

## Environmental risks and resilience

### Objective 1 (binding)

To achieve a net-carbon future and support the resilience of the declared area’s distinctive attributes by taking sustained measures to mitigate greenhouse gas emissions and adapt to the impacts of climate change and natural hazards.

Strategy no.	Strategy	Council comments	Questions
1.1	Through bushfire risk-based planning, prioritise the protection of human life over all other considerations.	<p>Agree in part.</p> <p>There is an apparent conflict between this strategy and the desire to protect, maintain and increase vegetation for the purpose of biolinks, habitat corridors and mitigation of urban heat island effects.</p> <p>In the experience of the Borough of Queenscliffe the management of bushfire risk has resulted in loss of indigenous vegetation, particularly tree cover.</p> <p>We suggest that this strategy be refined to provide a clear differentiation between established bush/human interface and proposals for the development of new risks in bushfire prone areas (e.g. new dwellings or places of assembly in areas of bushfire risk).</p>	
1.2	Avoid new development or sensitive land uses in areas at high risk of bushfire, coastal and riverine flooding, coastal erosion and in areas adjacent to waterways and estuaries.	<p>Agree in part.</p> <p>Given the documented impact of climate change on a number of residential areas within the Borough of Queenscliffe, it is recommended</p>	

Strategy no.	Strategy	Council comments	Questions
		<p>that the State Government provide support to local government in the refusal or mandated modification of development in areas at risk of bushfire, flooding (particularly coastal) and erosion.</p> <p>Limited available land for development of public facilities may force BoQ to utilise less than optimal land that may be prone to bushfire/flood etc.</p>	
1.3	Mitigate coastal erosion risks by restoring natural systems and building infrastructure as appropriate, and by adapting to irreversible occurrences of coastal erosion when making future land use and development decisions.	Agree, although implementation of this strategy is not wholly the responsibility of local government. Council seeks clarification on a how a whole of government approach will be taken on this matter, particularly with regard to funding	
1.4	Ensure coastal and waterway infrastructure is designed to minimise impacts on existing environmental features including vegetation, habitat, natural landforms and natural flows of water.	As above.	
1.5	Utilise Wadawurrung biocultural knowledge and practices to better manage bushfire risk.	<p>Agree.</p> <p>Council will actively build upon existing relationships with the Wadawurrung particularly in the area of management of bushfire risk. Council also acknowledges that DELWP and the CFA play a critical role in management of bushfire risk in association with the RAP.</p>	

Strategy no.	Strategy	Council comments	Questions
1.7	Consider cumulative impacts and implement best-practice integrated water management and water-sensitive urban design for new development, to minimise negative impacts on waterways, wetlands, beaches and the marine environment.	<p>Whilst not directly applicable to the Borough of Queenscliff, Council is supportive of actions that mitigate environmental risks to waterways that traverse the municipality and ultimately end on our beaches and the marine environment.</p> <p>An example relevant to BoQ is the stormwater, and the associated potential for it to modify marine ecology, from The Point development (located within the City of Greater Geelong).</p> <p>The Point stormwater discharges into Lakers Cutting and, ultimately, the Ramsar listed Swan Bay. Council requests transparency via a routine testing regime to determine (and possibly mitigate) any negative impacts of the increased discharge of fresh water into the marine environment for The Point and any similar development with the potential to impact downstream ecology.</p> <p>The development of a Bellarine wetlands strategy, that recognises the interconnectedness of water bodies and waterways on the Bellarine from the coast to Geelong, is required.</p> <p>To retain healthy water and associated biodiversity that draws down emissions Council would suggest that any further urban development will result in modification to these</p>	How will local government be supported when refusing development that is shown to cause negative cumulative impact?

Strategy no.	Strategy	Council comments	Questions
		water bodies and is likely to increase emissions.	
1.8	Improve the energy, water and waste performance of development and infrastructure to achieve a zero-carbon future by implementing best-practice, environmentally sustainable design practices including waste management and the use of renewable energy technology.	Agree.	
1.9	Reduce greenhouse gas emissions by encouraging safe, active transport within and between settlements by providing and maintaining accessible and convenient public transport, walking and cycling infrastructure.	Agree.	
1.10	Maintain and increase vegetation tree canopy cover across the declared area to aid carbon sequestration and to reduce heat island effects in urban areas.	Agree.	
1.11	Avoid disturbing coastal acid sulfate soils by limiting stormwater run-off and excessive earthworks, particularly around the Barwon River and associated waterbodies, along the north coast and west of Portarlington.	Agree.	

## Landscape

### Objective 2 (binding)

To protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared area's significant landscapes.

Strategy no.	Strategy	Council comments	Questions
2.1	Provide protection that accords with the level of landscape significance, with the greatest level of protection provided for the state-significant Bellarine Peninsula Southern Coast landscape.	<p>Agree.</p> <p>Council suggests that the introduction of any new controls be funded and project managed by DELWP, in consultation with the Borough of Queenscliffe, the communities of Queenscliff and Point Lonsdale, the Wadawurrung and Heritage Victoria.</p>	
2.2	Protect the coastal and hinterland settings of settlements by containing urban growth and development within settlement boundaries.	<p>Agree.</p> <p>Whilst the settlement boundaries within the Borough of Queenscliffe cannot be altered (by virtue of landscape and the municipal boundary), the impact upon the Borough of unfettered development outside our municipal boundary needs to be understood and closely managed. As a result, Council welcomes the use of protected settlement boundaries to contain existing and future urban expansion.</p>	
2.3	Reserve green breaks between settlements for conservation, agriculture, nature-based tourism and natural resource purposes that prioritise the protection and enhancement of the significant landscapes and landscape characters.	<p>Disagree.</p> <p>Any further encroachment of development into the acknowledged green breaks between Geelong and the Borough and Ocean Grove and</p>	

Strategy no.	Strategy	Council comments	Questions
		the Borough must be prohibited or severely restricted. As an example of potential further degradation of green breaks 'nature based tourism' can be used to justify development that compromises this strategy.	
2.4	<p>Ensure any development allowed in green breaks between settlements responds to the surrounding landscape character and maintains the visual dominance of the natural landscape by:</p> <ul style="list-style-type: none"> <li>• Being sited so buildings are responsive to the landscape and use established vegetation or new vegetation buffers to screen development when viewed from the public realm</li> </ul>	<p>Disagree.</p> <p>The strategy associated with development in green breaks must be more prescriptive. As written, any proposal for development has the potential to be approved and risks the slow undermining of the very features the DAL seeks to protect.</p>	
2.5	<p>Ensure development does not protrude above hilltops and ridgelines, so natural contours and vegetation remain visible.</p>	<p>Agree.</p> <p>This is particularly important to the Borough of Queenscliffe as significant views of the Borough are available via hilltops and ridgelines from within the City of Greater Geelong. Specifically, the DAL SPP must protect features such as Mannerim and Marcus Hill from the development of wind turbines and communications towers. Other, and often better, forms of renewable energy and communication must be utilised on the Bellarine.</p>	
2.6	<p>Manage development and infrastructure to retain the dominance of views to the rural hinterland and/or coast from main movement</p>	<p>Agree.</p> <p>Council will continue to advocate for more</p>	

Strategy no.	Strategy	Council comments	Questions
	corridors and public areas with access to significant views within the landscape.	prescriptive controls in this respect.	
2.7	Conserve and increase native coastal and indigenous vegetation, particularly along waterway corridors and within vegetation reserves, by revegetating land in keeping with the ecological vegetation classes to strengthen landscape character.	Agree.	

## Environment and biodiversity

### Objective 3 (binding)

To conserve and enhance the significant biodiversity, ecological and environmental values of the declared area.

Strategy no.	Strategy	Council officer comment	Questions
3.1	Encourage landowners and occupiers to undertake environmentally responsible management practices to ensure the long-term protection and restoration of significant indigenous vegetation and biodiversity and the integrity of ecosystems.	Agree.	
3.2	Ensure that land use, development and land management practices seek to achieve a net gain in the overall extent and condition of natural habitats in the declared area's terrestrial, waterway and marine environments.	Agree.	
3.3	Encourage ecological restoration works to connect areas of high environmental and biodiversity value, including increasing	Agree.	

Strategy no.	Strategy	Council officer comment	Questions
	connections between identified biodiversity features and areas.		
3.4	Reinforce the role of waterway corridors (within and between settlements) and coastlines as biolinks for native plants and animals.	Agree.  Also see Council comment against 1.7 regarding the requirement for a Bellarine wetlands strategy.	
3.5	Discourage use and development that would impact or threaten the health and function of areas of identified biodiversity and ecological value including biodiversity connections.	Agree.	
3.6	Minimise downstream stormwater impacts by implementing integrated, sustainable stormwater management practices (such as the harvesting, reuse and recycling of water) including the consideration of cumulative impacts on waterways and natural ecological processes.	Agree.  See comments against Strategy 1.7.	
3.7	Utilise Wadawurrung biocultural knowledge and practices in the management of biodiversity and ecological and environmental values.	Agree.	
3.8	Minimise the negative impacts of weeds and pest animals on environmental and biodiversity values by developing and implementing best-practice land management plans.	Agree.	



## Aboriginal cultural heritage – Wadawurrung Country

### Objective 4 (binding)

To conserve, strengthen and promote the declared area's Aboriginal cultural heritage values and partner with Wadawurrung Peoples to care for Country.

Strategy no.	Strategy	Council comments	Questions
4.1	With the Wadawurrung, identify, manage, conserve and enhance Wadawurrung living cultural heritage and their values: places, landscapes, waterways (including unnamed waterways), natural resources and significant views.	Agree.	
4.2	With the Wadawurrung, build awareness and understanding of tangible and intangible Wadawurrung living cultural heritage knowledge including language, oral traditions, and pre-colonial cultural practices, and innovatively incorporate it when planning and managing land use and development.	Agree.	
4.3	With the Wadawurrung, encourage the use of Wadawurrung language and place names throughout the declared area.	Agree.	

## Historic heritage

### Objective 5 (binding)

To protect, strengthen and promote the declared area's post-colonial historic heritage values.

Strategy no.	Strategy	Council comments	Questions
5.1	Ensure that significant historic heritage places within the declared area are identified and	Agree in part.	What tools will be made available to enable Councils to mandate 'best practice'

Strategy no.	Strategy	Council comments	Questions
	protected using best-practice conservation and management techniques, particularly to enable these places to adapt to long-term climate change impacts.	<p>This strategy is particularly important in the historic township of Queenscliff which is acknowledged for its importance in the SPP.</p> <p>One of the most important and protected areas in Queenscliff is Fisherman’s Flat. Unfortunately, the area is also at imminent risk of loss and irreversible change as a result of sea level rise (at only 0.2m) and storm surge.</p> <p>DELWP must develop and introduce specific overlays into planning schemes that:</p> <ul style="list-style-type: none"> <li>- Recognise climate change impacts</li> <li>- Trigger permit requirements for use and development</li> <li>- Mandate ‘best practice’ conservation and management techniques</li> <li>- Provide infallible decision tools to enable refusal of permits where use or development exposes risks of loss of heritage places (either by poor management techniques or climate change impacts)</li> </ul> <p>For further details on how BoQ will be affected by climate change, refer to <i>Our Coast</i> documents and mapping.</p>	conservation and management techniques?
5.2	Minimise the visual impacts of buildings and works on heritage places by ensuring the siting and design of development and infrastructure respect the unique historic heritage character	<p>Agree.</p> <p>Council would strongly support controls which reduce heights, setbacks and built form to</p>	

Strategy no.	Strategy	Council comments	Questions
	of the declared area.	better reflect existing buildings within the settlements on the Bellarine.  Further support of Council decisions makers is required through the provision of landscape and setback controls.	
5.3	With the community, promote post-colonial historic heritage relating to the military, maritime, early pastoral settler, shared history, tourism, transport and coastal identity of the declared area by providing interpretive signage and sustainable tourism facilities.	Agree.	
5.4	Ensure historic heritage values are considered in the planning, design and delivery of land use and development proposals, including for infrastructure.	Agree.	

## Tourism, agriculture and natural resources

### Objective 6a

To enable a diverse, sustainable and responsible visitor economy that helps protect the significant environmental, landscape, agricultural and historic heritage values of the declared area.

Strategy no.	Strategy	Council comments	Questions
6a.1	Encourage sustainable, low-impact and ecologically sensitive land use and development for visitation infrastructure that minimises impacts on landscape, environmental and cultural values.	Agree in part.  There must be a prohibition on double storey tourism developments on, or adjacent to, the primary dunes.	

Strategy no.	Strategy	Council comments	Questions
6a.2	Encourage appropriately located activities and services for visitors that contribute to and celebrate the Bellarine Peninsula's unique rural-coastal identity.	Agree.	
6a.3	Ensure that if land is used for visitor and recreational activities, environmental values and the primary rural land use and any associated buffers are not compromised, where applicable.	Agree.	
6a.4	Ensure tourism infrastructure is designed, located and maintained to not detract from significant landscape views.	Agree.	
6a.5	With the Wadawurrung, facilitate culturally responsive tourism and related economic development that encourage people to recognise, understand and celebrate Wadawurrung living cultural heritage, rights and authority.	Agree.	
6a.6	Ensure tourism use and development responds to bushfire and natural hazard risks by being located away from high-risk areas and by adopting emergency management planning practices.	Agree in part.	

### Objective 6b

To facilitate a strong regional economy, including agriculture and natural resource industries, that protects the declared area's green breaks and is responsive to the landscape's significance and the declared area's environmental and biodiversity, Wadawurrung living cultural heritage and historic heritage values.

Strategy no.	Strategy	Council comments	Questions
6b.1	Encourage the use of environmentally sustainable and innovative agricultural practices (such as sustainable farming, water reuse, new technologies and value-adding) to encourage agricultural producers to adapt and respond to climate change and emerging markets.	Agree.	
6b.2	Encourage the use of rural land for agricultural, nature-based tourism and natural resources and related purposes that sensitively integrate and protect the landscape's significance and to the declared area's environmental and biodiversity, Wadawurrung living cultural heritage and historic heritage values.	Agree.	
6b.3	Direct urban use and development to within settlement boundaries and ensure development outside settlement boundaries does not compromise the rural, environmental and landscape values of the green breaks.	Agree.	
6b.4	Restrict the supply of rural living land to existing rural-living nodes to conserve and protect agricultural uses, natural resources and their related activities and buffers.	Agree.	
6b.5	Ensure land use and development for natural resource industries do not harm the declared area's environmental, Wadawurrung living cultural heritage, historic heritage and landscape values.	Agree.	
6b.6	With the Wadawurrung, facilitate culturally responsive economic development that encourages people to recognise, and understand and celebrate Wadawurrung living	Agree.	

Strategy no.	Strategy	Council comments	Questions
	cultural heritage, rights and authority as well as respecting the values they associate with their cultural extractive resources.		
6b.7	Protect and manage extractive resource areas and operations from encroachment by incompatible land uses and inappropriate development including subdivision.	Agree.	

## Strategic infrastructure

### Objective 7

To ensure the integrated provision of transport, essential services and community infrastructure meets the needs of the community while increasing resilience to climate change.

Strategy no.	Strategy	Council comments	Questions
7.1	Design infrastructure that is sympathetic to and strengthens the preferred settlement and landscape character, natural environment and biodiversity values by maintaining view lines from existing and new transport corridors, retaining remnant vegetation and providing appropriate vegetation.	Agree.	
7.2	With the Wadawurrung, ensure the provision, maintenance and upgrading of infrastructure protects, conserves and enhances places of Wadawurrung living cultural heritage significance.	Agree.	
7.3	Protect water infrastructure assets and strategic regional assets (such as the Portarlinton and	Agree.	

Strategy no.	Strategy	Council comments	Questions
	Black Rock water reclamation plants).		
7.4	Reinforce the timely delivery of infrastructure and services to meet community needs in sequence with development.	Agree.	
7.5	Maintain and strengthen transport connections between the settlements of the Bellarine Peninsula, Geelong, Melbourne and other regional communities.	<p>Agree in part.</p> <p>Consideration must be given to the sensitive balance between the key transport link between the Mornington and Bellarine Peninsula and the negative impact of increasing traffic and associated civil works through the acknowledged heritage township of Queenscliff.</p> <p>Active transport connections must be considered and, where possible, mapped in the SPP.</p>	
7.6	Prioritise investment in infrastructure that minimises greenhouse gas emissions and improves resilience to climate change impacts (such as walking, cycling and public transport infrastructure).	<p>Agree.</p> <p>See comment above regarding active transport connections.</p>	
7.7	Encourage renewable energy facilities where they do not harm the declared area's environmental, Wadawurrung living cultural heritage, historic heritage and landscape values.	<p>Agree.</p> <p>Also see response to Strategy 2.5.</p>	

## Settlements

### Point Lonsdale and Queenscliff

The settlement boundaries identified in the SPP for both Point Lonsdale and Queenscliff are not contentious as they are set by virtue of the location of our municipal boundary, historic land use and the Borough's interface with water.

### Objective 8

To plan and manage the sustainable development of settlements in the declared area consistent with each settlement's unique character, 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.

Strategy no.	Strategy	Council comments	Questions
8.1	Direct urban development to a hierarchy of settlements, through designating areas for change and clearly defining protected settlement boundaries.	Agree. This is an essential strategy in the delivery of the DAL SPP.	
8.2	Implement protected settlement boundaries for all district towns and villages in the declared area, Armstrong Creek, Moolap and the eastern urban Geelong suburbs abutting the declared area.	Agree.	
8.3	Ensure development is designed to respect the identity, heritage and coastal character of settlements.	Agree.	
8.4	Direct the majority of residential development to activity centres, areas identified for substantial change or identified greenfield development areas.	Agree.	
8.5	Ensure development at the periphery of settlements provides an urban-to-rural transition and is designed to integrate with the landscape character and environmental and	Agree, although Burnt Point (in Queenscliff) has been left blank on the plans – this is an error that needs to be corrected. Burnt Point is environmentally sensitive and must not be	



Strategy no.	Strategy	Council comments	Questions
	biodiversity values.	allowed to develop any further than it is currently.	
8.6	Ensure development in settlements maintains and enhances view lines of the rural hinterland, coast and foreshore.	<p>Agree, although additional reference to the views towards and over Swan Bay (both from the City of Greater Geelong and within the Borough of Queenscliffe) is required.</p> <p>The Borough of Queenscliffe acknowledges the proposed change of zoning from GRZ to NRZ for large areas of the municipality. BoQ will not defer to the 9 metre height limit in the NRZ and will continue to rely on the 8.5 metre and 6.0 metre height limit mandated in the Design and Development Overlays.</p>	
8.7	Avoid development within settlements in high-risk locations, actively reducing the risks associated with climate change impacts and natural hazards.	Agree.	
8.8	Facilitate commercial development, community services, visitor accommodation, infrastructure and facilities within town and activity centres.	Agree.	
8.9	Ensure development in all settlements achieves best-practice environmentally sustainable design and development for the full life of the development.	For this strategy to be realised, provisions must be developed, and incorporated into relevant planning schemes, that mandate environmentally sustainable design and offer defensible reasons for refusal of applications should best practice design requirements not be met.	

MAPS:

There are a number of mapping errors specific to BoQ. As noted above, Burnt Point must be included in Map 14 and be nominated as an area that cannot be developed.

There is a third green colour shown on the plan of Point Lonsdale that is not referenced in the legend.