

Bellarine Peninsula Statement of Planning Policy Assessment – July 2026

The table below contains a summary of planning assessment against Bellarine Peninsula Statement of Planning Policy's (SPP) policy domains.

Bellarine Peninsula SPP	Planning responses
5.1 Aboriginal Cultural Heritage – Wadawurrung Country	
Objective 1: To conserve, strengthen and promote the declared area's Aboriginal cultural heritage values and partner with the Wadawurrung to care for Country.	The subject site falls partly within an area of Aboriginal Cultural Heritage Sensitivity. To acknowledge the significance of the Aboriginal cultural heritage and the potential impact brought by the proposed development, a Cultural Heritage Management Plan (CHMP) was prepared and approved on 1 April 2025. A copy of the CHMP is at Attachment O of the planning report .
Strategy 1.1 With the Wadawurrung, identify, manage, conserve and enhance Wadawurrung living cultural heritage: places, landscapes, waterways (including unnamed waterways), natural resources and significant views.	According to the approved CHMP, there are no matters of Aboriginal cultural heritage identified in the subject site, therefore no specific measures are needed for the management of Aboriginal Cultural heritage.
Strategy 1.2 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.	As per the approved CHMP, there are no matters of Aboriginal cultural heritage identified in the subject site, therefore no specific measures are needed for the management of Aboriginal Cultural heritage.
Strategy 1.3 With the Wadawurrung, encourage the use of Wadawurrung language and place names throughout the declared area.	<u>Not applicable.</u> No new place name is proposed.
5.2 Environment and Biodiversity	

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Objective 2: To conserve and enhance the significant biodiversity, ecological and environmental values of the declared area.

The subject site is located within the established Portarlington Township Area and does not contain any identified areas of significant native vegetation or ecological habitat. The proposed development has been designed to minimise environmental impacts through a compact built form, landscaping and environmentally sustainable design measures. Landscape planting throughout the site will contribute to the visual amenity of the area and support the enhancement of the local urban environment.

Given the site's urban context, the proposal directs growth to an existing settlement area rather than undeveloped or environmentally sensitive land, thereby reducing pressure on biodiversity and ecological values elsewhere within the declared area. As such, the proposal is considered to appropriately conserve and enhance the biodiversity, ecological and environmental values of the declared area while facilitating sustainable urban development within the established township boundary.

Strategy 2.1

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.

Not applicable. *The proposed development sits within an existing urban area in Portarlington. No indigenous vegetation has been recorded on site.*

Strategy 2.2

Ensure that land use, development and land management practices achieve a net gain in the overall extent and condition of natural habitats in the declared area's terrestrial, waterway and marine environments.

The proposed development aims to preserve landscapes, enhancing the natural environment and coastal qualities of the Bellarine Peninsula. Various landscape treatments are introduced to contribute to the biodiversity features to nearby natural habitats in the Portarlington such as the Point Richards Flora and Fauna Reserve. A detailed design response is provided within the **Design Statement at Attachment B to the Planning Report.**

Strategy 2.3

Encourage ecological restoration works to connect areas of high environmental and biodiversity value, including increasing biodiversity connections (biolinks) between identified biodiversity features and areas.

Although the proposed development sits within an existing urban area in Portarlington, the Point Richards Flora and Fauna Reserve is located about 1.3km west of the subject site. To build the connection to this biodiversity reserve, the proposal offers opportunity to provide native

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wildlife and habitat recovery by introducing a roof garden on the Seaside Block. The roof garden is restricted for access creating a protected environment where biodiversity can flourish. The proposal also introduces indigenous planting across different landscape areas in the development by introducing a mixture of wildflowers and native grasses and plants with low water needs. A detailed design response is provided within the **Design Statement**.

Strategy 2.4

Maintain and improve the role of waterway corridors within and between settlements and coastlines as biolinks for native flora and fauna.

Not applicable. The proposed development sits within an existing urban area in Portarlington, and the subject site does not fall within any waterway corridors in Bellarine Peninsula as per Map 3 of the Bellarine Peninsula State Planning Policy (2023).

Strategy 2.5

Discourage land use and development that would impact or threaten the health and function of areas of identified biodiversity and ecological value, including biodiversity connections.

Not applicable. The proposed development sits within an existing urban area in Portarlington. No strategic biodiversity value is identified as per Map 4 of the Bellarine Peninsula State Planning Policy (2023).

Strategy 2.6

Minimise downstream stormwater impacts from land use and development by implementing integrated, sustainable stormwater management practices (such as controlling the release, harvesting, reuse and recycling of water), including considering cumulative impacts on waterways and natural ecological processes.

The stormwater issue has been addressed via water sensitive design and demonstrated in the SMP. A Blue Factor report is provided in the **Sustainable Management Plan (SMP) at Attachment E of the Planning Report**.

Strategy 2.7

With the Wadawurrung, utilise Wadawurrung biocultural knowledge and practices in managing biodiversity and ecological and environmental values.

Not applicable. The proposed development sits within an existing urban area in Portarlington.

Strategy 2.8

Minimise the negative impacts of weeds and pest animals on environmental and biodiversity values by developing and implementing best-practice land management plans.

The proposed development sits within an existing urban area in Portarlington and there is unlikely to have negative impacts of weeds and pest on the environment.

5.3 Landscape

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17 Newcomen Street, Portarlington

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Objective 3: To protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared area's significant landscapes.

The proposed development recognises the regionally significant landscape character of Portarlington's northern coastline and incorporates a range of responsive design measures to protect and enhance the visual and environmental qualities of this important foreshore setting. In particular, the Seaside Block has been designed with generous setbacks from the foreshore reserve, substantial landscape planting, and the use of natural-toned façade materials that complement the coastal environment and minimise visual intrusion. These measures help maintain the prominence of the foreshore's physical features, reinforce the transition between the township and the open coastal landscape, and minimise impacts on key public views towards the bay and surrounding coastal setting. The proposal also responds sensitively to the natural and cultural values of the area by ensuring that built form remains subordinate to the broader landscape character. Further detail regarding the design philosophy and landscape response is provided in the **Design Statement** prepared by KTA (**Attachment B to the Planning Report**). Accordingly, the proposal is consistent with the objective of protecting and enhancing the significant landscape character, physical features, view corridors, and natural and cultural values of the declared area.

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Strategy 3.1

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.

Not applicable. The proposed development sits within an existing urban area in Portarlington and does not fall within the significant landscape areas as identified at Map 5 of the Bellarine Peninsula State Planning Policy (2023).

Strategy 3.2

Protect the coastal and hinterland settings of settlements by containing urban development within settlement boundaries.

The proposed development sits entirely within the designated settlement boundary of Portarlington.

Strategy 3.3

Reserve green breaks between settlements for conservation, agriculture, nature-based tourism and recreation and natural resource purposes that prioritise the protection and enhancement of the significant landscapes and landscape character settings.

While the proposed development is not within or abuts any green breaks but inside the Portarlington Settlement boundary, it is located adjacent to the the Point Richards Flora and Fauna Reserve and Foreshore Reserve). The proposal has carefully considered the surrounding landscape character in Portarlington and proposed responsive landscaped interface

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design to the Foreshore Reserve. An overview of this design response is provided within the **Design Statement**.

Strategy 3.4

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:

- ▶ 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
- ▶ providing setbacks from road corridors and publicly accessible land
- ▶ using building forms, design detailing and materials and colours that immerse buildings within the landscape so they are not visually dominant.

Not applicable. The proposed development sits entirely within the designated settlement boundary of Portarlington and does not fall within the green break areas as identified at Map 3 of the Bellarine Peninsula State Planning Policy (2023).

Strategy 3.5

Ensure development does not protrude above hilltops and ridgelines, so natural contours and vegetation remain visible.

The subject site has a gentle slope towards the Foreshore Reserve while the Portarlington Township to the south is generally flat without any hilltops and ridgelines.

As per the viewpoint assessment from the Foreshore in the **Design Statement**, the proposal is well-integrated with the natural contours of the foreshore, and canopy trees will filter views of the proposal from the Foreshore Reserve.

Strategy 3.6

Design and manage development and infrastructure to retain the dominance of views to the rural hinterland and/or coast from main movement corridors and public areas with access to significant views within the landscape.

The proposal acknowledges the significance of a shared view to the Foreshore; side setbacks are provided to retain the direct sight line from Newcombe Street to the Foreshore Reserve. A detailed design response is provided within the **Design Statement**.

Strategy 3.7

Conserve and increase native coastal and indigenous vegetation, particularly along waterway and roadside corridors, within vegetation reserves and areas adjacent to existing remnant vegetation, by setting

The site does not sit along the waterway and roadside corridors as shown Map 3 of the Bellarine Peninsula State Planning Policy (2023). However, given the close proximity to the significant landscape reserve, indigenous planting is one of the landscape strategies to increase native vegetation

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aside new reserves and revegetating land in keeping with the ecological vegetation classes.

within the development. A Landscape planting schedule is provided in the **Landscape Drawing Set at Attachment D of the planning report.**

5.4 Environmental Risks and Resilience

Objective 4: To achieve a zero-carbon future and support the resilience of the declared area's distinctive attributes by taking sustained measures to reduce greenhouse gas emissions, mitigate climate change and natural hazards risks and adapt to their impacts.

The **SMP** demonstrates that the proposed development incorporates a range of environmentally sustainable design measures aimed at reducing operational energy consumption and improving resource efficiency. The development achieves high levels of energy performance and incorporates best-practice stormwater management measures. Hence, the proposal has contributed to mitigating climate change impacts and enhancing the long-term environmental resilience of the development and is consistent with the objective of achieving a zero-carbon future and supporting the resilience of the declared area's distinctive attributes.

Strategy 4.1

Through bushfire risk-based planning, prioritise the protection of human life over all other considerations.

Not applicable. *The proposed development sits within an existing urban area in Portarlington, and outside the designated Bushfire Prone Area.*

Strategy 4.2

Avoid new development or sensitive land uses in or adjacent to areas at high risk of bushfire, coastal and riverine flooding and/or coastal erosion.

Flooding - The proposal acknowledges the coastal inundation risk and is developed at 13.2m above the sea level.

Coastal Erosion - The proposed development is about 200m away from the shoreline and sits at the upper slope of the shore; thus, it is directly not affected by coastal erosion.

Bushfire - It is located outside the designated Bushfire Prone Area.

Strategy 4.3

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.

Not applicable. *As mentioned above that there is no direct coastal erosion risk and hence, no coastal erosion measure is proposed. Also, the Portarlington foreshore is currently serving as a pier with proper coastal erosion mitigation measures, and it lies on Crown land managed by the State government.*

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Strategy 4.4

Ensure coastal and waterway infrastructure is designed to have minimal impact on existing environmental features, including vegetation, habitat, natural landforms and natural flows of water.

Not applicable. The proposed development is a residential and commercial mixed use development. No coastal and waterway infrastructure is proposed.

Strategy 4.5

With the Wadawurrung, utilise biocultural knowledge and practices to better manage the terrestrial and aquatic environmental qualities and values of landscapes, including mitigating bushfire risk.

The site does not contain any terrestrial and aquatic environmental qualities and notable landscape values. A roof garden (inaccessible to people except for maintenance) at the Seaside Block offers opportunity to celebrate the distinctive character of Bellarine landscape. Plant selection includes a mixture of wildflowers and native grasses. Refer to the Landscape Planting Schedule within the **Landscape Drawing Set**.

Strategy 4.6

Consider cumulative impacts and implement best-practice integrated water management and water-sensitive urban design for new development, including ensuring the suitability of water for the receiving environment, to minimise negative impacts on waterways, wetlands, beaches and the marine environment.

The proposed development has achieved a 108% stormwater performance as per the Blue Factor Assessment. A detailed stormwater management overview is found within the SMP.

Strategy 4.7

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.

The proposed development has achieved high performance in energy, water and waste management. Refer to the **SMP**.

Strategy 4.8

Reduce greenhouse gas emissions by prioritising safe, active transport within and between settlements and by providing and maintaining accessible and convenient public transport, walking and cycling infrastructure.

The proposed development has achieved an average of 8-star rating of NatHERs with no unit below 6.5-Star. This energy-efficiency rating has demonstrated that the proposal has sought to reduce the greenhouse gas emissions in the development. Refer to the SMP for further details.

Moreover, the proposal includes weather-protected bicycle parking facilities at lower ground floor, enhancing convenience for residents and visitors and encouraging active transport opportunities (**Architectural Drawing Set at Attachment A of the planning report**). The proposed development is also well-served with public transport within walkable

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Strategy 5.1 Ensure that significant historic heritage places within the declared area are identified and protected using best-practice conservation and management techniques.	The HIA demonstrates that the proposed development would not bring impact on fabric of heritage significance to the adjacent significant historic heritage places, including the former post office to the west and the Grand Hotel.
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Strategy 5.2

Minimise the visual impacts of buildings, signage and works on heritage places by ensuring the siting and design of development and infrastructure respect the unique historic heritage character of the declared area.

The massing of the proposed development is carefully articulated to step down toward the north, preserving the Grand Hotel's prominence as the dominant form within the streetscape. A detailed visual assessment and design response to the surrounding heritage places is contained within the **Design Statement**.

Strategy 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.

Not applicable. *The proposed development is a residential and commercial mixed use development. No tourism-related use or facility is proposed.*

Strategy 5.4

Ensure historic heritage values are considered in the planning, design and delivery of land use and development proposals, including for infrastructure.

The proposed development (particularly the Urban Block) has articulated the historic heritage values of Portarlington (and the former post office building) in forms of materiality, building massing and form to integrate with the urban morphology along Newcombe Street. It is also reflected in the primary façade fronting Newcombe Street.

5.6 Tourism, Agriculture and Natural Resources

Objective 6: To enable a diverse, sustainable and strong regional economy (including responsible tourism, agriculture and natural resource industries) that protects and promotes the declared area's landscape significance, environment and biodiversity, agriculture and Wadawurrung living cultural heritage and historic heritage values

The subject site occupies a prime position within the Portarlington Township Area, directly adjoining the foreshore reserve and a well-established tourist destination in Portarlington. The site is also located within the Commercial 1 Zone. As part of the proposed development, a ground-floor commercial premises will front the vibrant Newcombe Street, contributing to and complementing the existing mix of commercial activities within both Newcombe Street and the broader township centre.

Hence, the proposal is considered to represent a careful and balanced approach to supporting a diverse and sustainable regional economy within the Portarlington Township Area, Given the development is located within a recognised town centre, the impacts on environmental value and character are negligible..

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Strategy 6.1

Encourage sustainable, low-impact and ecologically sensitive land use and development for visitation infrastructure that minimises impacts on landscape, environmental and cultural values.

Given the relatively small scale of the commercial component and the predominantly residential nature of the development, the commercial effects on landscape and environmental values are negligible, whilst a commercial use within the town's commercial centre is consistent with existing character and cultural values. It is not anticipated to generate any significant adverse impacts on the character, function, or service capacity of the Portarlington Township Area.

Strategy 6.2

Ensure visitors have access to activities and services that contribute to and celebrate the Bellarine Peninsula's unique rural-coastal identity.

The proposed development is a residential and commercial mixed use development. While no tourism-related use or facility is proposed, the relatively small scale of the commercial component is expected to provide a local service that supports tourism and visitor activity in the town.

Strategy 6.3

Ensure that land use and development for visitor and recreational activities conserve the primary rural land use and the associated buffers as well as environmental, landscape and cultural heritage values.

Not applicable. The proposed development is a residential and commercial mixed use development. No primary tourism-related use or facility is proposed.

Strategy 6.4

Ensure tourism infrastructure is designed, located and maintained to preserve significant landscapes and views of them.

Not applicable. The proposed development is a residential and commercial mixed use development. No tourism infrastructure is proposed.

Strategy 6.5

With the Wadawurrung, facilitate culturally responsive tourism and related economic development that encourages people to recognise, understand and celebrate Wadawurrung living cultural heritage, rights and authority.

Not applicable. The proposed development is a residential and commercial mixed use development. No primary tourism-related use or facility is proposed.

Strategy 6.6

Ensure tourism uses and development responds to bushfire and natural hazard risks by being located away from high-risk areas and by adopting emergency management planning practices.

Not applicable. The proposed development is a residential and commercial mixed use development. No primary tourism-related use or facility is proposed.

Strategy 6.7

Encourage the use of environmentally sustainable and innovative agricultural practices (such as sustainable farming, water reuse, new

Not applicable. The proposed development is a residential and commercial mixed use development. No agricultural-related use or facility is proposed.

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technologies and value-adding) to encourage agricultural producers to adapt and respond to climate change and emerging markets.

Strategy 6.8

Encourage the use of rural land for agriculture, nature-based tourism and natural resources and related purposes that sensitively integrate and protect landscape significance and the declared area's environmental, biodiversity, Wadawurrung living cultural heritage and historic heritage values.

Not applicable. The proposed development is a residential and commercial mixed use development. No agricultural-related use or facility is proposed.

Strategy 6.9

Direct urban use and development within settlement boundaries and ensure development outside settlement boundaries does not compromise the rural, environmental and landscape values of the green breaks.

The proposed development sits entirely within the designated settlement boundary of Portarlington.

Strategy 6.10

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.

Not applicable. The proposed development is within a Commercial 1 Zone and is a mixed-use development for residential and commercial purposes. The proposal does not include any rural-living or agricultural use.

Strategy 6.11

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.

Not applicable. The proposed development is a residential and commercial mixed use development. No natural resource industries are proposed.

Strategy 6.12

With the Wadawurrung, facilitate culturally responsive economic development that encourages people to recognise, understand and celebrate Wadawurrung living cultural heritage, rights and authority as well as respecting the values they associate with their cultural extractive resources.

Not applicable. The proposed development is a residential and commercial mixed use development within the existing Portarlington township area. No extractive activity is involved.

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Strategy 6.13

Protect and manage extractive resource areas and operations from encroachment by incompatible land uses and inappropriate development, including subdivision.

Not applicable. No extractive activity is involved.

5.7 Strategic Infrastructure

Objective 7: To ensure the integrated provision and protection of transport, strategic water assets, essential services and community infrastructure that meets the community's needs while increasing resilience to climate change.

The proposed development will utilise and connect to existing transport, water, drainage, sewerage, electricity and telecommunications infrastructure available within the established Portarlington Township Area. In addition, the proposal incorporates environmentally sustainable design measures, including energy-efficient building design and water-sensitive urban design initiatives, as detailed in the **SMP**. These measures contribute to improving resource efficiency, protecting strategic water assets and enhancing resilience to climate change, and are consistent with the objective.

Strategy 7.1

Design and site infrastructure to be sympathetic to and strengthen the preferred settlement, landscape character, environmental and cultural heritage values by maintaining view lines from existing and new transport corridors, retaining remnant vegetation and by increasing indigenous vegetation.

Not applicable. No new infrastructure project is proposed.

Strategy 7.2

With the Wadawurrung, ensure the provision, maintenance and upgrading of infrastructure protects, conserves and enhances sites of Wadawurrung living cultural heritage significance.

Not applicable. No new infrastructure project is proposed.

Strategy 7.3

Protect and facilitate the provision of strategic water infrastructure (such as the Portarlington and Black Rock water reclamation plants) and associated infrastructure.

Not applicable. No new strategic water infrastructure is proposed.

Strategy 7.4

Not applicable. No new transport infrastructure is proposed.

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Reinforce the timely delivery of infrastructure and services to meet community needs in sequence with development.

Strategy 7.5

Maintain and strengthen transport connections between the settlements of the Bellarine Peninsula, Geelong, Melbourne and other regional communities.

Not applicable. No new transport infrastructure is proposed.

Strategy 7.6

Prioritise active transport modes – walking, cycling and public transport – and sustainable infrastructure (such as electric vehicle recharging stations and bicycle parking) to encourage their use by the community and visitors and reduce greenhouse gas emissions.

The development has been designed to integrate with the surrounding transport network and provides weather-protected car parking and bicycle parking facilities, enhancing convenience for residents and visitors and encouraging active transport opportunities. The site's central location also provides convenient access to the township centre, foreshore reserve and other local services and amenities, reducing reliance on private vehicle travel.

Strategy 7.7

Encourage resource recovery (such as organic material recycling) and renewable energy facilities where they do not harm the declared area's environmental, Wadawurrung living cultural heritage, historic heritage and landscape values.

Organic waste storage is provided in the bin storage area at basement floor and solar panels are also proposed at roof floor of the Urban Block. The details of waste management and energy performance is provided in the **SMP**.

Strategy 7.8

Encourage the capture of stormwater run-off for reuse, including to irrigate parks, reserves and street trees.

A 10,000L water tank will be installed in the lower ground floor to collect stormwater for upper storeys flushing and landscape irrigation. A Blue Factor assessment is provided in the **SMP**.

5.8 Settlements

Objective 8: To plan and manage the sustainable development of settlements in the declared area consistent with the protection of the area's landscape significance, environment and biodiversity values, Wadawurrung living cultural heritage and historic heritage values and consistent with the unique character and hierarchy designation of each settlement.

The proposed development is located entirely within the designated settlement boundary of Portarlington and supports the sustainable growth of the township in a manner that respects its established character and role within the settlement hierarchy. While the subject site is not identified within a Housing Change Area, it is situated within the Portarlington Township Area, which functions as a local activity centre characterised by a mix of residential, commercial and tourism-related land uses.

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The proposal comprises 10 apartment dwellings and a ground-floor commercial premises, delivering a modest increase in housing and commercial activity within an existing urban area. Through its responsive built form, scale, and architectural design, the development is designed to integrate sensitively with the surrounding township character while making efficient use of serviced land within the settlement boundary. As a result, the proposal supports the sustainable development of Portarlington, reinforces the mixed-use function of the township centre, and is consistent with the objective of accommodating growth while protecting the area's landscape, environmental, cultural heritage, and historic heritage values, as well as the unique character and hierarchy of the settlement.

Strategy 8.1

Direct urban development to a hierarchy of settlements, through designating areas for change and clearly defining protected settlement boundaries for Drysdale–Clifton Springs–Curlewis, Leopold, Ocean Grove, Barwon Heads, Indented Head, Point Lonsdale, Portarlington, St Leonards, Queenscliff and for the Armstrong Creek urban growth area, Moolap and the eastern Geelong suburbs of Whittington and St Albans Park.

The proposed development sits entirely within the designated settlement boundary of Portarlington. Locating in the Portarlington Township Area which is characterised by a mix of residential, commercial and tourism-related land uses, the proposed mixed-use development (residential and commercial) is considered aligning with the hierarchy of settlement of Portarlington, featuring a coastal village character.

Strategy 8.2

Ensure development is designed to respect the identity, heritage and coastal character of settlements.

The proposal adopts a responsive design approach to respect the identity, heritage and coastal character of Portarlington. Refer to the design response is provided within the **Design Statement**.

Strategy 8.3

Direct the majority of residential development within settlements to activity centres, substantial change areas and future urban areas.

The proposed development is in the area defined as 'activity centre' of the Portarlington Settlement Plan. The proposed residential and commercial mixed use development aligns with strategy 8.3.

Strategy 8.4

Ensure development at the periphery of settlements within their protected settlement boundaries is planned and designed to provide an urban-to-rural transition, to protect landscape character by minimising the visibility of the settlements from surrounding rural areas.

Sitting in the prime location transitioning between the activity centre (i.e. Portarlington Township area) and the Foreshore Reserve, the proposed development brings an integration of responsive building design by utilising different types of materials to articulate the declination of urban and rural characters via both frontage facades.

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Strategy 8.5

Ensure development within settlements maintains and enhances view lines of the rural hinterland, foreshore and coast.

A visual impact assessment has been provided in the **Design Statement**. The assessment reveals that the Urban Block is well-blended into the Portarlington streetscape and not anticipated with adverse visual impact to the historical landmark – the Grand Hotel. Meanwhile, the Seaside Block is screened off with proper landscape treatments facing the Foreshore Reserve.

The overall development massing has also maintained direct sight/ view line from Newcombe street to the Foreshore Reserve by providing side setbacks from both the eastern and western property boundaries.

Strategy 8.6

Ensure development within settlements actively responds to the risks associated with climate change impacts and natural hazards.

The proposed development acknowledges the risk of coastal inundation due to climate change. In response to that, the lower ground floor is 13.2m above sea level and the 19% permeability surface has been provided to manage run off of future weather events. Stormwater management strategies are outlined within the the **SMP**

Strategy 8.7

Facilitate commercial development, community services, visitor accommodation, infrastructure and facilities within town and activity centres.

A commercial premises is proposed at ground floor fronting Newcombe Street, integrating with the commercial and services function of Portarlington Township area. Refers to the **Architectural Drawing No. TP102 (Attachment A of the planning report)**.

Strategy 8.8

The proposed development has achieved best practice, environmentally sustainable design. Referto the **SMP**

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Ensure development within settlements achieves best practice, environmentally sustainable design for the full life of the development by planning for net-zero emissions for new development and improving the energy, water and waste performance of existing development and infrastructure

Strategy 8.9

Ensure affordable and social housing is located close to activity centres and services.

Not applicable. No affordable or social housing are proposed.

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