveness

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Extensive</th>
<th>Nature</th>
<th>Conflict between land uses, cumulative, compounding and climate change impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>High</td>
<td>Number</td>
<td>Multiple</td>
</tr>
<tr>
<td>Level</td>
<td>High</td>
<td></td>
<td></td>
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</tbody>
</table>

### 9.2 Natural resources or productive land

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
</table>
| Nature-based tourism | • The Surf Coast is a major nature-based tourism destination, with Bells Beach, the Great Ocean Road and Torquay-Jan Juc being important tourism assets that make a key contribution to the region’s economy.  
• These areas have high visitation rates, for example it was estimated that there were more than 2.1 million visitors in 2017.  
• The Great Ocean Road and Bells Beach are recognised as international tourism destinations.  
• Significant tourism attraction, generating $994 million in gross regional product, providing 11,200 jobs and accommodation for 2.9 | • Cumulative pressure from the tourism industry means that maintaining the landscape and environmental attributes of these areas is a significant challenge.  
• As visitation increases, greater pressure is placed on infrastructure capacity and maintenance.  
• Climate change impacts pose a serious threat to the landscape values of the area, particularly due to the risks of sea level rise, coastal erosion and bushfire. | • Great Ocean Road Region Landscape Assessment Study, Planisphere (September 2003)  
• G21 Regional Growth Plan (April 2013)  
• Rural Hinterlands Futures Strategy, Surf Coast Shire (May 2019) |
9.3 Other natural resources or productive land of significance in the study area

The following items are not considered to be distinctive attributes for the purposes of assessing an area under the declaration requirements of the Act:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
</table>
| High-quality agricultural land | • Agriculture is an important asset of the region, particularly the agri-food businesses which benefit from the visitor economy.  
• Thompson Creek Valley is an area of rural farming with arable soil, smooth topography and large plot sizes.  
• Smaller farming areas near Torquay-Jan Juc benefit from the visitor economy. | • Land use change driven by urban development pressure poses a risk to viable agricultural land.  
• Climate change also presents a threat as decreased rainfall, more frequent storm events and warmer temperatures will impact the viability of the agriculture industry. | • G21 Regional Growth Plan (April 2013)  
• Rural Hinterlands Futures Strategy, Surf Coast Shire (May 2019)  
• Economic Assessment – Distinctive Areas and Landscapes – Surf Coast Policy Area, Hill PDA Consulting (August 2018) |
Figure 7. Natural Resources or Productive Land of Significance of the Surf Coast Study Area
10. Strategic infrastructure or built form of significance

10.1 Summary

Attributes
- The Great Ocean Road is strategic infrastructure of national significance and is an important aspect of the tourism economy.
- Surf Coast Highway and Anglesea Road also form part of the local and regional transport network which is critical for the function of the Surf Coast.

Threats
- High and increasing traffic volumes causing congestion.
- Lack of maintenance of assets.
- Threats from the cumulative impacts of urban development as well as compounding impacts from extensive tourism activity and urban development.

Distinctiveness

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Extensive</th>
<th>Nature</th>
<th>Cumulative and compounding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>High</td>
<td>Number</td>
<td>Multiple</td>
</tr>
<tr>
<td>Level</td>
<td>Low</td>
<td>Source</td>
<td></td>
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</tbody>
</table>

10.2 Strategic infrastructure or built form of significance

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Ocean Road</td>
<td>• The Great Ocean Road is nationally significant strategic infrastructure. • It is the central focus of the tourism industry in the region, as it links together beaches, lookouts, townships and the Great Otway National Park.</td>
<td>• Congestion resulting from increasing visitation levels and the growing regional population places pressure on the Great Ocean Road. • There is a need for more effective governance and maintenance (as being addressed through the Great Ocean Road Action Plan).</td>
<td>Economic Assessment – Distinctive Areas and Landscapes – Surf Coast Policy Area, Hill PDA Consulting (August 2018) • G21 Regional Growth Plan (April 2013)</td>
</tr>
<tr>
<td>Surf Coast Highway and Anglesea Road</td>
<td>• Surf Coast Highway and Anglesea Road provide north-south links between Torquay-Jan Juc and Geelong.</td>
<td>• Subject to high and increasing traffic volumes with potential impacts on local commuters and tourist visitation. • Lack of maintenance is also a potential threat to the use of</td>
<td>Economic Assessment – Distinctive Areas and Landscapes – Surf Coast Policy Area,</td>
</tr>
</tbody>
</table>
These are vital links to ensure connectivity and road capacity in the region. These roads as strategic infrastructure.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armstrong Creek – Torquay transit corridor</td>
<td>The State Government has plans to develop a transport corridor between Torquay and Armstrong Creek, which would add to the north-south connectivity in the region. This project is currently in an initial scoping and consultation phase, but as a State level project, it is potentially strategic infrastructure of state significance.</td>
<td>As this project is currently at an initial scoping stage, alignment between other state or regional policy development in the area needs to be ensured. Land reservation will be required for the project. This location is subject to increasing urban development pressure due to the location between Armstrong Creek growth area and Torquay.</td>
<td>Regional Rail Revival, Media Release, DPC (April 2017) G21 Regional Growth Plan (April 2013)</td>
</tr>
</tbody>
</table>

### 10.3 Other strategic infrastructure or built form of significance in the study area

The following items are distinctive attributes, however they are not currently under significant threat, as required for declaration under the Act:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Threats</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warrnambool-Melbourne V/Line</td>
<td>This train line connects Melbourne, Geelong and Warrnambool, and acts as a key piece of state infrastructure providing transport links for south-west Victoria. It passes through the centre of Surf Coast Shire, with a train station located in Winchelsea. The Government has commenced plans to upgrade the train line and services.</td>
<td>Whilst maintenance and service reliability will require ongoing management, there are currently no significant threats to this piece of infrastructure.</td>
<td>Major Works to Boost Warrnambool Line Reliability, Media Release, DPC (February 2019) G21 Regional Growth Plan Background Report (August 2012)</td>
</tr>
<tr>
<td>Princes Highway West</td>
<td>Princes Highway West provides vital east-west connectivity for the region and runs through the centre of Surf Coast Shire. This is a key piece of state transport infrastructure and important for the regional economy. The Government has commenced the duplication of this road.</td>
<td>Whilst maintenance and upgrades will require ongoing management, there are currently no significant threats to this piece of infrastructure.</td>
<td>G21 Regional Growth Plan (April 2013)</td>
</tr>
</tbody>
</table>
Waurn Ponds Stabling and Maintenance Yards

• The Government has committed to investing in a new maintenance and stabling yard in Waurn Ponds.
• This will provide critical infrastructure needed to house and maintain train carriages for the regional network.

• Whilst this project requires ongoing management, there are currently no significant threats to this piece of infrastructure.

$257 Million For New Regional Trains and Local Jobs, Media Release, DPC (May 2015)

Figure 8. Strategic Infrastructure of the Surf Coast study area
11. Recommended declaration boundary

The recommended declaration boundary is informed by the above technical work. The recommended declaration boundary is shown in green below (Figure 9).

![Surf Coast Declared Area](image_url)

Figure 9. Recommended Surf Coast declaration boundary (Source: DELWP)
11.1 Northern boundary

The recommended northern boundary is generally aligned with the City of Greater Geelong settlement boundary. It follows the urban limit outlined in the Armstrong Creek Urban Growth Plan and continues to the east along Barwon Heads Road to the municipal boundary. To the west, the boundary continues to the intersection of Bogans Lane and Reservoir Road.

This boundary acknowledges the importance of the Thompson Valley green break, to preserve the landscape character between the urban areas of Armstrong Creek and Torquay. It reinforces and defines the state significant coastal landscapes by maintaining the distinct township identity of Torquay-Jan Juc within its landscape setting. Taking the declaration boundary to the City of Greater Geelong settlement boundary allows for the existing green break to be considered holistically.

11.2 Eastern boundary

The recommended eastern boundary follows Barwon Heads Road and the municipal boundary along Breamlea Road southwards towards the Breamlea Flora and Fauna Reserve. This alignment will meet the existing Bellarine Localised Planning Statement boundary and the anticipated declaration area for the Bellarine Peninsula distinctive area and landscape project. It will ensure that the significance of the green break between settlements of Torquay, the Armstrong Creek growth areas and the townships of the Bellarine Peninsula are considered in the SPP for the Surf Coast and Bellarine Peninsula Distinctive Area and Landscape Projects.

The south-eastern corner of the recommended declaration boundary includes the Breamlea Flora and Fauna Reserve, of the City of Greater Geelong. This area forms part of broader natural features and ecosystems of state significance, including the Thompsons Creek estuary and the Karaaf Wetlands, that are predominantly located in the Surf Coast Shire municipal boundary. The inclusion of Breamlea Flora and Fauna Reserve in the Surf Coast Distinctive Area and Landscape recommended boundary is reflective of natural features and will support their coordinated future management.

Further east, significant attributes that are identified will be considered in the Bellarine Peninsula distinctive area and landscape project and its recommended declaration boundary.

11.3 Southern boundary

The southern boundary of the recommended declaration area extends seaward 600m from the low water mark to align with the Surf Coast Shire planning scheme.

Incorporating this part of the marine and coastal environment is recommended due to the many significant attributes and threats that are focussed along the coastline. It will capture developments, structures and infrastructure at the marine and coastal interface that may be land and/or water based and can have a direct impact the significant and sensitives coastal areas of the Surf Coast.

The Marine and Coastal Policy has a policy area overlap with the Distinctive Area and Landscape projects located in coastal areas. This will be considered in the development of the SPP for Surf Coast DAL. It is considered that the Marine and Coast Policy will be the most appropriate tool to manage values and threats in marine areas beyond the proposed declaration boundary in a coordinated manner.

The recommended southern boundary includes part of the Point Addis Marine National Park closest to the coastline, where there is a majority of significant attributes. In addition to the Marine and Coastal Policy, the Great Ocean Road Strategic Framework Plan will encompass the entire Point Addis Marine National Park. Any potential policy overlap will also be considered in the development of the SPP.
11.4 Western boundary

The western boundary encompasses areas of land zoned as Rural Conservation Zone adjoining the Great Otway National Park and Point Addis. This acknowledges the remnant vegetation and biodiversity links between private land and the Great Otway National park.

The boundary follows the eastern edge of the Great Otway National Park, Hendy Main Road, Woodland Road and Bogans Lane. This captures the middle ground viewsheds (approx. 6km) from the Surf Coast Highway coming towards Torquay-Jan Juc and the viewsheds leaving Torquay, which marks the beginning of the iconic drive along the Great Ocean Road. This alignment will also allow for foreground viewsheds (approx. 1.6km) either side of Anglesea Road to be included, a significant transport corridor which is experiencing increasing land-use pressure.
12. References


Corangamite Catchment Management Authority. *Thompsons Creek Estuary Watch Fact Sheet*, Corangamite Catchment Management Authority, Colac.

Corangamite Catchment Management Authority. *Spring Creek Estuary Watch Fact Sheet*, Corangamite Catchment Management Authority, Colac.


Planisphere (2003) *Great Ocean Road Region Landscape Assessment Study*, Planisphere, Melbourne


Surf Coast Shire and Corangamite Catchment Management Authority (2003). *Spring Creek Catchment Plan*, Surf Coast Shire and Corangamite Catchment Management Authority, Torquay.


Surf Coast Shire. *Surf Coast Shire Planning Scheme – Significant Landscape Overlay (Schedule 1)*, State of Victoria, Melbourne.

Surf Coast Shire. *Surf Coast Shire Planning Scheme - Significant Landscape Overlay (Schedule 6)*, State of Victoria, Melbourne.

