

Media Release

The Hon Richard Wynne MP
Minister for Planning
Minister for Housing



Thursday, 14 April 2022

STRONGER, CLEARER PLANNING CONTROLS FOR THE SURF COAST

The Andrews Labor Government is delivering stronger protections for the iconic Surf Coast, ensuring future growth is well managed, reflects community expectations and enhances the local environment.

Minister for Planning Richard Wynne today released the final Statement of Planning Policy (SPP) for the Surf Coast Distinctive Area Landscape – delivering on a 2018 election promise.

The SPP is based on expert advice and was developed in collaboration with the Traditional Owners the Wadawurrung, the local community, the Surf Coast Shire, the City of Greater Geelong, responsible public entities and government agencies.

Ensuring prized Surf Coast landscapes and environmental features are protected from inappropriate development, the SPP outlines protected settlement boundaries for Torquay-Jan Juc, Bellbrae and Breamlea.

The protected settlement boundaries direct most new development to activity centres, tourism precincts and designated settlement areas where growth and more housing is appropriate.

Growth in greenfield areas will be restricted, protecting areas of high biodiversity value, Aboriginal cultural heritage, state-significant landscapes and township character.

The Spring Creek area is outside the protected settlement boundary, forming a vital part of the important green break between Torquay–Jan Juc and Bellbrae.

Protected settlement boundaries for Mount Duneed and Connewarre are outlined, with a protected settlement boundary to be introduced for the Armstrong Creek Urban Growth Area following further local strategic planning.

These changes provide greater certainty for the local community and the development sector, delivering clarity around future opportunities for housing, tourism and infrastructure investment – helping create jobs and a strong local and regional economy.

Quotes attributable to Minister for Planning Richard Wynne

“We’ve listened to the community and are delivering the permanent protections the Surf Coast needs, ensuring this beautiful part of Victoria continues to be a great place to live, work and visit.”

“We’re protecting the character of Surf Coast communities while providing locals and builders the confidence they need to plan and invest long-term.”

Quotes attributable to Member for South Barwon Darren Cheeseman

“We said that Duffield’s Road would be the boundary and we have kept that commitment to protect Spring Creek. We have stopped greedy developers from turning the Surf Coast into the Gold Coast.”

“These reforms mean we can be confident that what we love about our Surf Coast community and the unique environment is protected now and for future generations.”

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