

**21.05**

03/03/2016  
C333

**NATURAL ENVIRONMENT**

**21.05-1**

03/09/2020  
C394ggee

**Key issues and influences**

The municipality includes a rich diversity of flora and fauna, including rare and unique species and communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

Remnant vegetation across the municipality is conservatively estimated to be approximately 5% of that which existed pre European settlement.

Many of the municipality's significant natural environments are protected by international and national agreements and legislation.

Urban and rural growth has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.

The extensive coastline is an important natural feature of the municipality, which is vulnerable to the impacts of urban development, climate change and natural processes.

A number of areas in the municipality are susceptible to flooding, via the flooding of waterways, stormwater runoff and coastal inundation, which have the potential to result in significant adverse economic, social and environmental impacts.

Areas of coastal inundation and hazard have been identified in the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment 2015* and mapped in the LSIO.

A number of areas in the municipality are susceptible to wildfire hazard, including some grasslands around Lara, the foothills of the Brisbane Ranges, and parts of the Anakie township.

**21.05-2**

28/01/2010  
C129(Part 1)

**Waterways**

**Objectives**

- To protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- To protect connectivity between waterways and wetlands.
- To reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

**Strategies**

- Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.
- Ensure waterways and wetlands are not drained or adversely affected as a result of development.
- Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.
- Ensure identified groundwater catchments are protected from surface contamination.
- Effectively manage stormwater runoff from development.

**21.05-3**

28/01/2010  
C129(Part 1)

**Biodiversity**

**Objective**

- To protect, maintain and enhance the biodiversity of the municipality.

**Strategies**

- Ensure that land use and development enhances areas of native vegetation and other habitats.

- Ensure that land use and development minimises the fragmentation of areas of native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.
- Ensure that land use and development does not aggravate existing salinity impacts or lead to the generation of newly affected areas, particularly through rising groundwater levels.

**21.05-4**

28/01/2010  
C129(Part 1)

**Coastal environments**

**Objectives**

- To protect, maintain and enhance the coast, estuaries and marine environment.
- To respect and manage coastal processes.

**Strategies**

- Focus urban coastal development within existing urban settlements.
- Prevent lineal urban sprawl along the coast.
- Avoid the loss of, and wherever possible increase, public access to the foreshore environment.
- Restrict development on primary dunes.
- Ensure the potential for existence of acid sulphate soils adjacent to coastal and wetland locations is considered.
- Limit the number of stormwater outlets to the coast.
- Setback future land use and development from coastal areas, estuaries and coastal wetlands to provide a buffer which is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.

**21.05-5**

03/09/2020  
C394ggee

**Climate change**

**Objective**

- To plan for and adapt to the impacts of climate change.
- To ensure that the community and assets are not exposed to an unacceptable level of risk associated with the coastal impacts of climate change.

**Strategy**

- Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.
- Consider the coastal impacts of climate change in strategic planning and public land management.

**21.05-6**

17/10/2019  
C388ggee

**Natural resource management**

**Objectives**

- To use non-renewable resources more efficiently.
- To increase the use of renewable resources.

**Strategies**

- Encourage all land use and development to incorporate best practice Water Sensitive Urban Design (WSUD) principles.
- Encourage planting of low water use vegetation, particularly indigenous vegetation.

- Encourage the installation of alternative, renewable energy supply systems.
- Encourage the installation of alternative water supply systems, including the use of recycled water where appropriate.
- Encourage development to incorporate best practice energy efficiency design principles and measures.
- Incorporate Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthen requirements as appropriate, for certain residential, mixed use and commercial developments as part of the planning permit application process.

**21.05-7**

28/01/2010  
C129(Part 1)

**Flooding**

**Objectives**

- To protect floodplains.
- To minimise the potential for damage and risks to public safety and property from flooding.

**Strategies**

- Ensure that land use and development is compatible with flood prone land.
- Discourage land use and development in floodplains where flood function may be impaired.
- Recognise flood hazards associated with waterways and ensure the free passage of water whilst protecting development from flooding impacts.

**21.05-8**

28/01/2010  
C129(Part 1)

**Wildfire**

**Objective**

- To minimise the impacts of wildfire.

**Strategies**

- Identify areas at risk of wildfire.
- Ensure that development in identified areas considers the impacts of wildfire.

**21.05-9**

03/09/2020  
C394ggee

**Implementation**

These strategies will be implemented by:

**Using policy and exercise of discretion**

Where appropriate, requiring the preparation of Stormwater Management Plans and/or Construction Management Plans which provide for the protection of receiving waterways.

Where appropriate, require applications for marine based development, including aquaculture development, to provide an environmental assessment.

Utilise indigenous species in revegetation programs on public land, including roadsides to improve the overall biodiversity of the municipality.

Ensure urban development on the Bellarine Peninsula complies with structure plan maps as detailed in Clause 21.14.

**Further Work**

Prepare and implement an updated flood study for Lara.

Work with the Corangamite Catchment Management Authority and the Department of Primary Industries to implement the Salinity Management Overlay Project, which may also include the protection of primary salinity sites via the Environmental Significance Overlay.

## GREATER GEELONG PLANNING SCHEME

Work with the Corangamite Catchment Management Authority and the relevant state agency to implement the Erosion Management Overlay Project.

Investigate the application of the Environmental Significance Overlay to contributory value wetlands.

Investigate the application of the Environmental Significance Overlay or Vegetation Protection Overlay to areas identified as Biodiversity Sites and/or Primary Biodiversity Conservation Zones.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to the coastal fringe.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to areas identified as containing Bellarine Yellow Gum and Coastal Moonah Woodland.

### References

*Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment - Inundation Report*, Cardno for City of Greater Geelong, December 2015.

*City of Greater Geelong Environment Management Strategy 2006 - 2011*, City of Greater Geelong, 2006.

*Geelong Wetland Strategy*, City of Greater Geelong, 2006.

*Geelong Biodiversity Strategy*, City of Greater Geelong, 2003.

*Corio Bay Coastal Action Plan*, Central Coastal Board and the City of Greater Geelong, 2005.

*Corangamite Regional Catchment Strategy 2013-2019*, Corangamite CMA, 2013.

*City of Greater Geelong Stormwater Management Plan*, City of Greater Geelong, 2002.

*Central West Victoria Regional Coastal Action Plan*, Western Coastal Board, 2003.

*Central West Victoria Estuaries Coastal Action Plan*, Western Coastal Board, 2005.

*Geelong Flood Mitigation Strategy*, Gutteridge Haskins & Davey Pty Ltd for City of Greater Geelong, May 1997.

*Geelong Regional Floodland Study*, Geelong Regional Commission, June 1979.

*Hovells Creek, Lara: Flooding – December 10, 1988*, prepared by Technical Services Department Shire of Corio, January 1990.