



PLANNING PERMIT APPLICATION PP1459/2018 65-105 LINGS ROAD CONNEWARRE

The Barwon Heads Association Inc. (the BHA) represents over 180 members who are residents and ratepayers of Barwon Heads. The BHA strongly supports the principle of the Barwon Heads Structure Plan 2017 (BHSP) “to protect the surrounding natural environment of Barwon Heads and avoid development that impacts on significant biodiversity values and ecologically sensitive areas” and the Direction to “support public land managers and community groups in the ongoing management and **protection** of Murtnaghurt Lagoon.....” The BHSP states (at para 3.3.4) “The natural environment of Barwon Heads plays an important role for the township. It provides intrinsic habitat and biodiversity values that are environmentally significant; not just to the State; but also nationally and internationally. This includes the **internationally recognised RAMSAR wetland area of the Murtnaghurt Lagoon**”.

The BHA objects to this application for the following reasons:

Surface Water Management

The Application as noted in the report titled the Surface Water Management Strategy for Barwon Heads Farm dated 19 June 2019 prepared by Water Technology accepts:

- (a) surface water from the property currently discharges to Murtnaghurt Lagoon.
- (b) Murtnaghurt Lagoon is a RAMSAR Wetland and is subject to an Environmental Significance Overlay 2,
- (c) the development will increase runoff including peak flows, and
- (d) the development will result in a deterioration in water quality.

The application seeks to ensure that there are no detrimental impacts due to the impact of runoff volume and peak flows and water quality by designing the proposed development with:

- rainwater tanks to collect rain water from roof surfaces for toilet flushing and garden irrigation re-use
- Spoon drains to convey the local flows through the development
- Unlined raingarden to treat and infiltrate the stormwater, and
- A retarding basin to retard the 1% AEP peak flow to the predeveloped rate.

The BHA is not satisfied that the application demonstrates that no detrimental impacts will occur for the following reasons:

1. The storm water management objectives do not include the requirement to meet SEPP(Water) objectives which are also required by CSIRO (1999) and these have not been provided or assessed for the development.
1. The existing stormwater quality is unknown.

2. Water quality monitoring is not proposed to determine whether water quality objectives will be met and groundwater baseflows/loads to Murtnaghurt Lagoon are not impacted.
3. The groundwater depth was measured in late April following a relatively dry period and was found to be 1.0 m to 1.54m below ground surface level which will severely restrict raingarden infiltration capacity (noting that the base of the raingarden will be at least 0.8m below the existing ground level). The groundwater depth will be considerably reduced during wetter periods rendering the raingarden ineffective.
4. The contaminant attenuation characteristics of the groundwater system are likely to be limited due to the sandy nature of the sediments.
5. Murtnaghurt Lagoon is a groundwater dependent ecosystem. The groundwater impacts have not been considered along the shoreline.
6. There is no maintenance proposed for the unlined raingarden. These systems may clog and fail.
7. Evidence is not provided to support Table 7.5. This table does not consider local conditions at the outlet and issues with raingarden system performance.

Environmental Issues

It is noted that the repurposed existing sheds and new function centre and residence are proposed to be located adjacent to the Southern boundary of the property and abutting Murtnaghurt Lagoon.

The impact of the proposed development upon migratory and other birdlife subject to the RAMSAR Convention and other statutory protection has not been adequately considered or assessed. The use of the completed development will create noise and proximity of humans to feeding and breeding endangered and other protected species. The Acoustic Report fails to consider the effect of noise and human movement upon wildlife and the necessity of an adequate buffer zone.

Lings Road

BHA considers that the likely increase of traffic will create an unreasonable increase in dust which will adversely impact on residential landholders abutting Lings Road. This proposed multi-use development will be the primary beneficiary of the road. The applicant should be responsible for ensuring it does not cause a nuisance or detriment to others.

The intersection of Lings Road and Geelong Road is dangerous and has suffered a fatal accident. Improvement to enable safe turning into and out of Lings Road is required and should be the responsibility of the applicant.

Zoning

It is arguable as to whether the proposed development is consistent with the Farming Zone under the Greater Geelong Planning Scheme (CI 35.07) and the Agriculture, Rural Dwellings and Subdivision Policy (CI 22.05) and Planning Framework for the Bellarine Peninsula (CI 21.14).

Colin Bridges
Secretary on behalf of the Committee
Barwon Heads Association Inc.

20th August 2019