

Submission re the draft Bellarine Peninsula Statement of Planning Policy

August 21

<p>Pages 7-8</p>	<p>Re Table 1, Strategic infrastructure or built form of significance,</p> <p>a) number 5, suggest added (d) below consistent with (a) <i>“Queenscliff and Portarlington Harbour are important assets for the local economy”</i>.</p> <p>Add-</p> <p>d) Portarlington-Dockland Ferry is also a state-significant transport and tourism link, providing a gateway to the north Bellarine tourism sector</p>
<p>Page 14</p>	<p>State and regional policy context</p> <p>Where is the link to economic strategy? There should be a strong link and integration between economic strategy and planning policy. This draft SPP has an objective relating to tourism, agriculture and natural resources, but the only connected state and regional policy listed here is about water resources.</p>
<p>Page 21 and Page 59</p>	<p>Our Vision</p> <p>(page 21) Under Settlements:</p> <p><i>“The coastal and rural towns and villages of the Bellarine Peninsula offer a variety of housing and lifestyle choices where development is well-planned and sympathetic to each settlement’s <u>unique character</u>.”</i></p> <p>(page 59) Objective 8</p> <p><i>“To plan and manage the sustainable development of settlements in the declared area consistent with each settlement’s <u>unique character</u>, role and function and the protection and enhancement of the area’s landscape significance, environmental and biodiversity values, Wadawurrung living cultural heritage and historic heritage values.”</i></p> <p>Where is the <u>unique character</u> for each settlement defined or described? The concept of unique character is open to very extensive interpretation - meaning anything can fit. The definition needs to be addressed. Landscape character of the green belt areas has been described reasonably well, yet the unique character of each settlement has not.</p> <p>In page 21 planning is <i>“<u>sympathetic</u> to each settlement’s unique character”</i>.</p> <p>In page 59, objective 8, planning is <i>“<u>consistent with each settlement’s unique character</u>”</i></p> <p>The above statements are not consistent - perhaps diluting the importance of <u>unique character</u>.</p>
<p>Page 23 Page 48</p>	<p>Map 3 and Map 7</p> <p>Both these maps indicate a sport and recreation precinct near Grubb Road, just outside Drysdale. Other sport and recreation precincts are not marked on these maps. This is very misleading. I suspect this is an attempt to manage a ‘white elephant’. I am not aware of any proper community consultation regarding the building and use of this oval.</p>

Page 31	<p>Regionally significant Bellarine Northern Coast and Central Hills landscape</p> <p>Paragraph 1 - add "Moolap - <i>the northern coast from Clifton Avenue, Moolap, to Portarlington</i>"</p> <p>Also suggest adding throughout this section the importance of the views from the water to the landscape, not just from the landscape towards the water. Also include views from landscape towards Corio Bay, You Yangs and sunsets.</p>
Page 42	<p>Historic heritage</p> <p>Paragraphs 4-5</p> <p>While this section is related to particular heritage buildings, it misses the importance of maintaining a 'heritage character' in the village centres of Portarlington and Queenscliff. This is so important for tourism. It is not just about individual buildings but the streetscape as a whole - the connection with '<i>unique character</i>'.</p>
Page 52	<p>Settlement hierarchy</p> <p>Missing is reference to function and role of a village in servicing tourism, e.g. "<i>Villages are smaller settlements with limited services and infrastructure, typically only servicing residents, workers and thriving tourism</i>"</p>
Page 54	<p>District Towns - Leopold</p> <p>There is currently considerable 'development' on the north side of Portarlington Road opposite Leopold, towards the bay. How does that fit in the draft SPP?</p>
Page 57	<p>Villages - Portarlington</p> <p>Paragraph 2 - "<i>The rolling, agricultural landscapes stretching out beyond the village form an important rural green break that contributes to <u>poor</u> Portarlington's coastal character and identity.</i>" "<i>Poor</i>"?</p> <p>Portarlington "<i>functions as a seaside-holiday village</i>", whereas "<i>Queenscliff will continue to be an important regional tourism node</i>". I think the importance of Portarlington as a growing tourist centre is diminished by these statements. As Portarlington is now accessible from Melbourne city via the ferry, it will become a bigger tourism centre than Queenscliff. The investment in the Grand Hotel is evidence of the tourist traffic expected. Development should reflect this tourism/economic growth, while taking opportunity to enhance Portarlington's "<i>unique character</i>". Portarlington as an important regional tourism node should not be underrated when planning for the future.</p>
Page 66	<p>Map 15</p> <p>This map shows a large area labelled Point Richards Flora and Fauna Reserve. This is incorrect. About 2/3 of that area is the Portarlington Recreation Reserve.</p>

Summary

This draft Bellarine Peninsula Statement of Planning Policy (SPP) achieves protection of settlement boundaries to limit residential spread, and substantial protection of our significant landscapes.

I think there should be referenced links to economic strategy. Economic strategy should underpin planning policy.

There needs to be a community agreed definition/description for the *unique character of each settlement*. At present, this concept is too open for interpretation. Lack of a definition or description for unique character impacts the integrity of the vision statement, Objective 8 regarding settlements, and to a lesser extent other objectives such as historic heritage, infrastructure, and tourism.