



***Bass Coast Shire Council***

# **Bass Coast Unlocking Rural Tourism Draft Strategy**

## **Community Consultation and Draft Submissions Key Findings**

**February 2023**

**Prepared by Bass Coast Shire Council Strategic Planning Department**



## Introduction

The purpose of this project is to undertake a land use study for Bass Coast Shire's rural tourism precincts with a scope to investigate the reasons for what has been considered limited tourism investment in the rural areas of the Shire.

Bass Coast Shire Council, in partnership with the Victorian Planning Authority (VPA), has engaged Urban Enterprise to undertake a tourism land use study. The strategy was prepared by early 2022 and involved assessing the current policy environment, reviewing existing gaps in appropriately considering tourism activity in the Shire and proposing a future vision, for rural tourism.

## Consultation

The Draft Strategy was released on 16 June 2022 and consultation occurred with the community in various forms up until 27 July 2022. Consultation occurred while some State government restrictions, in response to the COVID-19 pandemic, were still in place. The use of remote and virtual engagement techniques were used as well as safe in-person consultation. Extra time and communication also took place to accommodate postal delays and community availability constraints.

Consultation included:

- Advertising on Council's website, "Engage" page and the local newspaper in June and July 2022.
- Letters sent out to the community, particularly all land owners and occupiers located in the Bass Coast Planning Scheme's Rural Activity Zone, in the lead up to the release of the draft.
- Draft Strategy Community Consultation Sessions:
  - Tuesday 28 June Phillip Island Information Centre
  - Thursday 7 July Inverloch Hub
  - Monday 11 July Phillip Island Information Centre
  - Thursday 14 July Kernot Community Centre
  - Saturday 16 July Corinella Community Hall



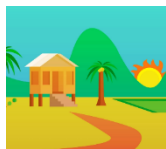
The strategy was also available for download on the "Engage Bass Coast" website and hard copies via Council service centres in Wonthaggi, Inverloch, Newhaven and Grantville. Council strategic planners also undertook virtual meetings with community members.

# Community and Stakeholder Participation

Over 300 community members and industry stakeholders were engaged during the consultation process. It is expected that some people participated across multiple methods. A total of 46 submissions were received during the engagement period.

## Summary of Community Input

This report summarises the key themes emerging from across the consultation. A detailed engagement summary follows, including recognising opportunities to improve the strategy, as well as ways in which the draft report will be changed to reflect community input. Appendix One to this report features the Council response to each individual submission received. The below graphic is a little snapshot illustrating the communities input:



*appropriate locations and approvals for rural accommodation*



*ensure all tourism activity both protects and enhances our natural environment*



*recognise appropriate size and scale of tourism development sympathetic with surroundings*



*keep the Rural Activity Zones as they are recognised appropriate locations for tourism*



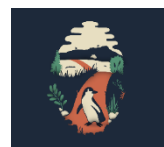
*ensure aboriginal heritage and indigenous values are recognised, protected and enhanced*



*ensure that key tourism assets on Phillip Island receive ongoing support and capacity to continue operating effectively*



*ensure all new tourist activity contributes to community infrastructure*



*ensure that ecotourism remains the focus of tourist activity in the region*



*ensure holistic protection of RAMSAR wetlands*



*promote new forms of tourism activity like art galleries and bespoke businesses*



*Tourist operators desiring better signage opportunities*



*concern over economic focus of the strategy*



*Protection of our coastline*



*concern about rates and property rises*

## An Address of Key Discussions

Four key issues were discussed consistently by the community during the submissions process and through anecdotal discussions:

- 1 - appropriate environmental and landscape protection
- 2 - concern around removing the Rural Activity Zone
- 3 - services, infrastructure and urban land use
- 4 - consideration of indigenous heritage

### **Discussion 1: Appropriate environmental and landscape protection**

#### Issues

Significant community concern was raised about rural tourism development negatively impacting:

- coastal environmental values
- biodiversity and native flora and fauna
- landscape character and rural hinterland features
- areas of significant ecological value such as the penguin parade at Phillip Island and Western Port Woodlands.



#### Technical Considerations

Any potential development in a non urban area does impact the environment in some way. Poorly located, designed, developed and managed land uses, particularly in environmentally sensitive areas can have a significant negative impact, not only in the immediate surrounds, but the wider ecological network.

With respect to rural landscapes, the strategy and the Shire is bound to follow the processes and requirements of the Department of Environment, Land, Water and Planning (DELWP) including the declaration that the entire Shire is considered a “Distinctive Areas and Landscapes” (DAL) area. DELWP is currently finalising the relevant Statement of Planning Policy (SPP). Any future developments outside of the protected settlement boundaries proposed by the SPP will need to comply with the DAL requirements.

All future developments are required to comply with all aspects of the Bass Coast Planning Scheme (Planning Scheme) including the zoning, environmental overlays (including coastal inundation and significant landscapes) and environmental and landscape related policies. Any changes to the Planning Scheme proposed by this strategy will need to be considered through a Planning Scheme Amendment (PSA) process including robust community consultation, compliance with all government policies and State government approval.



### Improvement Opportunities

Most tourism activity in Bass Coast is intrinsically connected to our pristine environment and beautiful landscapes. It is the goal of the strategy and the Shire to ensure that future tourism activity and development is located, designed, constructed and managed in a way that not only protects the surrounding environment and its native ecosystems, but also takes measures to enhance its protection and preserves its ongoing value to the local community and the region.

An example of enhancement could be via a tourism planning permit on a privately owned rural lot, where environmental protection measures are conditional to a granted permit, to enhance the health of, and limit public interaction with an ecologically sensitive area. This type of protection may not be able to occur on private land without a tourism activity permit trigger and conditions.

The DELWP DAL's process provides an opportunity to ensure that tourism and rural land uses are both sympathetic to, and enhancing of, landscape and environment values recognised by the DAL's, in turn contributing to a consistent delivery of environmental protection and enhancement across the Planning Scheme.

There is an opportunity to ensure that the final strategy is changed to clarify the necessity and importance of environmental protection and enhancement surrounding all tourism activity.



### Draft Strategy Changes

The Shire recognises that the draft strategy, being prepared initially as an internal technical reporting document, focuses on the delivery of tourism opportunities within the Shire, which, by the very nature of those kind of land uses, tends to have a development and planning permit process lens. The wider considerations of environmental and landscape preservation, although present within the document, are not considered holistically by the document, particularly in the recommended actions.

A robust recognition of environmental and landscape preservation considerations is supported and the final strategy has been amended to better reflect these considerations. The proposed “recommended actions” in the final strategy have been changed to ensure that environmental and landscape preservation considerations are adequately considered in proposed upcoming strategic work.

Proposed Strategy changes include:

Recommendation Section	First Draft	Proposed Change (in green)
Vision	The rural areas will support investment in contemporary and quality tourism businesses that are sympathetic to Bass Coast's landscape and agricultural activities.	The rural areas will support investment in contemporary and high-quality tourism businesses that are sympathetic to, <b>and enhance the protection of Bass Coast's environmental assets, landscape values and agricultural activities.</b>
Objectives	5. Environmental improvement	<b>5. Environmental protection and enhancement 6. Effective integration with agriculture, other rural land uses and significant landscapes</b>
Strategic Directions	Nexus between tourism and other rural land uses - Enable the nexus between tourism with other rural land uses which supports productive use of rural land.	<i>Rural nexus</i> - Recognise a nexus between tourism and other rural land uses that supports the productive use of rural land.  <i>Environmental nexus</i> - Recognise a nexus between tourism uses and protection of the natural environment that supports and enhances environmental values.
Recommended Actions	<p>New action 1.3 proposed:</p> <p>Removing LPP Clause 14.01-2L-02 Sustainable Agricultural Land Use in the Farming Zone.</p> <p>Removing LPP Clause 14.01-2L-03 Sustainable Agricultural Land Use in the Rural Activity Zone.</p> <p>Prepare a new Rural Land Use Strategy</p> <p>New Action 7</p>	<p><b>1.3 Include a definition in the Scheme for 'Nature Based Tourism Development' in a future PSA.</b></p> <p>Investigate replacing the tourism reference in the Policy Guidelines (encouraged uses) with: <i>"Tourism facilities that complement, are associated with or do not detrimentally impact the agricultural use of land, nor change the rural nature of the landscape, or areas of environmental or ecological value..."</i>.</p> <p>Investigate replacing the tourism reference in the Policy Guidelines (encouraged uses) with: <i>"Tourism facilities that complement, are associated with or do not detrimentally impact the agricultural use of land, nor change the rural nature of the landscape, or areas of environmental or ecological value..."</i>.</p> <p><b>Prepare a new Rural Land Use Strategy that shall include:</b></p> <ul style="list-style-type: none"> <li>• appropriate management of land uses that can facilitate sustainable agricultural practices, ecological and biodiversity protection and enhancement, landscape protection and tourism activity;</li> </ul> <p><b>Investigations will be undertaken to improve ecological tourism opportunities in the Shire that serve to enhance the surrounding environment and landscape values.</b></p>

There will be other changes throughout the final draft to ensure that the nexus between protecting and enhancing environmental values and tourism opportunity are appropriately recognised. This includes adding some tourism uses in the proposed Sub Regions and providing more of a focus to “nature-based” tourism opportunities.

## **Discussion 2: Removing the Rural Activity Zone**

### **Issues**

A significant number of submissions raised concerns about the recommendation to re-zone all land within the Rural Activity Zone (RAZ) to Farming Zone (FZ). Concern was based around the notion that removing the entire zoning, simply to facilitate potential future tourism outcomes, is not appropriate nor an orderly and proper way to plan for development in regional areas. Further, the zone facilitates numerous other uses and that the strategic justification and evidence base has not been holistic, before making that recommendation. Other concerns raised included:

- Concern from many existing tourism operators and other businesses in the RAZ, that reverting to FZ will negatively impact their operations and future planning.
- Concern about State Government and Planning Scheme minimum lot size requirements in the FZ restricting tourism activity potential in certain situations.
- RAZ locations were chosen for wider strategic reasons beyond tourism and are working in many ways.
- Not enough clarity provided as to what the zoning change would mean in terms of on the ground development changes.
- Investigations for other appropriate RAZ areas is not considered and removing it from the Scheme may preclude that in the future.
- Disagreement that the lack of tourism success in the RAZ is simply because of the zone requirements and recent planning permit refusals, as these refusals have often occurred due to the general inappropriateness of the development and poor consideration of environmental and other factors.
- That in consideration of the ratio area of land in the FZ compared to the RAZ, it is clear the RAZ has facilitated more tourism opportunities than the FZ and re-zoning to FZ shouldn't be justified on these grounds.
- Instead of removing the RAZ, the zone needs to provide greater flexibility to facilitate appropriate tourism activity outcomes.
- Concern about the time and resource wasting of Council to survey and test locations before zoning land RAZ only to remove it so quickly without enough strategic justification.

A small number of submissions were supportive of reverting the RAZ to FZ as proposed by the draft strategy or opposed to the RAZ in general as it “opens up” rural land.

### Technical Considerations

The proposed recommendation requires compliance with the *Planning and Environment Act, 1987* and any rezoning of land through the progression of a Planning Scheme Amendment, which would include robust planning justification and a formal community consultation process. Any amendment would also require a review of the zone and Schedules in their entirety and to ensure land use requirements or schedules that are appropriate to be retained in a new zone, are established in that new zone.



### Improvement Opportunities

The Shire recognises that the Strategies recommendation to re-zone RAZ land to FZ, did not provide enough clarity in terms of process that would be needed, nor the other factors that may impact the appropriateness of re-zoning. The Strategy itself has not done all of the necessary strategic work to consider all issues and impacts of a zoning change of this nature. There is now an opportunity for the final draft to provide clarity and direction. Any PSA rezoning is required to consider all of the land use issues and differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses.



### Draft Strategy Changes

In consideration of the submissions and the significant concerns raised, the final strategy proposes to remove the recommendation to replace the RAZ in favour of the FZ, and replace the recommendations with the following recommended actions:

#### 3 Rural Activity Zone (RAZ): Further Investigation and Potential Planning Scheme Amendment

- 3.1 Undertake discussions with DELWP to determine if there is an appropriate mechanism to potentially establish "Accommodation" as a permit permissible use, but only when associated with an appropriately located and scaled tourism use.*
- 3.2 Undertake discussions with DELWP regarding Schedule 1 to Clause 35.08 to determine if it is appropriate for the 'Minimum subdivision area' annotated in table 1.0 to be retained between 40 and 260 hectares (depending on the area), which is beyond that which is generally required in the Farming Zone and the current prevailing lot sizes in each RAZ area. If it is determined that these minimum subdivision areas do not facilitate the ultimate intent of the RAZ, including the provision of tourism, then a Planning Scheme amendment should be progressed.*
- 3.3 Investigate the potential to rezone land in the RAZ to Farming Zone in situations where tourism and other activities directly related to the intended use of the RAZ have not been, nor appear likely to occur. Further, to investigate areas in the Farming Zone where there is potential, and it is appropriate to, rezone the land to RAZ. These investigations can occur as part of a future Rural Strategy.*
- 3.4 Further develop local planning policy that will facilitate and guide appropriate tourism development for land remaining in this zone.*



### **Discussion 3: services, infrastructure and urban land use**

#### **Issues**

The following issues were raised regarding services, infrastructure and urban land uses:

- Concern about impacts of increased tourism on the transport network, particularly at Phillip Island bottlenecks.
- Concern about tourism development growth and the impact on all infrastructure, including telecommunications which is already struggling in parts of the Shire.
- Ensuring that the identification of SUZ sites and areas of large tourism development are required to consider and upgrade services and infrastructure to a level that suitably meets on site requirements and improves the provision of infrastructure and services in the area.
- Ensuring tourism development is structured, well located and not piecemeal development, so as to best utilise infrastructure and services.
- Concern about the encroachment of urban activity into rural zones and the expansion of settlement boundaries, by stealth.

#### **Technical Considerations**

Tourism activities that require a planning or building permit must comply with relevant Planning Scheme requirements in terms of infrastructure and service connection, and upgrades if required.

Future Structure planning and rural strategy planning need to consider and make recommendations with regard to the upgrading of infrastructure and services in the Shire.



### Improvement Opportunities

Appropriate structure planning and precinct planning is necessary, especially when considering larger developments. The Planning Scheme requirements with regards to infrastructure and service provision for developments that are synonymous with tourism activity, are very clear, however it is relevant in developing strategies for tourism development in the rural zones, that infrastructure requirements for the site and the surrounding region, are fully considered. In some cases this may preclude the capacity for some sites to operate medium or larger scale tourism development.



### Draft Strategy Changes

The draft strategy proposes to remove Scheme Clause *17.04-1L Facilitating Tourism*. The final strategy proposes instead, to review and broaden the considerations of where and how tourism activities are appropriate, and includes the following:

- *recognise the need for tourism development to be located in areas that provide contiguous connection to appropriate services and infrastructure and/or to upgrade those services or provide appropriate infrastructure to meet the requirements of the site and surrounding areas.*

The body of the report has also been edited to more clearly articulate the need for the provision of appropriate infrastructure and services to consider development in a rural area.

## **Discussion 4: Indigenous Heritage**

### **Issues**

The following issues were raised regarding indigenous heritage:

- Ensure that tourism uses protect and support the ongoing preservation of indigenous heritage, artifacts, values and landscapes.
- Consider the opportunity to highlight the history and culture of the Bunurong Boon Wurrung as part of the tourism strategy.
- Consider indigenous cultural values and practices, particularly with regard to ecological preservation within tourism activity.
- Ensuring the history of indigenous culture is recognised and appropriately memorialised in tourism activities, particularly those celebrated for post European contact heritage.

### **Technical Considerations**

Tourism activity is required to comply with the requirements articulated in the Heritage Overlay within the Planning Scheme, heritage including the list of heritage places in the Schedule to Clause 43.01, as well as all other clauses that relate to aboriginal heritage.

Compliance with the requirement of the *Victorian Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018* are required. These requirements include recognising areas of cultural heritage sensitivity and the effects of high impact activities, including many tourist activities. The Acts also list the requirements for the preparation of Cultural Heritage Management Plans and Aboriginal Cultural Heritage Land Management Agreements which may be necessary when assessing tourism developments.

Assessment of and compliance with the Victorian Aboriginal Heritage Register register to identify known places within and/or adjacent to any tourism development areas (in accordance with s.146(g) of the *Aboriginal Heritage Act, 2006*).

There is potential need to prepare Cultural Heritage Management Plans, Cultural Heritage Impact Assessments and Cultural Values Assessments for upcoming tourism developments. These plans require, among others, the following actions:

- A comprehensive site prediction model to determine the likelihood of Aboriginal cultural heritage occurring in the area.
- Engagement with the Registered Aboriginal Party (RAP) to confirm the technical and written history of the Aboriginal cultural significance in the area and arrange a “walk on country” with the RAP.
- Local government and developer stakeholders to provide an oral history of these cultural values and the manner in which these can be interpreted, protected and enhanced through any tourism development process.

The above technical indigenous heritage and values requirements are best undertaken during Township Structure Planning and Rural Strategy planning processes.



### Improvement Opportunities

There is an opportunity for BURT to ensure that areas and values of indigenous significance and/or heritage value are recognised, protected, reflected and enhanced in future tourist activity. There are large gaps in the current understanding of indigenous heritage and values in the rural areas of the Shire, which can be best addressed through the preparation of an Aboriginal Cultural Impact Assessment in conjunction with RAP as part of a future Rural Land Use Strategy.

Any future work on indigenous heritage assets and cultural values can be considered in the context of not only tourist activity but all other rural land uses, with a view to these heritage assets and values not just being considered in land use management and future land use changes, but to be an integral component informing and integrating symbiotically with these land uses.



### Draft Strategy Changes

The final strategy proposes to address aboriginal heritage and indigenous values through the preparation of a Rural Strategy.

The final strategy also proposes to better integrate tourism objectives with the requirements of other organisations. This includes working with Bunurong RAP, the wider indigenous community, as well as developing a more sophisticated understanding of wider indigenous values to ensure integration and reconciliation opportunities within tourism and other rural land uses.

## Additional Discussions

### Development size and scale

Concern has been raised over the size and scale of development in inappropriate areas. BURT recognises that any large scale developments could be best delivered in a Special Use Zone. This would lead to two processes: the PSA and Planning Permit, allowing the appropriateness of any large scale activity to be considered in a wider context and for all issues to be addressed, including environmental issues and community infrastructure upgrades, before any determination is made.

It is agreed that development size and scale is an important factor in design quality. The final Strategy proposes recommendations around integration with land uses and work required to determine appropriate size and scale.

### The sub regions

Currently, Council identifies precinct areas suitable for rural tourism by applying the RAZ to the land. These precincts designate the appropriate location for rural tourism uses in Bass Coast and by exclusion identify rural areas outside of these precincts as largely inappropriate for rural tourism.



The BURT strategy recommends that Council adopts a market-driven policy for locating rural tourism

where the entire shire is separated into four “sub-regions” which specify the types of tourism experiences that are appropriate in the various parts of the municipality. The onus is then placed on the prospective tourism operator to demonstrate that a proposed rural tourism use won’t have adverse impacts on the land, local infrastructure and surrounding area.

The land uses identified in each sub region do not imply that all tourism activity that matches that intended use, will be permitted. All proposed land uses are required to meet the existing Planning Scheme requirements, including all policies, zones and overlays.

### Economic priority

BURT does not prioritise economic activity however it does recognise that there is an intrinsic and necessary link between effective tourism activity and economic sustainability. The final strategy has been amended to provide clarity that economic sustainability does not reflect a priority over environmental and community sustainability or other important Shire wide objectives.

### Need for the Strategy

Some submissions were received questioning the need for this strategy at this time. BURT is an investigative research based document designed to provide a wide context and inform future land use decisions through specific recommendations and actions to facilitate appropriate tourism outcomes in the Shire. Its purpose is not to specifically deliver tourist outcomes but to provide context for the next stages of land use planning and economic decision making. It is a pivotal document to compel appropriate and positive consideration of future tourism activity, in appropriate locations, within the Shire. The actions proposed by this document will significantly contribute to high quality future land use planning where tourist activity is appropriately integrated. For these reasons the need for the strategy is justified.



### Other strategic work

Questions were raised around the suite of additional strategic work that is required to ensure tourism is delivered appropriately. This commentary is supported and the final strategy has been changed to ensure the list of required upcoming strategic work is very clearly articulated.

### Specific planning permits and tourism opportunities

Numerous submissions were made that relate to specific planning permits and tourism opportunities. BURT is an over-arching document and does not address potential developments specifically. The submissions have been noted and the submitters have been requested to engage with the Shire about upcoming tourism proposals and the process which BURT may unlock, through its recommended actions, that may relate to submitters project of interest.

### Community consultation



Some members of the community raised concern about the level of community consultation

The community consultation sessions were advertised on Councils website, social media and the local newspaper in 2022. Drop In sessions were organised and advertised at numerous locations. Letters were also sent to all land owners in the RAZ twice in 2021.

Community members who made submissions have also been invited to meet with the Shire to discuss any issues they may raise with the final strategy. There are numerous future opportunities for community consultation as it relates to tourism planning, including in future PSA's and the proposed Rural Strategy.

### Rates and fees

Concern has been raised about rate increases due to an increase in tourist activity. Although BURT can not categorically say that changes in tourism activity will not increase rates, fees and property prices, the assessment of cost changes, is an economic decision based on an assessment of factors that goes well beyond that which can be considered by BURT. The Shires Revenue department are able to provide wider advice with regard to rates assessments and fee changes.

### Signage

Requests have been made for more appropriate signage for way finding and safety in current and potential tourist areas. The appropriate departments and Parks Victoria have been notified about these requests.





## Next steps

This consultation process generated high levels of community and stakeholder interest, drew attention to rural tourism in the Shire and the relevant issues that need to be considered to deliver tourist activities in a productive, sustainable and environmentally enhancing manner. The stakeholder conversations and submissions received have led to the preparation of a final strategy.



All submitters are invited to contact Councils Strategic Planning team to discuss the strategy, share opinions and provide comments. If the final strategy is adopted by Council, Council will undertake the recommended actions proposed. This includes the review, planning and progression of a rural land use strategy that will consider the ongoing function of the Rural Activity Zone, as well as numerous other actions. Council will investigate the progression of a rural tourism Planning Scheme Amendment to facilitate some of the more immediate recommended planning policy actions. Council will begin engagement with Phillip Island Nature Parks and Parks Victoria with regard to discussing the potential for appropriate and environmentally sensitive tourism.

# **APPENDIX 1**

## **Submissions and Council Responses**

Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
	ACRONYMS USED IN TABLE	<p><b>ACRONYMS USED IN SUMMARY</b></p> <p><b>Accomm = accommodation</b></p> <p><b>DAL's = Department of Environment, Land, Water and Plannings Distinctive Areas and Landscapes project</b></p> <p><b>FZ = Farming Zone</b></p> <p><b>PSA = Planning Scheme Amendment</b></p> <p><b>RAZ = Rural Activity Zone</b></p> <p><b>Scheme = Bass Coast Planning Scheme</b></p> <p><b>SUZ = Special Use Zone</b></p>				
1	Entire Document	<p>1.1 Unsatisfied with addressing previous Eco village planning regulations by authorities, that resulted in land use conflicts</p> <p>1.2 Experiencing pressure on farming business and suspecting that future plans would make it more difficult by developing a dense 220 house residential area adjacent to the farming zone.</p> <p>1.3 Feeling a lack of venues for weddings, events, rustic farm type on coast.</p> <p>1.4 Suggesting development of a caravan park, golf course or whatever allowable by a person who buys part of their land in case that they can split and sell part of the land. Creating a farm stay with a few cabins for retired people as leisure as well as providing extra accommodation in the area.</p> <p>1.5 Consideration to be given more buffer between residential development area and farming zones, which only includes Wilson's Road in the current situation.</p> <p>1.6 Farmers being affected by "The Eco Village" or "The Cape" evicted kangaroos destroy farms, dogs chase cattle, intensified noise and dust due to the traffic in Wilson road, spread of rubbish because of increase in pedestrian traffic using F break carpark without toilets and bins.</p>	No.	<p>1.1 Noted. The strategy does not address specific tourism applications or past determinations.</p> <p>1.2 Noted. Any Residential Zoning changes will be subject to a different process and are not considered directly by the strategy.</p> <p>1.3 Supported. One of the goals of the strategy is to unlock appropriate areas for tourism development, including activities such as event venues and farm stays.</p> <p>1.4 Noted. One of the goals of strategy is to unlock appropriate areas for tourism development.</p> <p>1.5 Noted. Any Residential zoning changes will be subject to a different process and are not considered directly by the strategy.</p> <p>1.6 Noted. The strategy does not address these issues specifically, however appropriate departments will be notified to investigate impacts on Wilsons Road and increases in public rubbish.</p>	No Change Required	No further action required
2	Rezoning RAZ to FZ	<p>2.1 Significant consequences of the BURT plan to scrap the RAZ at the Five Ways Precinct and place the current properties back into FZ for three of the largest employers and one of the largest education facilities in the Bass Coast.</p> <p>2.2 Developing a Rural Tourism Strategy and Agritourism is important and we support Council efforts to develop this strategy.</p> <p>2.3 Opposes placing the properties in Five Ways into FZ because it is inappropriate for their current use and the RAZ has worked very well for these properties.</p> <p>2.4 Requests Council does not rezone the Five Ways before a more thorough study to understand what is the best zone for this area.</p>	Yes.	<p>2.1 Supported. The draft has been changed and the final strategy proposes "recommended action 3" to further investigate the RAZ including any potential PSA to rezone land from RAZ to FZ. Any rezoning needs to consider all of the land use issues and differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the appropriateness of retaining the zoning at the Five Ways precinct as part of this PSA assessment process.</p> <p>2.2 Supported. The draft has been amended and the final strategy proposes that Council prepare a rural strategy that will address wider issues including transport planning and infrastructure.</p> <p>2.3 &amp; 2.4 Noted. Given the precinct has lot sizes significantly smaller than the FZ requirement and given the precinct is well established, there may be value in retaining RAZ at this location. The abovementioned proposed PSA investigation will address these issues.</p>	Change Required	Resolved
3	Entire Document	<p>3.1 Highlight the history and culture of the Bunurong/Boon Wurrung through engaging and establishing an indigenous education centre in a tourism hot spot like Cowes.</p> <p>3.2 Give more attention to surfing, the beach culture, fossils, coast care/landcare groups and fishing.</p>	No.	Noted. Very good ideas and an example of the type of tourist activity the strategy is endeavouring to unlock.	No Change Required	No further action required
4	Entire Document	<p>4.1 Signage issues: [REDACTED]</p> <p>[REDACTED]</p> <p>4.2 Need to amend not allowing for advertising signage in planning scheme, to include a sign identifying the farming business and its operating hours.</p>	Yes.	<p>4.1 &amp; 4.2 Supported in part. This issue does have an impact on some tourism operations in the Shire and the final strategy makes a comment on investigating ways to improve signage, in the appropriate circumstances, for tourism operators. The document itself can not make a statement on your specific signage matter without understanding the nuances and signage issues that may already be in place in the immediate vicinity, which is an investigation beyond the scope of a wider strategic report of this nature. The submitter is invited to speak to the Strategic Planning team with regard to discussing ways in which signage opportunities can assist them.</p>	Change Required	Resolved
5	Entire Document	<p>5.1 Unsure if not mentioning to Newhaven Rural Tourism Precinct area means its' zoning remains unchanged?</p> <p>5.2 Development of small scale accommodation will require construction which require a council permit? Bass Coast Council Policy is that there is only one house per 100 acres.</p> <p>5.3 Will there be a change to this regulation to allow for new accommodation to be built?</p> <p>5.4 Will the council relax restrictions on overlays in some areas of Newhaven, for example overlays of land that is in view of Churchill Island?</p> <p>5.5 If the council do not remove the overlays, will the BURT committee remove these properties from the proposed rezoning?</p> <p>5.6 A need to clarify how this will change to allow development of small scale accommodation on such properties with overlays.</p> <p>5.7 The report identifies Phillip Island / San Remo area suitable for roadside food stalls, which is not economically viable for beef cattle producers in the Newhaven area. Roadside traffic does not warrant the cost of: the construction of a purpose built stall that complies with food safety &amp; OHS regulations for the sale of beef products etc. Current house insurance can be voided without including a "roadside business". The soil quality and climate conditions is not suitable for C12 food productions especially grape production. The local farmer's market provides the opportunity for farmers to sell food products, more economical.</p> <p>5.8 A need to clarify why the Newhaven area needs to be rezoned as it is already FZ. Opposed to the classification of the Newhaven area with the RAZ areas because of its very different soil &amp; climate challenges. 90% of the land, did not support this change in zoning in Newhaven.</p>	No.	<p>5.1 and 5.8 Noted. The strategy does not propose to change the zoning for Newhaven Rural Tourism Precinct. There is a recommendation to investigate the precinct to ensure that tourism development has been adequately catered for.</p> <p>5.2 and 5.3 Noted. It is the intention of strategy to investigate circumstances where accommodation associated with a tourism use could be appropriate in the FZ - this may include re-assessing Council Policies in the zone. State Government requirements for minimum lot sizes in the FZ remain.</p> <p>5.4, 5.5 and 5.6 Noted. Changes to existing Overlays are not specifically considered by the strategy. Overlays relate to specific provisions that are required to be complied with irrespective of the zoning or potential tourism uses. The application of Overlays in certain areas, could be investigated in the future as part of potential future PSA's. The process of this investigation would need to relate the provisions associated with the overlay itself and not the appropriateness of any location for tourist development. The draft has been amended and the final strategy proposes that Council prepare a rural strategy that will address all land use planning issues, which will consider the appropriateness of current and future overlays.</p> <p>5.7 Noted. road side stalls may be appropriate in areas where there are different rural land uses.</p>	No Change Required	No further action required
6	RAZ and FZ	<p>6.1 Significant potential of the site to provide rural tourism operations because of its location, which is a 37ha site and is included in the Corinella Rural Tourism Precinct map, as well as its accessibility and topography.</p> <p>6.2 Barriers for owners to invest in tourism use/development under the current RAZ and more restrictions by reverting to FZ planning provisions with the added focus on retention of agricultural land. Many uses, such as shops, cinema based entertainment facility, etc., that can attract tourists and keep tourists and staff within a township with limited tourism are prohibited under the RAZ and FZ.</p> <p>6.3 Significant damage of the site's potential for tourism by the provisions and restrictions of both zonings and an inability to secure finance for any significant new tourism development, as financial institutions will be cautious regarding financing in rural/FZs for either development or purchase.</p> <p>6.4 Suggested to include [REDACTED] and the broader Bass Coast. A table to justify this, is included in the submission.</p> <p>6.5 Equal merit of the site at Corinella with the four sites identified for SUZ on page 88 of the draft strategy. Especially according to "support the application of the SUZ in site specific locations where tourism is logically the primary land use", Corinella should be considered in regards to its tourism potential, particularly as a place of history as one of Victoria's first formal settlements including the first recognised government houses. This heritage value is beyond the location of land comprising rolling hills, national parks, premier fishing and boating areas, ocean views and island to explore.</p> <p>6.6 Requesting Bass Coast to consider the land for rezoning to SUZ which will facilitate long term potential for tourist accommodation to increase visitation.</p>	Yes.	<p>6.1 Noted. The strategy does not address specific tourism applications or past determinations. The submitter is encouraged to contact Strategic Planning to discuss what long term planning avenues there may be to unlock tourism opportunities on the subject land.</p> <p>6.2 - 6.6 Supported in part. Instead of proposing to remove the RAZ, the final strategy proposes recommended action 3 to further investigate the RAZ including any potential PSA to rezone land from RAZ to FZ. Any rezoning needs to consider all of the land use issues and differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. It is understood that some sites in the Shire with significant tourist potential may be more appropriate to be re-zoned to SUZ. There may be potential to assess a development planning permit application at the same time as a PSA to rezone the associated land to SUZ. One of the recommendations of the strategy is to recognise these potential sites as a means to unlock tourism opportunities. The submitter is encouraged to engage with Council's Strategic Planning department to investigate any potential for the land to be recognised in an SUZ.</p>	Change Required	Resolved
7	Entire Document	<p>7.1 Lack of the communication prior to business settlement or subsequent BURT summary paper.</p> <p>7.2 Concerned about the retrospective amendment of zoning of the Five Ways precinct [REDACTED]</p> <p>7.3 Potential damage to the future operations, development and investment in existing tourism businesses despite the intention of BURT to "facilitate sustainable development".</p> <p>7.4 Uncertainty about future planning restrictions and changes in zones or policy that will decrease underpinning of businesses to sustainable tourism development.</p> <p>7.5 Request to exclude Five Ways from any change of planning zone as the permitted development has occurred under RAZ implemented and amended by Council while it may not have been the most appropriate planning zone for the activity.</p> <p>7.6 Concerned about significant development restrictions and financial losses to existing businesses and activities at Five Ways through RAZ amendment and reverting to FZ</p> <p>7.7 Suggested to conduct a meaningful stakeholder consultation to examine other Scheme alternatives that consider existing use of significant commercial activities.</p>	Yes.	<p>7.1 Partly not supported. As a first stage strategy, consultation was significant. Community consultation sessions were advertised on Councils website, social media and the local newspaper in 2022. Drop in sessions were organised and advertised at numerous locations. Letters were sent to all land owners in the RAZ twice in 2021. BURT can not make a comment on consultation regarding separate business settlements.</p> <p>7.2 to 7.7 Supported in part. Instead of proposing to remove the RAZ, the final strategy proposes recommended action 3 to further investigate the RAZ including any potential PSA to rezone land from RAZ to FZ. Any rezoning needs to consider all of the land use issues and differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the appropriateness of retaining the zoning at Five Ways as part of this PSA assessment process. There is value in recognising Five Ways for retention in the RAZ. The intent of BURT is not to rezone all RAZ land but to identify land that can be better unlocked for tourism development. In the case of Newhaven, the intention is to investigate the value of the RAZ zoning. The goal of any future zoning change is not to actively reduce the capacity for existing tourist activities to operate or expand.</p>	Change Required	Resolved

Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
8	Entire Document	<p>8.1. Disagreement with the goal of the BURT proposed in the draft strategy.</p> <p>8.2. Not opposed to returning RAZ to FZ but objects to the changes to the Scheme that incentivise tourism on rural land like reducing subdivision sizes and establishing SUZ.</p> <p>8.3. Concerned about impacts of large-scale tourism developments such as 5-star account with coastal views, tourist parks, nature based eco account and golf courses on coastal landscape values - contradicts the "Bass Coast Community's 2041 Vision" of wild unspoiled coastlines.</p> <p>8.4. Opposed to revision of built form and subdivision controls which risks degrading landscape values. Any changes to Scheme would undermine the important environmental and landscape values.</p> <p>8.5. Necessity of restrictions on subdivision sizes and residences in FZ to protect agriculture and landscape values and maintain green breaks, approved in 2017 through Amendment C140 of Scheme.</p> <p>8.6. Vegetation is not viable as screening on exposed south coasts.</p> <p>8.7. Concerned about lack of focus in the draft strategy on environmental impacts and climate change implications as large scale tourism needing significant infrastructure including sewerage and water.</p> <p>8.8. Concerned about social impacts of traffic and telecommunications congestion - already cause problems on Phillip Island for residents and business during holiday times.</p> <p>8.9. Disagree with even geographical spread of tourism - will result in inefficient management, ruining quiet experiences and equity issue for expensive eco-experiences.</p> <p>8.10 Risk of overdependence on tourism, which was illustrated by Covid pandemic.</p> <p>8.11 Opposed to establishment of SUZ as they would open up rural areas to more concentrated tourism, that is similar to creating new satellite mini-suburbs and a quasi-extension of town boundaries.</p> <p>8.12 Concerned about SUZ Investigation Areas: F23 - Newhaven would constitute an extension of the Cape Woolamai town-boundary. F24 - Inverloch: inappropriate for a tourism zone due to SLO - FVC vegetation too low for screening. Quasi-extension of Inverloch town-boundary. F25 - Ventnor and Kitty Miller Bay: inappropriate for a tourism zone due to SLO - FVC vegetation too low for screening.</p> <p>8.13 Tourism development applications should be on a case by case basis and subject to existing restrictions in the Scheme. Accommodate should be small scale (up to three cabins) and other tourism developments should be small to medium scale, and sited adjacent to existing buildings and/or relevant to rural activities or food and agribusiness.</p>	Yes.	<p>8.1 Noted.</p> <p>8.2, 8.5, 8.6 &amp; 8.9, 8.10, 8.11 &amp; 8.12 Noted. State government minimum lot size requirements in the FZ are not investigated to change as part of this strategy. The establishment of a SUZ for tourism purposes would require a rigorous community engagement and PSA to ensure all issues and impacts of any potential land use change (including impacts on infrastructure and surrounding areas) are considered holistically.</p> <p>8.3 Supported. Any potential future tourism activity would be required to preserve and protect Bass Coast's unique coastline and would be also be required to comply with the DELWP "Distinctive Areas and Landscapes" recommendations. The final strategy has been changed to recognise the nexus between tourism and agriculture is retained and also expanded to include a nexus between tourism and protecting/enhancing environmental, landscape and indigenous heritage values.</p> <p>8.4 Noted. The final strategy clarifies the built form requirements that need to be addressed for future development proposals with a tourism nexus.</p> <p>8.7 Noted. The strategy has considered all policies and procedures as well as existing requirements in the Scheme, including those specific to environmental protection and climate change considerations. Any development or land use change that may be unlocked in response to the recommendations, will be required to comply with all of these policies, procedures and legal requirements. Any community concerns with regard to any specific proposed land use change or development (or issues with respect to access to utilities) can be addressed during existing and rigorous statutory planning determination processes.</p> <p>8.8 Noted. Any development that will impact wider transport access or telecommunications will be required to address the issue during the planning permit process.</p> <p>8.10 Noted. There is a necessary balance to ensure the Shire has opportunities for community connection, employment and positive flow-on social, environmental and economic impacts by supporting appropriately designed and located tourism opportunities, whilst also ensuring the community and our landscapes are not negatively by over-development. The final strategy recommendations endeavour to strike that balance.</p> <p>8.13 Noted. The strategy does not address specific tourism applications or past determinations and all future applications should be assessed in accordance with current Scheme requirements, while considering recommended actions of the final strategy.</p>	Change Required	Resolved
9	RAZ and FZ	<p>9.1. Supporting the council to develop a rural tourism strategy and understanding the importance of tourism for the economy and local community.</p> <p>9.2. Concerned about impacts of the draft strategy on the school site. The school site is an endangered but precious resource where there is so much of the island already intensively developed with residential estates. This contradicts the council's amendment C75 to rezoning the school site and adjacent properties to the RAZ.</p> <p>9.3. Suggested to transition to a SUZ as the most appropriate zone for the College site.</p> <p>9.4. Potential risk for future investment and more operational constraints on the educational priorities of the school and existing related businesses by proposed rezoning of the Five Ways RAZ precinct to FZ.</p>	Yes.	<p>9.1 Noted</p> <p>9.2, 9.3 &amp; 9.4 Supported. Instead of proposing to remove the RAZ, the final strategy proposes recommended action 3 to further investigate the RAZ including any potential PSA to rezone land from RAZ to FZ. Any rezoning needs to consider all of the land use issues and differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the appropriateness of retaining the zoning at the Five Ways precinct as part of this PSA assessment process. The potential to zone the site SUZ could be considered and it is requested the School engage with Council's Strategic Planning team to discuss options and the long term future for the subject land.</p>	Change Required	Resolved
10	Entire Document	<p>10.1. Concerned that economic development agenda is driving the draft strategy, which could permanently alter Phillip Island's landscape character.</p> <p>10.2. RAZ locations seem to be chosen for strategic reasons not "to facilitate sustainable tourism development in appropriately located rural areas", as per the report.</p> <p>10.3. Concerned about the role of a temporary virus crisis on fundamental change to rural land use, as mentioned in the draft.</p> <p>10.4. Barriers to investment should not be a priority when it comes to the future of our rural landscapes.</p> <p>10.5. Concerned about tourism development outside townships, especially Phillip Island.</p> <p>10.6. Open rural land on the island as an endangered but precious resource where there is so much of the island already intensively developed with residential estates.</p> <p>10.7. Include small scale bed and breakfast type rural accommodation and farm gate produce sales as acceptable forms of rural tourism development.</p> <p>10.8. Define an extent for increasing island visitation numbers, knowing the capacity of island and mutually supporting a balance between the environment and the economy.</p> <p>10.9. Concerned about considering tourism development without considering iconic wildlife species to achieve conservation outcomes.</p> <p>10.10. A need to recognise nature conservation as a valid reason for tourism development in the RAZ.</p>	Yes.	<p>10.1, 10.5, 10.6 &amp; 10.9 Noted. The strategy has considered all policies and procedures as well as existing requirements in the Scheme, including those specific to environmental protection and climate change considerations. Any development or land use change that may be unlocked in response to the recommendations, will be required to comply with all of these policies, procedures and legal requirements.</p> <p>10.2 Supported. The RAZ locations are not simply related to tourism and the final strategy has been amended accordingly.</p> <p>10.3 Noted. The strategy is a long term strategic document involving research and considerations well beyond the short term impacts of temporary health situations.</p> <p>10.4 Noted. Barriers to investment are not a priority with respect to our rural landscapes. Any future proposed land use change or development will be required to comply with the Scheme, which includes the requirements established through DELWP's DAL's planning.</p> <p>10.10 Supported. It is agreed that protecting and enhancing environmental values is a priority reason to support tourism development and that including this in the RAZ is necessary. The final strategy has been changed to recognise the nexus between tourism and agriculture is retained and also expanded to include a nexus between tourism and protecting/enhancing environmental, landscape and indigenous heritage values.</p>	Change Required	Resolved
11	Entire Document	<p>11.1. Supporting the overall thrust of the Draft Strategy.</p> <p>11.2. The draft strategy failed to cover "Destination Phillip Island" in some recommendations. Supporting recommendation 1.5. But, suggesting that: The rural land use objectives could also include reference to the landscape and visual amenity values. Recognising tourism as a primary rural land use alongside agriculture, eliminating the wording inconsistencies, where tourism is currently meant to be variously 'complementary', 'compatible' or 'ancillary' to 'agriculture', breaking the nexus between tourism and agriculture, replacing agriculture with 'productive use of rural land', eliminating the vague concept of 'small scale' tourism development, and instead allowing the provisions of the Distinctive Areas and Landscapes to do the important work of protecting significant landscapes and visual amenity on Phillip Island.</p> <p>11.3. Response to "Recommendation 1.3. Replace the RAZ in favour of the FZ supplemented with local planning policy to guide rural tourism development and, where appropriate, the SUZ to support larger scale tourism uses. To encourage appropriate tourism development for rural land on Phillip Island, proposing a three-tiered zoning approach: 1 - The FZ should apply as the default zone, where tourism should not necessarily be restricted or excluded by local policies 2 - The RAZ in other areas where tourism. 3 - Require the application of good design principles and sound environmental management and does not preclude agricultural continuation. An SUZ can be applied to support larger scale tourism uses. Does not believe that the RAZ has been ineffective. The Strategy correctly points out the inhibiting effect of local policies. However, the RAZ has been applied across some existing uses which align with the RAZ objectives, and too little RAZ land to make a judgement that the Zone has failed. Rewriting policies around RAZ supported.</p> <p>11.4. Opposed to reverting RAZ at Five Ways, as the best example of a successful RAZ Precinct, to more restrictive FZ, which is not strategically justified.</p> <p>11.5. Recommendation 2.1: further technical assessments which should be carried out to support the application of the SUZ and more broadly in the RAZ.</p> <p>11.6. Supporting the rec 1.6, carefully handle the process for identifying SUZ sites. Some concerns: a) has there been a transparent process to identify investigation areas? b) more technical assessments are required generally on Phillip Island and San Remo. c) access to services, d) traffic and access management, e) relationship with settlements f) environmental improvement and values g) maintaining views.</p> <p>11.7. Supporting Agricultural Land Assessment, but not necessary to be replicated every five to seven years.</p> <p>11.8. Supporting "Work with Phillip Island Nature Parks to guide tourism..." However, Phillip Island Nature Parks is not responsible for developing this holistic vision. That is the Shire's responsibility. DAL's shall be incorporated.</p> <p>11.9 Lack of weight in the draft to the role of events, such as motor sports.</p>	Yes	<p>11.1 Noted.</p> <p>11.2 Supported in part. The Intent of "Destination Phillip Island" is recognised within the document and the wording for the sub-region in the Recommended Actions section has been updated with an explanation, including being the largest tourism focus and changes to Local Planning Provisions on rural tourism development. Wording inconsistencies are noted and changed where applicable. The terms "complementary" and "ancillary" have different meanings. The nexus between tourism and agriculture is retained and expanded to include a nexus between tourism and protecting/enhancing environmental, landscape and indigenous heritage values. Other "productive use of rural land" nexus" will need further investigation. The draft states tourism operations in these circumstances, can function without nexus, through the establishment of an SUZ.</p> <p>11.3 &amp; 11.4 Supported. It is agreed that the RAZ has not been ineffective. Changes are proposed to the draft Strategy recommended actions with respect to the zone. The intent of these recommendations closely match the "three tiered" approach suggested. Issues can be explored in detail through a PSA.</p> <p>11.5 Noted. Proposals with a tourism focus in the RAZ will be assessed within the RAZ proposed review.</p> <p>11.6 Noted. Technical assessments including broader tourism economic analysis, impacts on settlements, rural, agricultural and environmental uses, landscapes, views and infrastructure requirements will be considered as part of any proposed SUZ PSA.</p> <p>11.7 Supported in part. The draft will change to review of the Rural Land Use Study 2014, including an Agricultural Land Assessment in a Rural Land Use Strategy. This will be reviewed every five years. The draft proposes to reassess, not replicate. Many parameters such as biosecurity, responses to coastal inundation, salinity changes, and agricultural practice changes, may be reviewed.</p> <p>11.8 Supported in part. The draft states "Work with" then "and create". The vision will be delivered through stakeholder engagement. This can be made clearer in the recommendations. Stakeholders will also include State government.</p> <p>11.9 Noted. The draft recognises Phillip Island as the key tourism destination. It is accepted and celebrated that Phillip Island events are a key tourism attraction making the island a destination. This is explored in the final draft. Recommendations are focused on the goals of the Strategy, unlocking tourism development in rural land. Many recommendations relate to rural land at the race track, on the island as well as the entire Shire.</p>	Change Required	Resolved
12	Entire Document	<p>12.1. [REDACTED] in addition to facilitating complementary future use and development on the adjoining land in the "Ventnor Investigation Area" in the draft.</p> <p>12.2. Retain the RAZ with an amended schedule to that which currently applies to the land pursuant to Clause 35.08 of the Planning Scheme.</p> <p>12.3. Supporting the recommendations re use and development of its land holdings and noting the complex considerations associated with managing rural land and tourist use.</p> <p>12.4. Suggesting to work closely with the Council and the Victorian Planning Authority to review in more detail the implications of the recommendations of the draft study and participate in an examination of the most suitable zoning and planning policy settings for our land.</p>	Yes.	<p>12.1 Noted.</p> <p>12.2 Supported. It is agreed that the RAZ has partially been successful and the final strategy proposes a new recommendation to investigate the RAZ and it's Schedule to facilitate Tourism activity, instead of removing the zone.</p> <p>12.3 Noted.</p> <p>12.4 Noted. Council is committed to working with key stakeholders, including Phillip Island Race Track as it investigates and carries out the proposed actions in the final Strategy.</p>	Change Required	Resolved
13	Entire Document	<p>13.1 Opposed to the concept that large development is best for the island while small is beautiful and all the excellent reports on long-term development should be preserved.</p> <p>13.2 Considering the area's significant landscape, environmental and Aboriginal cultural and historic heritage values to align with DAL's. Necessity to work together to deliver the critical foundation of simple connection to nature for the long term welfare of the people of Victoria and the large numbers of interstate and overseas visitors.</p> <p>13.3 Concern about despoiling the peace with 25,000 people being the maximum daily carrying capacity.</p> <p>13.4 Consider Presenter 47 to the Rural Land Use Strategy who proposed that a new zone is introduced to Phillip Island where all rural property owners can make the choice to have their property rezoned into a Tourism Transition Zone. In this zone, rural properties are broken into: primary production (40%), native vegetation (50%) Tourism (10%)?</p> <p>13.5 Concern about the large scale development with very poor Planning control will deliver the opposite of aspiration. The three sites of Cape Kitchen, Racetrack and Helicopter are unacceptable for visual bulk, climate change impacts and the direct opposite of integrating landscape and environmental quality.</p> <p>13.6 The potential need of long term environmental connection and repeat visitation by considering numerous reports such as the Phillip Island Development and Conservation Bill (1972) to DPI (Destination Phillip Island) - Naturally Playful and community responses to unsuccessful attempts at introducing a Car Ferry to Cowes.</p> <p>13.7 Consider a 100 metre Coastal strip and protect all native vegetation to respect a round island nature path similar to the Prom. The VES Action 86 "purchase significant environmental land paid for with an environment levy on visitors."</p> <p>13.8 An opportunity to enable permaculture style communal land projects similar to those permitted in Northern NSW to increase productivity of rural land, enable low cost housing and reduce our dependence on high energy use monoculture.</p>	Yes	<p>13.1 Supported. It is agreed that development size and scale is a relevant factor is design quality. The final Strategy proposes recommendations around integration with land uses and work required to determine size and scale.</p> <p>13.2 Supported. The final strategy includes an objective around environmental protection, and recommended actions to ensure tourism activity considers landscapes, environmental values and indigenous heritage.</p> <p>13.3 Noted. Any tourism development will need to consider access management, not only on the site, but in the context of potential impact, wider access management issues.</p> <p>13.4 Noted. The establishment of a Tourism Transition Zone is a State government issue that requires direct engagement. Council is open to a zone of this nature, however in the current urban planning legislative environment, creating a zone of this nature is not locally possible. Positive ecological outcomes are supported. The % of land use for an individual would need deeper investigation. For example, in cases where indigenous vegetation is more than 50% of the site.</p> <p>13.5 Noted. The strategy is unable to make recommendations that have been approved in previous legislative processes, however the final strategy recommends future actions, around scale and size of development and integration with surrounding land uses to ensure these issues are adequately addressed.</p> <p>13.6 Supported. Recommended Action 6 of the final Strategy proposes to work with relevant organisations, studies and strategies. The issues raised can be addressed as part of future planning for tourism.</p> <p>13.7 Noted. The strategy itself does not make recommendations on specific land, however the proposal appears to have merit on a State and local policy level.</p> <p>13.8 Noted. Permaculture can be addressed through the final strategies proposed by new Recommendation 5: to prepare a new Rural Land Use Strategy.</p>	Change Required	Resolved



Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
14	Entire Document	<p>14.1 Consider Distinctive Areas and Landscapes policies to inform all planning and zoning debate.</p> <p>14.2 Consider the natural assets that are ignored, including the coast and remnant woodland, and protecting them by the planning and zoning reshuffle.</p> <p>14.3 Address how planning and zoning reform will impact on all sectors of the Shire in the long term if Council is serious about encouraging rural tourism.</p> <p>14.4 Prove a clear future plan to protect areas of habitat and natural beauty, that cannot be restored if destroyed. Conservation and buffer zones: learning from penguin outcomes, stress on wildlife, eg at Coronet Bay and RAMSAR protection.</p> <p>14.5 Consider intersection farmland and farming activities with rural townships, provision for transition zones because of direct impact of farming activity on township development and potential tourism opportunities. Secure town boundaries with five yearly reviews. A need to have planning reviews every few years to avoid incentive to conduct tourism activities that may be subject to intrusion from housing development.</p> <p>14.6 A need to concentrate large scale tourist activities in areas with infrastructure and existing transport links close by, and avoiding piecemeal development. A need to solve some basic infrastructure issues to increase tourism, such as traffic and transport links, that includes a huge traffic on and off the island.</p> <p>14.7 Preserving individual character of townships by providing green wedges in the Scheme. A need for better zoning because of the danger of lack of green space between Cornella and Coronet Bay, with development of new housing in Cornella to southern town boundary.</p> <p>14.8 The above mentioned points and BCSC commitment to positive action on the climate emergency will create all kinds of innovative tourism potential.</p>	Yes.	<p>14.1 Supported. The strategy has been changed to recognise a nexus between tourism and landscape values. The State requirements of settlement boundaries and distinctive boundaries are required to be considered in all the proposed Recommended Actions of the Strategy and will go through a rigorous legislative process during any PSA proposed.</p> <p>14.2 Supported. The final strategy recognises a nexus between facilitating tourism in a manner that provide protection/enhancement of environmental values.</p> <p>14.3 Noted. The recommended actions in the final Strategy provide clarity in terms of the way in which future actions around zoning and policy change in the Scheme need to consider the impacts on the entire Shire.</p> <p>14.4 Noted. The Strategy is an overarching document that does not drill down into site specific land use management. However it does endeavour to address how these issues will be managed through the recommended actions, particularly in the final strategy in terms of establishing an environmental and landscape nexus as well as requiring land use integration and appropriate size and scale of proposed tourism development. The consideration of converting more land into the Rural Conservation Zone or RAMSAR protection does not form part of this Strategy however it is noted and can be considered as part of the Rural Land Use Strategy proposed in recommended action 5 of the final Strategy.</p> <p>14.5 Noted. The intersection of rural land and settlements will be addressed through the establishment of permanent settlement boundaries created through the DAL's process as well as being a major consideration of the proposed Rural Land Use Strategy (which will be reviewed every five years). This final Strategy proposes numerous actions that will facilitate the unlocking of appropriate tourism activity within the rural suite of zones.</p> <p>14.6 Supported. The final recommended actions will be changed to recognise a need to be connected to or suitably upgrade infrastructure and services to facilitate appropriate tourism. Access management strategies will be a vital component to future tourism developments.</p> <p>14.7 Noted. The State government DAL's project intends to achieve this through establishing permanent settlement boundaries. The proposed Rural Land Use Strategy can also provide guidance.</p> <p>14.8 Noted.</p>	Change Required	Resolved
15	Entire Document	<p>15.1 Consider Distinctive Areas and Landscapes policies to inform all planning and zoning debate.</p> <p>15.2 Consider the natural assets that are ignored, including the coast and remnant woodland, and protecting them by the planning and zoning reshuffle.</p> <p>15.3 Address how planning and zoning reform will impact on all sectors of the Shire in the long term if Council is serious about encouraging rural tourism.</p> <p>15.4 Prove a clear future plan to protect areas of habitat and natural beauty, that cannot be restored if destroyed. Conservation and buffer zones: learning from penguin outcomes, stress on wildlife, eg at Coronet Bay and RAMSAR protection.</p> <p>15.5 Consider intersection farmland and farming activities with rural townships, provision for transition zones because of direct impact of farming activity on township development and potential tourism opportunities. Secure town boundaries with five yearly reviews. A need to have planning reviews every few years to avoid incentive to conduct tourism activities that may be subject to intrusion from housing development.</p> <p>15.6 A need to concentrate large scale tourist activities in areas with infrastructure and existing transport links close by, and avoiding piecemeal development. A need to solve some basic infrastructure issues to increase tourism, such as traffic and transport links, that includes a huge traffic on and off the island.</p> <p>15.7 Preserving individual character of townships by providing green wedges in the Scheme. A need for better zoning because of the danger of lack of green space between Cornella and Coronet Bay, with development of new housing in Cornella to southern town boundary.</p> <p>15.8 The above mentioned points and BCSC commitment to positive action on the climate emergency will create all kinds of innovative tourism potential.</p>		<p>15.1 Supported. The strategy has been changed to recognise a nexus between tourism and landscape values. The State requirements of settlement boundaries and distinctive boundaries are required to be considered in all the proposed Recommended Actions of the Strategy and will go through a rigorous legislative process during any Planning Scheme Amendments proposed.</p> <p>15.2 Supported. The final strategy recognises a nexus between facilitating tourism in a manner that provide protection/enhancement of environmental values.</p> <p>15.3 Noted. The recommended actions in the final Strategy provide clarity in terms of the way in which future actions around zoning and policy change in the Scheme need to consider the impacts on the entire Shire.</p> <p>15.4 Noted. The Strategy is an overarching document that does not drill down into site specific land use management. However it does endeavour to address how these issues will be managed through the recommended actions, particularly in the final strategy in terms of establishing an environmental and landscape nexus as well as requiring land use integration and appropriate size and scale of proposed tourism development. The consideration of converting more land into the Rural Conservation Zone or RAMSAR protection does not form part of this Strategy however it is noted and can be considered as part of the Rural Land Use Strategy proposed in recommended action 5 of the final Strategy.</p> <p>15.5 Noted. The intersection of rural land and settlements will be addressed through the establishment of permanent settlement boundaries created through the DAL's process as well as being a major consideration of the proposed Rural Land Use Strategy (which will be reviewed every five years). This final Strategy proposes numerous actions that will facilitate the unlocking of appropriate tourism activity within the rural suite of zones.</p> <p>15.6 Supported. The final recommended actions will be changed to recognise a need to be connected to or suitably upgrade infrastructure and services to facilitate appropriate tourism. Access management strategies will be a vital component to future tourism developments.</p> <p>15.7 Noted. The State government DAL's project intends to achieve this through establishing permanent settlement boundaries. The proposed Rural Land Use Strategy can also provide guidance.</p> <p>15.8 Noted.</p>	Change Required	Resolved
	Entire Document	<p>16.1 Opposed to considering the Western Port Woodlands as suitable Tourist Area in Waterline and Bass Region sub-region. Consider woodlands for nature-based tourism and not to encourage visitors to the woodlands as it is done well by Parks Victoria. A great interest in the local community.</p> <p>16.2 No support from the council to consider Dumbabbin Road as a Tourist access, while individually maintained "walk" signage at the start and end of road during ten years.</p> <p>16.3 Will it be a longer time to approve a permit through changes from RAZ to FZ? Failure of the document to clarify the difference between the two zones to public. Not sure if possible to open an Art Gallery on the property in the Gurdies and offering Coffee and wine with no cost to the visitors to attract tourism, what planning permit with which price and length to obtain is needed, and if there would be a difference if located in a RAZ or FZ.</p> <p>16.4 Comments: Page 1. First line: "To facilitate sustainable tourism development"; Sustainable definition should be applied to the whole document not just this line. and "assist with the ongoing Covid-19 recovery". First and last line that is mentioned. Through "examining real and perceived barriers to investment" unclear if it means investment in tourism. No explanation to how to remove these barriers. Page 1. Second line: The strategy was originated by officers in response to feedback from various sectors in the community (not clear what sectors and when gave the feedback) that the current controls in the planning scheme are insufficient to effectively manage tourism developments outside townships (It should be indicated that the council want to grow tourism in the country outside the main towns.) Page 1, third line: in 2020, Council was awarded a grant to undertake this work. (So, it only took the Council two years to come up with this Draft Strategy?) Page 1. Fourth line: unclear what 'strategic context' means here. "The Strategy reviews the strategic context of rural tourism in Bass Coast".</p> <p>16.5 Concerned that RAZ does not and will not create tourism activities, as when Council tried to turn The Gurdies area into a RAZ and it was not wanted. Planning controls do not match community expectations as it is stated "A number of rural tourism proposals have received significant community backlash". But failed to give examples or any explanation as to why?</p> <p>16.6 The maps fail to show the conservation zones in the Gurdies and Granville and only shows most applications for tourist activity come from Phillip Island.</p> <p>16.7 No explanation to the reasons for creating four "Rural Tourism Sub-regions". Using unsuitable word of "Respite Control".</p> <p>16.8 No clear examples of the type of activities that Bass Coast is trying to encourage.</p> <p>16.9 No advertisement to let the community know about the type of activities, so that only six people turn up to Kenot Hall to listen to the Council.</p>	Yes.	<p>16.1 Supported in part. The sub-regional area identifies the types of uses that do and could occur. It does not mean all tourism uses will be permitted in all areas / nor zones. Proposed land use would be subject to meeting the existing requirements of zones and overlays in the Scheme. It is agreed that the woodlands, can be a strong tourism attractor in particular for wildlife appreciation and bush walking. "Wildlife appreciation" will be added as a type of tourist use for this region.</p> <p>16.2 Supported in part. The final strategy can recommend investigations to be undertaken to improve the tourism prospects for the Gurdies Nature Conservation Reserve for tourism signage and access upgrades and other areas of nature-based tourism value as part of a future works program.</p> <p>16.3 Noted. The Planning Scheme clearly articulates the differences between and requirements of the two zones and remains the best and most up-to-date document to obtain current zoning information. Individual applications will be assessed on the basis of the current Scheme. You are advised to contact the Statutory Planning team with regard to a pre-application for the proposed uses.</p> <p>16.4 Noted. Comments are noted and will be considered by the final Strategy. The term "Strategic context" refers to assessing current and potential tourism outcomes through the lens of all associated urban planning strategies, policies and legislation as well as other local government policies, wider stakeholder requirements (including community groups, government, infrastructure providers and tourism operators. This context is further explained in the "Strategy and Policy Review", "Rural Tourism Assessment" and "Agriculture, Landscape and Environment Assessment" sections. Other questions are interpreted as rhetorical, if the submitter desires further clarity they are invited contact Council's Strategic Planning department.</p> <p>16.5 Supported in part. The final Strategy proposes recommended action 2, providing clarity and future work to ensure the RAZ is appropriately zoned and can effectively deliver tourism outcome that are consistent with the Scheme and policies. Examples of tourism proposals are included in the draft. Refer to the Case Study on page 64.</p> <p>16.6 Supported. Being a rural focused document, the maps F11 to F13 were intended to only show the Rural suite of zonings in the Schedule, however the colour for the Public Conservation and Resource Zone is shown as well for context. The legend will be amended to include the PCRZ.</p> <p>16.7 Noted. Refer to page 13 &amp; 14 of the draft regarding the explanation for proposed sub-regions.</p> <p>16.8 Noted. The types of activities trying to be encouraged for each sub-region are shown on pages 94 &amp; 95.</p> <p>16.9 Not Supported. The community consultation sessions were advertised on Councils website, social media and the local newspaper in 2022. Drop in sessions were organised and advertised at numerous locations. Letters were also sent to all land owners in the RAZ twice in 2021.</p>	Change Required	Resolved
16		<p>17.1 The necessity to recognise and protect the places of high landscape value on Phillip Island, as mentioned in "Distinctive Landscape Areas".</p> <p>17.2 The necessity to consider development within town boundaries.</p> <p>17.3 Considering that the "Environment is The Economy" and commitment to Sustainable Growth, as stated in The Phillip Island and San Remo Visitor Economy Strategy 2035: Accepting the peak demand limit of 24,500 visitors per day and encouraging investment in land for conservation and increase native vegetation from 7% to 30% island coverage.</p> <p>17.4 Opposed to large developments on rural land which can lead to negative visual impact or the loss of rural land, and contradicts with the objectives of the Visitor Economy Strategy to environmental protection as a key to maintain residents quality of life and attract visitors. Suggesting to respect the Statement of the Visitor Economy Strategy and Phillip Island farmers' desire to continue to be story tellers with pride, which is ignored in the BURT: "TO ACHIEVE THE 2035 VISION, THE DESTINATION MUST LEVERAGE ITS NATURAL ADVANTAGE. INDUSTRY AND COMMUNITY PARTNERS MUST RECOGNISE THAT THE ENVIRONMENT OF PHILLIP ISLAND AND SAN REMO IS THE DRIVER OF THE ECONOMY AND BECOME THE STORY TELLERS OF THE REGION."</p> <p>17.5 Suggesting new initiatives in agriculture to enable land productivity and introducing successful crops with good yields for the increasing population.</p> <p>17.6 Concerned about the pressure of large developments proposed in BURT on Phillip Island's infrastructure that is already experiencing increasing pressure from large visitation numbers.</p> <p>17.7 The contradictions of urbanisation of the island's rural land, which is finite and irrevocable to agricultural use to mitigate the effects of climate change, with the "Environment is The Economy".</p>		<p>17.1 Supported. The strategy has been changed to recognise a nexus between tourism and landscape values. The State requirements of settlement boundaries and distinctive boundaries are required to be considered in all the proposed Recommended Actions of the Strategy and will go through a rigorous legislative process during any PSA's proposed.</p> <p>17.2 Noted. Investigating tourism opportunities in rural areas does not preclude supporting opportunities for tourism development within existing settlements.</p> <p>17.3 Noted.</p> <p>17.4 Supported. The final strategy recognises that size and scale of development, suitability within the landscape as well as facilitating environmental protection and enhancement are vital factors for consideration for tourist activity.</p> <p>17.5 Supported. The final strategy now proposes the preparation of the Rural Land Use Strategy that can address this issue.</p> <p>17.6 Noted. The draft strategy does not directly propose any large developments on Phillip Island. The final recommended actions will be changed to recognise a need to be connected to or suitably upgrade infrastructure and services to facilitate appropriate tourism. Access management strategies will be a vital component to future tourism developments.</p> <p>17.7 Supported. The final strategy recognises an environmental nexus more clearly with the inclusion of an additional Objective, Strategic Direction and refined recommended actions to ensure environmental protection and enhancement are an integral aspect of future tourism activities.</p>	Change Required	Resolved
17	Entire Document	<p>17.1 The necessity to recognise and protect the places of high landscape value on Phillip Island, as mentioned in "Distinctive Landscape Areas".</p> <p>17.2 The necessity to consider development within town boundaries.</p> <p>17.3 Considering that the "Environment is The Economy" and commitment to Sustainable Growth, as stated in The Phillip Island and San Remo Visitor Economy Strategy 2035: Accepting the peak demand limit of 24,500 visitors per day and encouraging investment in land for conservation and increase native vegetation from 7% to 30% island coverage.</p> <p>17.4 Opposed to large developments on rural land which can lead to negative visual impact or the loss of rural land, and contradicts with the objectives of the Visitor Economy Strategy to environmental protection as a key to maintain residents quality of life and attract visitors. Suggesting to respect the Statement of the Visitor Economy Strategy and Phillip Island farmers' desire to continue to be story tellers with pride, which is ignored in the BURT: "TO ACHIEVE THE 2035 VISION, THE DESTINATION MUST LEVERAGE ITS NATURAL ADVANTAGE. INDUSTRY AND COMMUNITY PARTNERS MUST RECOGNISE THAT THE ENVIRONMENT OF PHILLIP ISLAND AND SAN REMO IS THE DRIVER OF THE ECONOMY AND BECOME THE STORY TELLERS OF THE REGION."</p> <p>17.5 Suggesting new initiatives in agriculture to enable land productivity and introducing successful crops with good yields for the increasing population.</p> <p>17.6 Concerned about the pressure of large developments proposed in BURT on Phillip Island's infrastructure that is already experiencing increasing pressure from large visitation numbers.</p> <p>17.7 The contradictions of urbanisation of the island's rural land, which is finite and irrevocable to agricultural use to mitigate the effects of climate change, with the "Environment is The Economy".</p>	Yes.	<p>17.1 Supported. The subject land will remain RAZ and the final strategy proposes to address issues within the RAZ before making a PSA. Community engagement in this process is important.</p> <p>17.2 Noted. Any and all future developments will be required to provide adequate infrastructure and upgrades to surrounding infrastructure, depending on their impact due to capacity, size and scale.</p> <p>17.3 Supported. The final strategy recognises a nexus between facilitating tourism in a manner that provide protection/enhancement of environmental values.</p> <p>17.4 Noted. The Parks department in Council will be notified of this suggestion.</p>	Change Required	Resolved
18	See submission 17	See submission 17	Yes.	See submission 17.	Change Required	Resolved
19	Entire Document	<p>19.1 [REDACTED] that will impact the community of Coronet Bay. Concerned about increasing car and pedestrian traffic, and rising in the number of people walking &amp; riding in the roads because of lack of footpaths in Coronet Bay as well as more buses and employees' cars.</p> <p>19.2 Infrastructure concern: pressure on water supply, flushing toilets, sewage system, discharge of grey water of any development in Noremsens Road and avoiding to enter contaminated water to the waterways at the bottom of [REDACTED] to drain into the bay, concerned about electricity supply and generators.</p> <p>19.3 Consider protecting of the foreshore reserve adjacent to [REDACTED] with native wildlife including wombats, snakes, echidnas in any development.</p> <p>19.4 Suggesting to replace the warning sign for "snakes play here" at the beach end of path at end of Noremsens Road to warn parents who let their children toilet in the bush.</p>	Yes.	<p>19.1 Supported. The proposed uses in the FZ will be addressed through proposed recommended action 5 in the final Strategy - to prepare a new Rural Land Use Strategy and any PSA will be progressed in a holistic land use planning context.</p> <p>20.2 Supported. The proposed final Strategy includes a recommended action 3.1 to investigate establishing "Accommodation" as a potentially permit permissible use only when associated with an appropriately located and scaled tourism use.</p> <p>20.3 Supported. The final strategy recognises a nexus between facilitating tourism in a manner that provide protection/enhancement of environmental values.</p> <p>20.4 Noted. recommended action 4 in the final strategy clarifies the process of investigation for SUZ's.</p>	Change Required	Resolved
20	Entire Document	<p>20.1 Supporting many recommendations in the draft strategy to strengthen policy and strategic guidance related to tourism uses in the FZ. Including recommendations to designate Phillip Island and San Remo as a Rural Tourism Subregion, to review the planning policy to better align the planning scheme with objectives that incentive certain tourism development in the FZ. For example, removal of Clause 14.01-21-02 of the Scheme Sustainable agricultural land use in the FZ), that discourages tourism infrastructure such as Caravan parks and Residential hotel.</p> <p>20.2 A need to support the development of a diverse worker accommodation options in appropriate locations to foster staff retention to expand tourism and businesses.</p> <p>20.3 Supporting the direction to reframe local policy to incentivise tourism development that complements rural outcomes by including restoration and conservation of natural systems. Suggesting not to use the term "rural tourism" to encapsulate nature-based tourism to perpetuate the perception that tourism in these areas must retain a nexus with rural activity.</p> <p>20.4 Strongly supporting the designation and further technical analysis of the PHISWP within a SUZ Investigation Area to provide a unique opportunity to strengthen the local economy of the island, promote local jobs growth, whilst facilitating opportunities for visitors to experience the valued environmental assets of the Shire.</p>	Yes.	<p>20.1 Supported. The proposed uses in the FZ will be addressed through proposed recommended action 5 in the final Strategy - to prepare a new Rural Land Use Strategy and any PSA will be progressed in a holistic land use planning context.</p> <p>20.2 Supported. The proposed final Strategy includes a recommended action 3.1 to investigate establishing "Accommodation" as a potentially permit permissible use only when associated with an appropriately located and scaled tourism use.</p> <p>20.3 Supported. The final strategy recognises a nexus between facilitating tourism in a manner that provide protection/enhancement of environmental values.</p> <p>20.4 Noted. recommended action 4 in the final strategy clarifies the process of investigation for SUZ's.</p>	Change Required	Resolved

SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
21	Entire Document	21.1. Consultation: a need for more time and broader invitation to people who will be impacted by development of this strategy to express their feelings. 21.2. Opposed to the tourism expansion to Coronet Bay, Cornelia & Tenby Point, completely change the feeling of this unique part of the world and its unspoiled environment. 21.3. Suggesting to preserve and value the uniqueness of what we have and not to consider development, that is only beneficial to the Council and developers. 21.4. Concerned about impacts of developments such as the previously proposed hotel development site on Norsemans Road. This development was objected so that it reflected the strength of feeling that this waterline area and its current infrastructure is certainly unsuitable for such commercial activity. 21.5. Most people come to this part of the Bass Coast because they do not want tourism and commercial activity to expand.	Yes.	21.1 Not supported. The community consultation sessions were advertised on Councils website, social media and the local newspaper in 2022. Drop in sessions were organised and advertised at numerous locations. Letters were also sent to all land owners in the RAZ twice in 2021. Also, the final strategy recommended actions propose numerous opportunities for community engagement in further planning, including the Rural Land Use Strategy, RAZ investigation, SUZ investigation and a PSA reviewing local planning policies and provisions. 21.2 Noted. Any potential tourism activity proposed in this area will be subject to robust community engagement in the PSA and planning permit processes. 21.3 Supported. Additional objectives, strategies and refined recommendations have been added to the final strategy to support this ideology, particularly as it pertains to the protection and enhancement of environmental values, landscapes and heritage. 21.4 Noted.	Change Required	Resolved
22		Submission publically redacted	No.	Submission publically redacted	No Change Required	No further action required
23	Entire Document	23.1. [REDACTED] 23.2. [REDACTED] 23.3. [REDACTED] 23.4. [REDACTED] 23.5. [REDACTED] 23.6. [REDACTED] 23.7. [REDACTED] 23.8. [REDACTED] 23.9. [REDACTED] 23.10. [REDACTED] 23.11. [REDACTED] 23.12. [REDACTED] 23.13. [REDACTED] 23.14. [REDACTED] 23.15. [REDACTED] 23.16. [REDACTED] 23.17. [REDACTED] 23.18. [REDACTED] 23.19. [REDACTED] 23.20. [REDACTED] 23.21. [REDACTED] 23.22. [REDACTED] 23.23. [REDACTED] 23.24. [REDACTED] 23.25. [REDACTED] 23.26. [REDACTED] 23.27. [REDACTED] 23.28. [REDACTED] 23.29. [REDACTED] 23.30. [REDACTED] 23.31. [REDACTED] 23.32. [REDACTED] 23.33. [REDACTED] 23.34. [REDACTED] 23.35. [REDACTED] 23.36. [REDACTED] 23.37. [REDACTED] 23.38. [REDACTED] 23.39. [REDACTED] 23.40. [REDACTED] 23.41. [REDACTED] 23.42. [REDACTED] 23.43. [REDACTED] 23.44. [REDACTED] 23.45. [REDACTED] 23.46. [REDACTED] 23.47. [REDACTED] 23.48. [REDACTED] 23.49. [REDACTED] 23.50. [REDACTED] 23.51. [REDACTED] 23.52. [REDACTED] 23.53. [REDACTED] 23.54. [REDACTED] 23.55. [REDACTED] 23.56. [REDACTED] 23.57. [REDACTED] 23.58. [REDACTED] 23.59. [REDACTED] 23.60. [REDACTED] 23.61. [REDACTED] 23.62. [REDACTED] 23.63. [REDACTED] 23.64. [REDACTED] 23.65. [REDACTED] 23.66. [REDACTED] 23.67. [REDACTED] 23.68. [REDACTED] 23.69. [REDACTED] 23.70. [REDACTED] 23.71. [REDACTED] 23.72. [REDACTED] 23.73. [REDACTED] 23.74. [REDACTED] 23.75. [REDACTED] 23.76. [REDACTED] 23.77. [REDACTED] 23.78. [REDACTED] 23.79. [REDACTED] 23.80. [REDACTED] 23.81. [REDACTED] 23.82. [REDACTED] 23.83. [REDACTED] 23.84. [REDACTED] 23.85. [REDACTED] 23.86. [REDACTED] 23.87. [REDACTED] 23.88. [REDACTED] 23.89. [REDACTED] 23.90. [REDACTED] 23.91. [REDACTED] 23.92. [REDACTED] 23.93. [REDACTED] 23.94. [REDACTED] 23.95. [REDACTED] 23.96. [REDACTED] 23.97. [REDACTED] 23.98. [REDACTED] 23.99. [REDACTED] 24.00. [REDACTED]	Yes.	23.1 Noted. This is a key nexus that drives this strategy 23.2 Noted. The application is not related to this strategy specifically and no comment can be made about the determination. The recommendations in the final strategy endeavour to deliver appropriate tourism outcomes in the rural zones that are able to demonstrate that they complement agricultural activity, environmental and landscape values. 23.3 Noted. The intent and goals of this strategy in assessing the land use planning issues surrounding tourism on rural land, shall assist. 23.4 Noted. The Shire is very open to tourism operators approaching our Strategic Planning and Economic Development teams with ideas and requesting assistance on the appropriateness of locations. 23.5 Supported in part. The final strategy recommendation 3 proposes to investigate the RAZ, including the appropriateness of locations. Wider context is also relevant: the RAZ is not a zone established exclusively for the purpose of tourism and the location of various RAZ zoned land is therefore not contingent solely on tourism opportunities and activity. 23.6 Noted. With respect to who determines planning permits, the Shire is bound by the Planning and Environment Act, 1987 and its subsidiary regulations, including the Scheme. It is suggested that the issue regarding who determines commercial planning permits be addressed directly with State Government, beginning with the Planning Departments in DELWP. Please contact our Strategic Planning department for more information on who to contact in this regard. Vic Roads provide advice to assist with any determination, it does not make a determination itself. 23.7 Noted. The proposed strategy endeavours to unlock outcomes that will achieve this. 23.8 Noted. This is an important factor that has led to the drafting of this Strategy.	Change Required	Resolved
	Entire Document	24.1 Opposed to the draft strategy direction in favour of developers and large projects. 24.2 Concerned about devastating negative effects of proposed SUZs on the natural environment especially on Millow. The detrimental effect of proposed tourism projects on the natural environment, as they cause disturbance to the natural ground surface and the loss of native vegetation. 24.3 Disrespect to the Bunurong cultural heritage of Millow in the proposed changes and large developments on the ancient southern coastline lands of the Bunurong people. 24.4 Neglecting the Vision of Bass Coast DAL and controls of the DAL that will hopefully help protect landscape beauty and native fauna and flora of the Southern Coastline of Millow. 24.5 No consideration to the impact of large scale tourism development in the rural setting on climate change. 24.6 Requesting Council to uphold their principles as signatories to climate action and demonstrate this by not adopting this Strategy.	Yes.	24.1 Supported. The final strategy proposes objectives, strategies and recommendations that balance the goal to unlock tourism opportunities with environmental protection and enhancement, consideration of landscape values and effective integration with rural land uses including agriculture. 24.2 Supported. See submission response 14.2 24.3 Supported. The final strategy recommendation 2.2 requires an investigation into local policy and provisions in the Scheme to allow for tourism development that continues to ensuring the ongoing preservation of indigenous heritage and landscapes. 24.4 Supported. The final strategy provides for numerous strategies and recommended actions to ensure landscape protection and consistency with the State Governments proposed DAL's project. 24.5 Supported. The final strategy recognises an environmental and climate nexus more clearly with the inclusion of an additional objectives, strategic directions and refined recommended actions to ensure environmental protection and enhancement, are an integral aspect of future tourism activities.	Change Required	Resolved
24		24.1 Concerned about the impacts of FZ on the land at Brambrook Road and RAZ on the land at Drowlers Road. Suggest retain the RAZ and not to revert to the FZ to differentiate the tourism focussed land from FZ land used for agricultural purposes. 24.2 Agreed with a need to changes to the RAZ to be more flexible to permit the uses the BURT seeks to encourage. 24.3 Support the removal of the Local Planning Provisions that reference rural tourism as they provide additional constraints to future tourism. 24.4 Opposed to the emphasis on tourism being ancillary or directly integrated with agricultural uses. 24.5 Change minimum lot size for subdivision; including minimum 2600 lot size for land between Inverloch and Cape Paterson which is unnecessarily restrictive. 24.6 A need to remove reference to scale from the schedule to the zone and considering each application on its merits. 24.7 Support the SUZ as an alternative to the retention of the RAZ to both our clients' sites. Readiness to work with Council to deliver the best planning control outcome. 24.8 Broader definition of Nature-Based Tourism is required. Providing examples will continue the limitations of the Scheme. Also, a necessity of delivering a variety of nature-based activities to draw a wide range of visitors in any successful tourism-based precinct. 24.9 Disagree with Inverloch as overcrowded destination & BURT policy on investment on rural areas relieve the pressure. Inverloch still has great opportunity. 24.10 Support the BURT as an important document in changing the tourism landscape and eager to be part of expanding visitor horizons beyond Phillip Island.	Yes.	24.1 & 24.2 Supported. Instead of removing the zone, the final strategy has changed recommendations to investigate the RAZ further (recommended action 3). 24.3 Not supported. The final strategy recommends re-writing of the LPPs to provide clarity regarding tourism, ahead of removing the policies entirely, as they also apply to numerous other land uses (recommended action 2). 24.4 Noted. Can the submitter clarify if they mean throughout the Shire or in specific zones? The submitter is encouraged to meet with the Strategic Planning department to discuss further and as part of the proposed Rural Land Use Strategy. 24.5 Supported. recommended action 2.2 in the final strategy proposes to investigate this issue. 24.6 Not supported. Appropriate scale and integration of any development with surrounding land uses is a vital aspect that needs to be included in policy, so that future development can be appropriately guided. The final strategy proposes recommendation 2.1 to investigate this issue to provide clarity on expectations with regard to scale and size of built form in each RAZ. 24.7 Supported. The final strategy proposes recommended action 1.3 to include a definition in the Scheme. 24.9 Noted. Investigating tourism opportunities in rural areas does not preclude supporting opportunities for tourism development within existing settlements. 24.10 Noted.	Change Required	Resolved
25	Entire Document	25.1 Concerned about the impacts of FZ on the land at Brambrook Road and RAZ on the land at Drowlers Road. Suggest retain the RAZ and not to revert to the FZ to differentiate the tourism focussed land from FZ land used for agricultural purposes. 25.2 Agreed with a need to changes to the RAZ to be more flexible to permit the uses the BURT seeks to encourage. 25.3 Support the removal of the Local Planning Provisions that reference rural tourism as they provide additional constraints to future tourism. 25.4 Opposed to the emphasis on tourism being ancillary or directly integrated with agricultural uses. 25.5 Change minimum lot size for subdivision; including minimum 2600 lot size for land between Inverloch and Cape Paterson which is unnecessarily restrictive. 25.6 A need to remove reference to scale from the schedule to the zone and considering each application on its merits. 25.7 Support the SUZ as an alternative to the retention of the RAZ to both our clients' sites. Readiness to work with Council to deliver the best planning control outcome. 25.8 Broader definition of Nature-Based Tourism is required. Providing examples will continue the limitations of the Scheme. Also, a necessity of delivering a variety of nature-based activities to draw a wide range of visitors in any successful tourism-based precinct. 25.9 Disagree with Inverloch as overcrowded destination & BURT policy on investment on rural areas relieve the pressure. Inverloch still has great opportunity. 25.10 Support the BURT as an important document in changing the tourism landscape and eager to be part of expanding visitor horizons beyond Phillip Island.	Yes.	25.1 & 25.2 Supported. Instead of removing the zone, the final strategy has changed recommendations to investigate the RAZ further (recommended action 3). 25.3 Not supported. The final strategy recommends re-writing of the LPPs to provide clarity regarding tourism, ahead of removing the policies entirely, as they also apply to numerous other land uses (recommended action 2). 25.4 Noted. Can the submitter clarify if they mean throughout the Shire or in specific zones? The submitter is encouraged to meet with the Strategic Planning department to discuss further and as part of the proposed Rural Land Use Strategy. 25.5 Supported. recommended action 2.2 in the final strategy proposes to investigate this issue. 25.6 Not supported. Appropriate scale and integration of any development with surrounding land uses is a vital aspect that needs to be included in policy, so that future development can be appropriately guided. The final strategy proposes recommendation 2.1 to investigate this issue to provide clarity on expectations with regard to scale and size of built form in each RAZ. 25.7 Supported. The final strategy proposes recommended action 1.3 to include a definition in the Scheme. 25.9 Noted. Investigating tourism opportunities in rural areas does not preclude supporting opportunities for tourism development within existing settlements. 25.10 Noted.	Change Required	Resolved
26	Coastal sensitivity, sustainability, infrastructure, biodiversity, community objection.	26.1 Opposed to the direction of Council in relation to tourism development and implementation of the draft strategy as it disregards the environmental values, ecological sensitivity of Phillip Island and coastal and sensitive areas of the Shire. 26.2 Concerned about the intent of the report to meet the demands of developers "to facilitate sustainable tourism development in appropriately located rural areas...." and "removing perceivable barriers to investment", while it is predicted that the Shire, especially Phillip Island, will continue to attract significant visitation growth. 26.3 Concerned about inadequate infrastructure, lack of public transport and current traffic congestion at peak times in Phillip Island for the growth in permanent population and the seasonal tourism peaks. Supporting recent additions of key roundabouts and reduction in speed limits, concerned about impact of increased traffic on wildlife. 26.4 Supporting the RAZ to provide opportunities for development as well as protecting the most sensitive areas of the environment. Disagreement with argument that zoning is inappropriate because objections have stopped developments in the RAZ. 26.5 Insufficient explanation of the purpose of the Sub-Regions in the Shire. Irrational distribution of tourism projects and large developments on Phillip Island. Concerned about the intention to incentivise these developments by fast-tracking Scheme mechanisms eg. permit-free because of "appropriate" use in sub-region or via SUZ's and rejecting community consultation and potential objections. 26.6 A lack of attention to the environmental impacts and threat to the biodiversity of the region from over-development. 26.7 Opposed to the emphasis of the report on community objections to tourism development as a hindrance and its aim to use re-zoning to SUZs as a mechanism to prevent community objections. Ignoring the community victories over proposed developments.	Yes.	26.1 Supported. The final strategy includes an objective around environmental protection, and recommended actions to ensure tourism activity considers landscapes, environmental values and indigenous heritage. 26.2 Supported. Wording in the final strategy has been amended to ensure there is clarity around the provision of tourism development opportunities when all Scheme and State Government policy requirements are met. 26.3 Noted. The final strategies recommended actions will recognise a need to be connected to, or suitably upgrade, infrastructure and services to facilitate appropriate tourism. Access management strategies including active transport options, will be an important requirement future tourism developments and also part of future structure plans. 26.4 Supported. The final strategy proposes recommendations to further investigate the RAZ, ahead of removing the zone. 26.5 Supported in part. Detail on the sub-regions is within the document, however explanations for each sub-region is now made clearer in the recommended actions and summary. It is relevant to recognise Phillip Island as the key tourism destination in the Shire. Scheme mechanisms regarding permits and community consultation are not proposed to change. The submitter is invited to engage with the Shire in the preparation of its Rural Land Use Strategy and upcoming proposed PSA to discuss these issues further. 26.6 Supported. The final strategy recognises a clear nexus between facilitating tourism in a manner that provides protecting/enhancement of environmental values. This includes an additional objective and strategic direction. 26.7 Supported. The final strategy has been amended to ensure wording around community involvement remains a vital component to any tourism development process. A document of this nature does not have the capacity, nor scope to provide commentary on all previous development or non development outcomes, however full strategic context, including this history, has been considered in the preparation of the Strategy.	Change Required	Resolved
27	Entire Document	27.1 [REDACTED] 27.2 [REDACTED] 27.3 [REDACTED] 27.4 [REDACTED] 27.5 [REDACTED] 27.6 [REDACTED] 27.7 [REDACTED] 27.8 [REDACTED] 27.9 [REDACTED] 27.10 [REDACTED] 27.11 [REDACTED] 27.12 [REDACTED] 27.13 [REDACTED] 27.14 [REDACTED] 27.15 [REDACTED] 27.16 [REDACTED] 27.17 [REDACTED] 27.18 [REDACTED] 27.19 [REDACTED] 27.20 [REDACTED] 27.21 [REDACTED] 27.22 [REDACTED] 27.23 [REDACTED] 27.24 [REDACTED] 27.25 [REDACTED] 27.26 [REDACTED] 27.27 [REDACTED] 27.28 [REDACTED] 27.29 [REDACTED] 27.30 [REDACTED] 27.31 [REDACTED] 27.32 [REDACTED] 27.33 [REDACTED] 27.34 [REDACTED] 27.35 [REDACTED] 27.36 [REDACTED] 27.37 [REDACTED] 27.38 [REDACTED] 27.39 [REDACTED] 27.40 [REDACTED] 27.41 [REDACTED] 27.42 [REDACTED] 27.43 [REDACTED] 27.44 [REDACTED] 27.45 [REDACTED] 27.46 [REDACTED] 27.47 [REDACTED] 27.48 [REDACTED] 27.49 [REDACTED] 27.50 [REDACTED] 27.51 [REDACTED] 27.52 [REDACTED] 27.53 [REDACTED] 27.54 [REDACTED] 27.55 [REDACTED] 27.56 [REDACTED] 27.57 [REDACTED] 27.58 [REDACTED] 27.59 [REDACTED] 27.60 [REDACTED] 27.61 [REDACTED] 27.62 [REDACTED] 27.63 [REDACTED] 27.64 [REDACTED] 27.65 [REDACTED] 27.66 [REDACTED] 27.67 [REDACTED] 27.68 [REDACTED] 27.69 [REDACTED] 27.70 [REDACTED] 27.71 [REDACTED] 27.72 [REDACTED] 27.73 [REDACTED] 27.74 [REDACTED] 27.75 [REDACTED] 27.76 [REDACTED] 27.77 [REDACTED] 27.78 [REDACTED] 27.79 [REDACTED] 27.80 [REDACTED] 27.81 [REDACTED] 27.82 [REDACTED] 27.83 [REDACTED] 27.84 [REDACTED] 27.85 [REDACTED] 27.86 [REDACTED] 27.87 [REDACTED] 27.88 [REDACTED] 27.89 [REDACTED] 27.90 [REDACTED] 27.91 [REDACTED] 27.92 [REDACTED] 27.93 [REDACTED] 27.94 [REDACTED] 27.95 [REDACTED] 27.96 [REDACTED] 27.97 [REDACTED] 27.98 [REDACTED] 27.99 [REDACTED] 28.00 [REDACTED]	Yes.	27.1 Noted. 27.2 Noted. 27.3 Noted. The permissibility of uses in a zone is needs to be raised with the State government. The changing of zoning and scheduling of certain zones can be considered by future PSA and investigations and form the basis of the proposed recommended actions in the final strategy. 27.4 Noted. 27.5 Noted. The submitter is invited to meet with Strategic Planning to discuss what goal they would like to achieve by doing this. This will also occur as part of the final strategies recommended action 4.1. The recognised tourism uses in each sub-region are not restrictive or permissible uses and do not relate to specific sites. They do not preclude the approval of a certain land use on that basis alone. Permissible uses within the Scheme remain paramount and any planning permit is required to comply with Scheme requirements as well as all policy intent. The submitter is also invited to engage with Strategic Planning with regard to upcoming PSA's and Strategies proposed to be prepared after the finalisation of this strategy. 27.6 Supported. The final strategies provide clarity on the objectives, strategic directions and recommended actions to deliver these outcomes. 27.7 Noted. The capacity of specific sites are not assessed as part of this strategy. 27.8 Noted. 27.9 Noted.	Change Required	Resolved
28	Entire Document	Repeat of submission 11.	Yes.	refer to submission 11.	Change Required	Resolved

Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
29	Entire Document	<p>Issues in this submission have been collated into themes</p> <p>29.1 DOCUMENT WORDING</p> <p>29.1.1 Opposed "Unlocking Rural Tourism" title and recommending Scheme changes without consultation</p> <p>29.1.2 Confusing description of the nexus between tourism and other rural land uses.</p> <p>29.2 GENERAL ENVIRONMENTAL COMMENTS:</p> <p>29.2.1 Supports Objective 5 "Environment Improvement" encouraging positive environmental outcomes. Supports that this PI &amp; SR Economy Strategy 2035 encouraging investment in land for conservation and increase of native vegetation from 7% to 30%.</p> <p>29.2.2 Critical of the commercial nature with little reference to negative impacts of development on the natural environment and landscapes.</p> <p>29.2.3 Opposed to the claim in "Environment Assessment" that tourism development has been a key driver for positive conservation outcomes with no example.</p> <p>29.2.4 Need to assess the ESD policy and Amendment VC216 to the VPP.</p> <p>29.2.5 Concern re disturbance by tourism development earth works in FZ eg hot springs resort and museum/café. No controls over earthworks in FZ Schedule except surface drainage. Request local law changes.</p> <p>29.2.6 No consideration to the rehabilitation of land that is low quality or unsuitable for farming.</p> <p>29.3 DISTINCTIVE AREAS AND LANDSCAPES (DALS)</p> <p>29.3.1 The strategy is incompatible with the proposed requirements of the DAL's.</p> <p>29.3.2 Opposed to the description of the BURT about unsuitability of the land on the Phillip Island Southern Coast for farming. DAL's direct that the environment be enhanced.</p> <p>29.3.3 Goal to restoring Phillip Island landscapes to their original natural state to support endangered flora and fauna.</p> <p>29.3.4 Opposed to supporting large development outside of the designated settlements just because there is insufficient space in settlements.</p> <p>29.4 SUB-REGIONS</p> <p>29.4.1 Lack of empirical study in the "Strategic directions: sub-regional approach" – eg: does not include farm stay accomm. on Phillip Island or wineries in the Bass Hills.</p> <p>29.4.2 Concerned about the division of the Shire into sub-regions and stacking large developments in Phillip Island.</p> <p>29.4.3 Concerned about including suggested activities in sub-regions as approved ones without planning permit requirement.</p> <p>(submission continues on next row with continued PCS broader comments)</p>	Yes.	<p>29.1 Noted.</p> <p>29.2.1 Noted.</p> <p>29.2.2 Supported. The final strategy recognises a clear nexus between facilitating tourism in a manner that provides protecting/enhancement of environmental values. Wording in the final strategy has been changed to reflect this concern. The final strategy proposed additional and changed objectives, strategic directions and recommended actions to address existing Scheme and legislative requirements surrounding environmental and landscape considerations and proposing tourism development opportunities are considered in a manner both sympathetic to and enhancing of environmental and landscape values.</p> <p>29.2.3 Noted.</p> <p>29.3.4 Supported. ESD policies are being prepared in a separate process to this strategy, however the outcomes of local ESD requirements will be factored in the assessment of appropriate size and scale as proposed in the recommended actions of the final document.</p> <p>29.3.5 Supported. Issues regarding earthworks can be assessed in the rural strategy proposed as a recommended action in the final document.</p> <p>29.3.6 Noted. Issues regarding rehabilitation can be assessed in the proposed rural strategy.</p> <p>29.3.1 Supported in part. The outcomes of the strategy will be required to comply with the final DAL's requirements. A recommended action has change in the final document to illustrate appropriate consideration of landscape values when considering tourism activity.</p> <p>29.3.2 Noted. An agricultural land assessment is required as the first step in preparing the rural strategy. Recommended actions have changed in the final strategy in response to consultation through community and stakeholder submissions. The submitter is encouraged to provide information with regard to agricultural value of land on Phillip Island as a part of that assessment process.</p> <p>29.3.3 Noted.</p> <p>29.3.4 Noted. The strategy does not make this assertion with regard to existing settlements.</p> <p>29.4.1 Noted. The intention and evidence base with regard to uses within in sub-region can be further assessed as part of the proposed rural strategy.</p> <p>29.4.2 Noted.</p> <p>29.4.3 Noted. Suggested uses in a sub-region does not imply approval will be supported without a planning permit. The permissibility requirements in the overarching zoning remain.</p>	Change Required	Resolved
29 Pt 2	Entire Document	<p>(submission 29 continued)</p> <p>29.5 TOURISM DEVELOPMENT</p> <p>29.5.1 The negative features of the Hot Springs Resort and its adverse effects on the local natural environment.</p> <p>29.5.2 Subjectivity of the description of "barriers". No justification for some other examples of perceived barriers to tourism.</p> <p>29.5.3 Not supportive of the hot springs development and proposed military museum and cafe.</p> <p>29.5.4 The project of Hotel Development in Coronet Bay should not have been cited as an example of a project that "fell over" because of the constraints of the RAZ in planning scheme. It was too large, too remote, too disruptive to the natural coastal environment, was a design of very poor ESD quality and did not respect the reports that identified indigenous cultural artefacts and a possible burial site.</p> <p>29.5.5 Clarify the scope or quality of the planning permit applications not approved between 2014 and 2021. The authors should recognise some were of poor quality or failed to comply for reasons other than non-compliance with a Zoning or Schedule.</p> <p>29.6 ADDITIONAL THEMES</p> <p>29.6.1 Necessity of developing a Tourism Policy in consultation with the community. Including a review of visitor numbers, fluctuations, attracting long stay and sustainable tourism.</p> <p>29.6.2 Suggested changes to the RAZ being put forward in BURT would be in direct conflict with the goals of the Economy Strategy. Want retention of existing RAZ.</p> <p>29.6.3 Supporting the retention of the minimum standard of 80ha for subdivision in FZ.</p> <p>29.7 SUGGESTIONS</p> <p>29.7.1 A need for secluded getaways in the natural environment, active transport, surfing and visiting wineries for visitors. Should do more to support this type of accommodation.</p> <p>29.7.2 Desirability of high-end, smaller-scale tourism on rural land, which is not restricted in the current controls of the RAZ and FZ.</p> <p>29.7.3 Suggesting the council to put this draft strategy aside and work on an unbiased, overarching and sustainable tourism policy for Bass Coast including Phillip Island.</p> <p>29.7.4 Encourage Council to carry out future studies that will result in a wider range of the Environment Significant Overlay.</p>	Yes.	<p>29.5.1 Noted. Please see 29.2.2 above. Individual applications are not assessed as part of the tourism strategy and will be dealt with through the planning permit process.</p> <p>29.5.2 Noted.</p> <p>29.5.3 Noted. Please see 29.5.1 above.</p> <p>29.5.4 Noted. Reference to the project as an example, would have benefited from a more holistic assessment of issues.</p> <p>29.5.5 Noted. More clarity on the reasons for refusal may have been beneficial, although in some circumstances, difficult to quantify.</p> <p>29.6.1 Noted. Further community consultation in the development of future tourism policies will be beneficial.</p> <p>29.6.2 Supported. The final strategy proposes to retain the RAZ and investigate a potential PSA in appropriate situations.</p> <p>29.6.3 Noted.</p> <p>29.7.1 Noted. The strategy endeavours to unlock tourism uses like this.</p> <p>29.7.2 Supported. See 29.7.1 above.</p> <p>29.7.3 Not supported. Council has prepared a final strategy that provides suitable objectives, strategic directions and recommended actions.</p> <p>29.7.4 Noted.</p>	Change Required	Resolved
30	Entire Document	Opposed to any large tourist development in Coronet Bay and any changes to current zoning.		Noted. The final strategy recommends no zoning changes.	No Change Required	No further action required
31	Entire Document	Concerned about the following issues through the SUZ rezoning: the valuation change on the property, the increase in Council rates, losing Council farm rebate as a primary producer, be subjected to land tax through losing status as a primary producer.	No.	Noted. Issues regarding potential rate changes can be discussed with the Shire via our on line rates portal and the Strategic Planning team.	No Change Required	No further action required
32	Entire Document	<p>32.1 Singular focus of the draft strategy on unlocking tourism potential through changing the planning overlay for FZ to remove the requirement for tourism projects to be related to the farming and agricultural use of the land in these zones.</p> <p>32.2 Opposed to the intent of the BURT to break the current nexus between farming and tourist activity, which is evident in approving tourism applications such as the Proposed Resort Hotel in Coronet Bay that was withdrawn following a community response.</p> <p>32.3 Difficulties for communities to prevent inappropriate tourist development within FZ by removing the requirement for projects to be related to farming or agriculture.</p> <p>32.4 Concerned about the increase in the Council power to impose tourist developments and remove the residents' ability to successfully oppose them.</p> <p>32.5 Concerned about the lack of broader planning considerations to be included in BURT.</p> <p>32.5.1 A lack of planning for infrastructure needs to facilitate the planned tourism growth in Phillip Island.</p> <p>32.5.2 Residents concerned about the current traffic on Phillip Island Road in peak tourism periods, traffic in Bass and beyond Anderson to Kilcunda when people are trying to access the island, long journey from Cowes to San Remo when people are trying to leave the island.</p> <p>32.5.3 Incomprehensible response of Council in the community drop in sessions that they do not have responsibility for transport planning issues while it is Strategic Planning.</p> <p>32.5.4 The necessity to consider the island's access to potable water when there is a shortage in Candowie Reservoir during the peak summer holiday period.</p> <p>32.6 Inappropriate timing of the BURT to approve tourism projects before the DAL Policy comes into effect.</p> <p>32.7 Concerned about reducing the effective power of residents to have an effective voice in planning for tourism projects which will impact them.</p>		<p>32.1 - 32.3 Noted. Zoning and overlay changes are not proposed in the final strategy. The final strategy proposes additional and changed objectives, strategic directions and recommended actions to address existing Scheme and legislative requirements surrounding environmental and landscape considerations and proposing tourism development opportunities are considered in a manner both sympathetic to and enhancing of environmental and landscape values. This allows for a pragmatic approach to assessing tourism based applications instead of a singular nexus, which in areas where there may be little to zero agricultural value, would not allow for development.</p> <p>32.4. Noted. There are no proposed changes to zoning or overlay requirements. All proposed tourism developments will be subject to the same planning permit land use requirements as they would have been before the final strategy.</p> <p>32.5 Noted. The purpose of this strategy is to focus on tourism. The final strategy proposes that Council prepare a rural strategy that can address wider issues including transport planning and infrastructure. A future settlement strategy and structure planning can further address these issues in non rural areas. The response to transport issues at the drop-in session may have related to the fact that State Government (Vic Roads) operated roads are not under the management of planning control of the local government. The Shire can and will engage with Vic Roads with all future access management strategies however, to negotiate best possible transport outcomes, on these roads, for the community.</p> <p>32.6 Supported in part. The final strategy makes more appropriate reference to the requirements of the DAL's. The strategy does not propose to approve any projects and irrespective of this strategy and the timing of its delivery, any future planning permits will be required to comply with the Scheme and all State requirements at the time any application is submitted, including the DAL's.</p> <p>32.7 Noted. There is no propose change to the community consultation processes with respect to tourism developments. The final strategies recommended actions, including PSA's and a rural strategy, will also involve strong community consultation.</p>	Change Required	Resolved
33	Entire Document	<p>33.1 Tendency to see more tourism attraction and more publicity of the woodlands near Grantville including the Gurdies nature reserve and all the bush land around that area.</p> <p>33.2 Missing these bush lands in tourism attraction promotions despite healthy population of koalas, etc, in the wild.</p>	Yes	Supported. The final strategy now recognises areas of wildlife attraction has been included in the sub-region	Change Required	Resolved
34	Entire Document	<p>34.1 Concerned about sand mining, that destroys the woodlands.</p> <p>34.2 Suggesting to promote walks and nature tourism in Western Port Woodlands, which is in line with BURT and fits with promotion of proposed gourmet food and wineries.</p> <p>34.3 Suggesting to co-manage Western Port Woodlands National Park by the Bunurong Land Council Aboriginal Corporation and Parks Victoria for the benefit of all Victorians.</p> <p>34.4 Lack of consideration to the intrinsic biodiversity value of the woodlands and its role in providing serenity for humans.</p> <p>34.4 Significant location of the woodlands in a close distance to Melbourne attracting organised walkers from Pakenham, Cranbourne, the Peninsula and Melbourne.</p> <p>34.5 Lack of recognition of the Woodlands even among local people, as it seems Parks Victoria does not want this beautiful area to be well-known. No signs on the highway to indicate nature reserves or trails, no brochures for the reserves, no information on the Parks Victoria or Bass Coast tourism websites, no maps, and no indication of entrance points. Possibility of knowing and visiting the reserves only with someone who knows where to get in.</p> <p>34.6 Our motivation to work with Council and Parks Victoria to unlock the tourist potential of this area.</p> <p>34.7. Suggesting the development of a walking trail from Adams Creek Nature Conservation at the northern end of the woodlands to Bass on the southern tip as a long-term goal.</p> <p>34.8. Suggesting Grantville as a hub for exploring this network of reserves and the many trails, providing park guides, tours, accommodation, info centres, catering and transport.</p>		<p>34.1 Noted.</p> <p>34.2 Supported. The final strategy now recognises areas of wildlife tourism as an emerging product strength in the Bass hinterland sub region and recognised in other areas of the final strategy.</p> <p>34.3 Noted. Council would be open to this proposal.</p> <p>34.4 Noted.</p> <p>34.5 Noted. The final strategy has been changed to recognise this potential area for greater tourism exposure, which could be a first step toward justifying working with Parks Victoria to upgrade facilities.</p> <p>34.6 - 34.8 Noted. Ongoing dialogue between all stakeholders is recommended and the submitter is encouraged to arrange a meeting with the Strategic Planning department.</p>	Change Required	Resolved

Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
35	Entire Document	<p>35.1. Lack of recognition of the unique, important coastal woodlands lining the shores of Westernport Bay in the draft strategy. Identifying these areas as "Waterline and Bass River" in the draft strategy but not mentioning to them as a potential rural tourism opportunity.</p> <p>35.2. Significance of recognising the woodland, known as the Westernport Woodlands, as an integral and vital part of the region for several purposes as follows: As the last remaining example of an ecosystem and forest, from the 2% as remnants of pre-colonial habitat, that used to spread around Westernport Bay. As part of the Gippsland Plains bioregion, one of the most cleared areas in the state and one of those lacking in public land reserves. The Westernport Woodlands are home to endangered Ecological Vegetation Communities and many vulnerable species. Providing substantial opportunities for observing koalas, bandicoots, orchids, grass trees, etc. in their natural habitat. Importance of protection of species in such regions for maintaining biodiversity and protecting future populations. Importance of protection of Westernport Woodlands as a potential eco-tourism opportunity in the Waterline and Bass River area.</p> <p>35.3 Suggesting to develop these magnificent areas with walking tracks to encourage eco-tourism.</p> <p>35.4 Substantial threat for Westernport Woodlands, because of being an isolated Nature Conservation Reserves without provision of connected corridor as an essential factor for maintaining a thriving ecosystem. High vulnerability of small and isolated areas was evident in the summer fires of 2019 within the Grantville Nature Conservation Reserve.</p> <p>35.5 Necessity of protecting a corridor from the Grantville Nature Conservation Reserve all the way to the Lang Lang Proving Grounds to protect this last remaining example of this type of coastal woodland, which is threatened by mining activity at present.</p> <p>35.6 Threatening of the health and vitality of Westernport Bay, including the RAMSAR listed wetlands by degradation of the mentioned corridor.</p> <p>35.7 Suggesting to manage trails and picnic facilities to enable all citizens to value and explore a major piece of a unique environment.</p> <p>35.8 A substantial addition to the assets of the region that clearly link into, and support, the tourism opportunity already identified around Gourmet Food and Wine.</p>	Yes.	<p>35.1 - 35.3 Supported in part. "Nature-based tourism" is now listed in the final strategy as "emerging" and references to the tourism potential now occurs throughout the document. Council is open to working with Parks Victoria to maintain the ecological value and improve the tourism potential of the Western Port Woodlands.</p> <p>35.4 - 35.6 Noted. The final strategy proposes the preparation of a rural strategy which will include assessments on the preservation and management of conservation and high biodiversity areas including woodlands and wetlands.</p> <p>35.7 &amp; 35.8 Noted. The final strategy has been changed to recognise this potential area for greater tourism exposure, which could be a first step toward justifying working with Parks Victoria to upgrade facilities.</p>	Change Required	Resolved
36	Entire Document	<p>36.1. Opposed to the recommendations of the BURT strategy due to direct conflict with the shires "Municipal Planning Strategy" and "Local Planning Policy" that have served the community well.</p> <p>36.2 Necessity of small scale of tourism developments on rural land in order that the region can live up to its name of the "Natural Attraction".</p> <p>36.3 Preserving the area as an unspoiled playground destination within about 2-hours drive from Melbourne for Melbournians wishing to escape commercialisation.</p>		<p>36.1 Noted. The submitter is encouraged to work with Council and the strategic planning department in the proposed preparation of a rural strategy to ensure any conflicts between the intent of the Scheme and the intent of tourism in rural areas, is adequately addressed.</p> <p>36.2 Noted. This is one of the key reasons that the tourism strategy was developed.</p> <p>36.3 Noted. The final strategy proposes additional and changed objectives, strategic directions and recommended actions to address existing Scheme and legislative requirements surrounding environmental and landscape considerations and proposing tourism development opportunities are considered in a manner both sympathetic to and enhancing of environmental and landscape values. This allows for a pragmatic approach to assessing tourism based applications instead of a singular nexus, which in areas where there may be little to zero agricultural value, would not allow for development.</p>	No Change Required	No further action required
37	Entire Document	37.1. Considering "thyl" as a quiet fishing town known for its serene quality, abundant nature and wildlife.	Yes.	Noted.		No further action required
38	Entire Document	<p>38.1 COMMUNITY: A need to re-focus Council looking at zones and tourism by listening to the community and its desires for our beautiful corner of the world. Agreement that "A number of rural tourism proposals have received significant community backlash... " is this Strategy going to solve this problem?</p> <p>38.2 RAZ: Opposed to RAZs as it is like a back door to open up rural land. Huge hotel proposed on the foreshore at Norsesmen's Rd, Coronet Bay on a RAZ is inappropriate.</p> <p>38.3 SUSTAINABILITY: A need to stop unsustainable development to protect the environment and climate change now not just slow it down. Concerned about the purpose of the strategy indicated in page 1 of draft strategy: "to facilitate sustainable tourism development in appropriately located rural areas and assist with the ongoing COVID-19 recovery...". In 2016 Council tried to convince people to change areas from FZ to RAZ assuming it would just allow little extras, such as being able to sell at the farm gate. Our purpose should be to preserve the natural environment and not keep changing the rules, so more and more of it is sacrificed. If you really want sustainable perpetual tourism then conserve our natural environment. Need to take pro-active steps to restore sustainable development. The best tourism attraction approach is environment protection, with no more of it sacrificed to "development". Decisions made now will affect the options available for future generations. we cannot continue to have growth at the expense of the environment unless we want to contribute to the extinction not only of flora and fauna and biodiversity but of the human race. A need to consider saving our part of the planet so that current and future generations will have a liveable and worthwhile future.</p> <p>38.4 SUGGESTIONS: Protect the biolink between Nyora-Lang Lang to Grantville is top of the priority list. Suggests: acquire Holden Proving Ground at Lang Lang when it comes onto the market, help of the community and philanthropic trusts, preserve its environmental values in perpetuity; advocacy of Council and act decisively to establish a national park to protect the highly valuable remnant native veg between Lang Lang-Nyora to Grantville and beyond - virtually the last 5% if pre-European vegetation left; Stage 2 could extend to Phillip Island. Additional commentary and suggestions on potential land use and environmental enhancement options. Could rent out the developed area to car companies for testing or to a tertiary institution for educational purposes.</p> <p>38.5 No need to sell tickets to drive people around a farm for it to be agritourism when many people travel around Australia looking at wildflowers. Other industries benefit.</p> <p>38.6 Conflict between sand mining and the community's expectation that local, state and federal governments protect the natural environment. Unsustainable industry.</p> <p>38.7 Consider food security and the attraction of the rolling hills for tourism, along with the remnant native vegetation and wildlife dependent on it and marine attractions.</p> <p>38.8 Supporting the statement of the draft strategy that the "pandemic has had a disproportionate impact on communities including those in Bass Coast that have a high degree of dependence on tourism and the visitor economy." The draft does not reflect some of the realities of the pandemic nor stress how important it is to stop encroaching on wildlife habitat if we are not to suffer more pandemics.</p> <p>38.9 A need to provide safe, efficient and sustainable transport options as a key goal for Council. A vast and connected network of tracks and trails offers healthy and environmentally friendly opportunities to move throughout the Shire. Also a need to consider the environmental effects of establishing walking tracks. Suggesting that an ecologist on staff ensured this sort of thing, regarding designing paths, was taken into account whenever any flora, especially remnant native bush, is considered for removal for any reason. Additional suggestions provided.</p>	Yes.	<p>38.1 Noted. The final strategy proposes ongoing strategic work, including the preparation of a rural strategy, that will include significant community consultation.</p> <p>38.2 Noted. The final strategy proposes recommended action 3 to further investigate the RAZ and investigate a PSA, including the potential to rezone land from RAZ to FZ. Any rezoning needs to consider all of the differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the preparation of future work.</p> <p>38.3 Noted. The final strategy proposes additional and changed objectives, strategic directions and recommended actions to address existing Scheme and legislative requirements surrounding environmental and landscape considerations and proposing tourism development opportunities are considered in a manner both sympathetic to and enhancing of environmental and landscape values. This allows for a pragmatic approach to assessing tourism based applications instead of a singular nexus, which in areas where there may be little to zero agricultural value, would not allow for development.</p> <p>38.4 Noted. The suggestions and ideas are noted and received. The tourism strategy itself can not deliver these outcomes, however it can provide a stepping stone to unlock proposals of this nature. Engagement will all levels of government is required and the submitter is encouraged to engage directly with Council in the preparation of the rural strategy, proposed by the final tourism strategy, to investigate the potential of these, and other, opportunities.</p> <p>38.5 Noted.</p> <p>38.6 Noted. A tourism strategy can not make comment on mining activity, however the proposed rural strategy will address these issues with greater clarity.</p> <p>38.7 Supported. The strategy considers food security and the attractions of the rolling hills as tourism opportunities.</p> <p>38.8 Noted.</p> <p>38.9 Noted. Transport planning, particularly active transport, is not a specific focus of a tourism strategy, however these issues can be addressed in an ongoing manner through the Shires settlement strategy work, rural strategy and settlement structure planning.</p>	No Change Required	No further action required
39	Entire Document	<p>39.1 Supporting the idea of "Unlocking Rural Tourism".</p> <p>39.2 Concerned about a lot of restrictions by the proposed plan.</p> <p>39.3 Suggesting to keep the RAZ and not reverting to the FZ for the specific area of Five Ways Precinct in North of Sunset Strip on the Phillip Island Tourist Road for the future growth and to ensure ongoing success of the current businesses. This area include successful businesses as follows:</p> <ul style="list-style-type: none"> <li>- Phillip Island Adventure Resort</li> <li>- A Maze N Things Resort, Motel, Restaurant, Caravan Park, and Theme Park</li> <li>- Newhaven College</li> </ul> <p>Suggesting to determine the best zoning to allow for continued development of these existing successful businesses, without unnecessary possible restrictions.</p>	Yes	<p>39.1 Noted.</p> <p>39.2 Noted.</p> <p>39.3 Supported. The final strategy proposes recommended action 3 to further investigate the RAZ and investigate a potential PSA, including the potential to rezone land from RAZ to FZ. Any rezoning needs to consider all of the differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the preparation of future work.</p>	Change Required	Resolved
40	Entire Document	<p>40.1 Concerned about the desperate upgrades around the main streets, that are ruining our beautiful town with so much potential. A need to upgrade the main streets to bring back the tourists and village vibe that we had. A need for cafes to open and work longer than 1pm. A need for the buildings to painted and upgraded. A need to fix the footpaths in the Main Street and to tidied the arcades. Concerned about our streets that are becoming very dated compared to other small towns like Loch, Meenyan and Ionaatha.</p> <p>40.2 A need for businesses to work together to bring back our village vibe, that always been a town open 7 days a week and buzzing at weekends, and do some much needed updates. Suggesting to plan winter festivals and music around the streets at weekends to bring people back.</p>	No.	<p>40.1 Noted. The proposed strategy is focused on tourism in rural areas.</p> <p>40.2 Noted. A goal of the tourism strategy is to bring together various business operators and groups to work with Council to deliver unique tourism based outcomes.</p>	No Change Required	No further action required
41	Entire Document	<p>41.1 A need for clear rules about where tourism buildings can occur, adhere to established urban development zones and have townships maintained within their boundaries, fringed by expanses of farmland and nature reserves. The disruptive influence of tourist/theme developments would be contained within urban areas. Necessity of accommodating growth within existing settlement boundaries through the development of vacant lots and infill development.</p> <p>41.2 Potential creation of habitat loss and degradation, litter, invasive pests, higher pollution, stormwater runoff and wastewater discharge by moving outside current designated town boundaries.</p> <p>41.3 A need to protect cultural, environmental and ecological development. Necessity of responsibility and respect for our Natural Attraction and to protect it from inappropriate developments for the wellbeing of the Island, the state and the nation. A need to consider continued pressure from human impacts - urban development and encroachment, visitation and trespass, water contamination from pollutants and run-off, vegetation removal and other damaging land management practice and from climate change.</p> <p>41.4 Necessity of considering the importance of the Nature Park and eco-tourism/conservation as a continuing and expanding employer of the future, and all the subsidiary businesses and employment that will grow as a result of supporting it. Importance of considering the efforts of many volunteers that have worked towards the above-mentioned outcomes.</p> <p>41.5 Suggesting to use the possible opportunity on Phillip Island for a Marine and Wetlands University campus situated in Cowes with a focus on research, education and management skills, sustainability and conservation as an appropriate goal and development for the Bass Coast.</p> <p>41.6 Flooding to locate new development and retreat existing development and sensitive land uses in areas adjacent to waterways and estuaries or at risk of coastal and riverine flooding and coastal erosion. Ensuring coastal erosion mitigation strategies and approaches restore and preserve natural systems, allow for wetland migration and reduce negative impacts on coastal environment. Ensuring coastal and waterway infrastructure is located and designed to minimise impacts on existing environmental features, including vegetation, habitat, natural landforms and natural flows of water.</p> <p>41.7 Retreat. The decommissioning or relocation of existing structures, assets or uses away from areas that are or will be negatively impacted by natural hazards.</p> <p>41.8 Retreat. If natural systems may also be required. For example, saltmarsh habitat that would naturally migrate landward in response to rising sea levels may be obstructed by the built environment. And corridors of undeveloped land may be required to allow for the movement of species and function of habitats.</p>	Yes	<p>41.1 Noted. The strategy proposes to investigate ways in which tourism activity can be unlocked in the suite of rural zones in the Shire. This does not preclude the potential for development in urban areas, which remains a focus of the Council. All proposed tourism activities will be required to comply with the requirements of the over-arching zone.</p> <p>41.2 Noted. Any potential tourism activity will be assessed through the planning permit process to ensure any land use change issues are adequately addressed.</p> <p>41.3 Supported. The final strategy proposes additional and changed objectives, strategic directions and recommended actions to address existing Scheme and legislative requirements surrounding environmental and landscape considerations and proposing tourism development opportunities are considered in a manner both sympathetic to and enhancing of environmental and landscape values.</p> <p>41.4 Noted. Supporting tourism activity that is sympathetic to and enhancing of environmental and landscape values will assist the potential for ongoing employment in this sector. The efforts of volunteers is recognised and highly appreciated by Council.</p> <p>41.5 Noted. This marine education idea has been passed on to Councils Economic Development team and the submitter is encouraged to contact the team with respect to expanding on the idea and potential individuals and organisations to develop the concept.</p> <p>41.6 Supported. As a key component to the Bass Coast environment, the final strategy proposes changes to ensure these environmental values are protected and enhanced by future tourism activity.</p> <p>41.7 Noted. The strategy does not address planning compliance and demolition issues as these requirements are managed in other parts of the Planning Scheme, State legislation and local laws. The submitter is encouraged to contact Council if there are any specific issues they would like addressed.</p> <p>41.8 Supported. This issue can be addressed as part of considerations in Councils Bass Coast Natural Environment Strategy and Biodiversity Biolinks Plan. These documents inform the preparation of the Rural Strategy proposed as a recommended action in final iteration of this strategy. The submitter is encouraged to contact Councils Environment team to discuss the salt marsh considerations further.</p>	Change Required	Resolved
42	Entire Document	Concerned about the removal of the RAZ, that previous councils spent a huge amount of time surveying and testing the locations and the schedules to the various RAZs. The zones gave certainty to investors and the community the locations and schedules and that the development would be acceptable. Difficulty to considering other activity in the farm zone and protecting the environmental values. The RAZ at The Gurdies is a clear example where the community reduced the size where wildlife corridors exist and the schedules supported this.	Yes.	Supported. The final strategy proposes recommended action 3 to further investigate the RAZ and investigate a potential PSA, including the potential to rezone land from RAZ to FZ. Any rezoning needs to consider all of the differences between the zones, to determine the appropriate zoning, not simply with respect to tourism uses alone. The submitter is encouraged to engage with Council and the Strategic Planning team with regard to the preparation of future work.	Change Required	Resolved



Projects - Consideration of Submissions						
SUBMISSION OVERVIEW						
No.	Key sections of BURT	Summary of Submission	Requested Change	Council response to submission	Action on submission	Status
43	Entire Document	43.1 Unsatisfaction with the rejection from Council when I wanted to start up a business. Being told because it was outside of the designated zoning business allowance. 43.2 Opposed to being restricted to tie agriculture to my intended business because of the existing zoning, which could be done loosely. 43.3 Being hopeful of further support for the as a great tourist venue.	Yes.	43.1 Noted. The strategy does not address specific tourism applications or past determinations. The submitter is encouraged to contact Strategic Planning to discuss what long term planning avenues there may be to unlock tourism opportunities on the subject land. 43.2 Supported. The final strategy has been changed to recognise the nexus between tourism and agriculture is retained and also expanded to include a nexus between tourism and protecting/enhancing environmental, landscape and indigenous heritage values. 43.3 Noted.	Change Required	Resolved
44	Entire Document	Supporting the draft strategy and recommendations.	No.	Noted.	No Change Required	No further action required
45	Entire Document	45.1 Suggesting to promote small eco tourism for our area at Coronet Bay as a very small town. 45.2 Opposed to the large-scale proposed development as follows: large-scale proposed buses and cars, and large-scale hotel development with a large number of rooms to accommodate hundreds of people.	No.	45.1 Noted. The strategy begins the intent of unlocking these types of developments at Coronet Bay. 45.2 Noted. The strategy does not address specific tourism applications or past determinations.	No Change Required	No further action required
46	Entire Document	Supporting the draft strategy as a well-presented and easy to understood draft with a very helpful video.	No.	Noted.	No Change Required	No further action required