

## Servicing

### Water

Reticulated water is supplied by Barwon Water from the Wurdee Buloc Reservoir to the new Torquay Tank in Grossmans Road. The site has room for a second storage tank if required in the future. The new tank has replaced the open air Torquay Storage Basin to the south of Grossmans Road, however Barwon Water has not made any decision about the future use of the former site.

The Torquay Tank directly supplies properties within Torquay and Jan Juc that are below the 30m contour. The Torquay High Level Pump Station, located adjacent to the Storage Basin, supplies water to properties generally between the 30m and 50m contours. This High Level Pump Station has been recently upgraded to service the growing areas to the north of Torquay. Refer to Plan 3.4.

A pipe through the Great Ocean Views Estate, across Spring Creek and north to Grossmans Road supplies water to existing and future development in that area, and connects with the Jan Juc High Level Pump Station on the Great Ocean Road between Torquay Boulevard and Duffields Road. The Jan Juc High Level Pump Station and the Jan Juc Storage Tank on the north side of the Great Ocean Road (north-west of Strathmore Drive), supply water to properties in Jan Juc between the 30m and 50m contours. A small booster pump supplies properties in Ocean Boulevard.

Barwon Water has purchased a site for a future tank in Ghazeepore Road, just south of Coombes Road. A tank and booster pumping system has been installed on part of the land to service the Ocean Acres rural residential estate north-west of Torquay and some surrounding land, which is above the 50m contour.

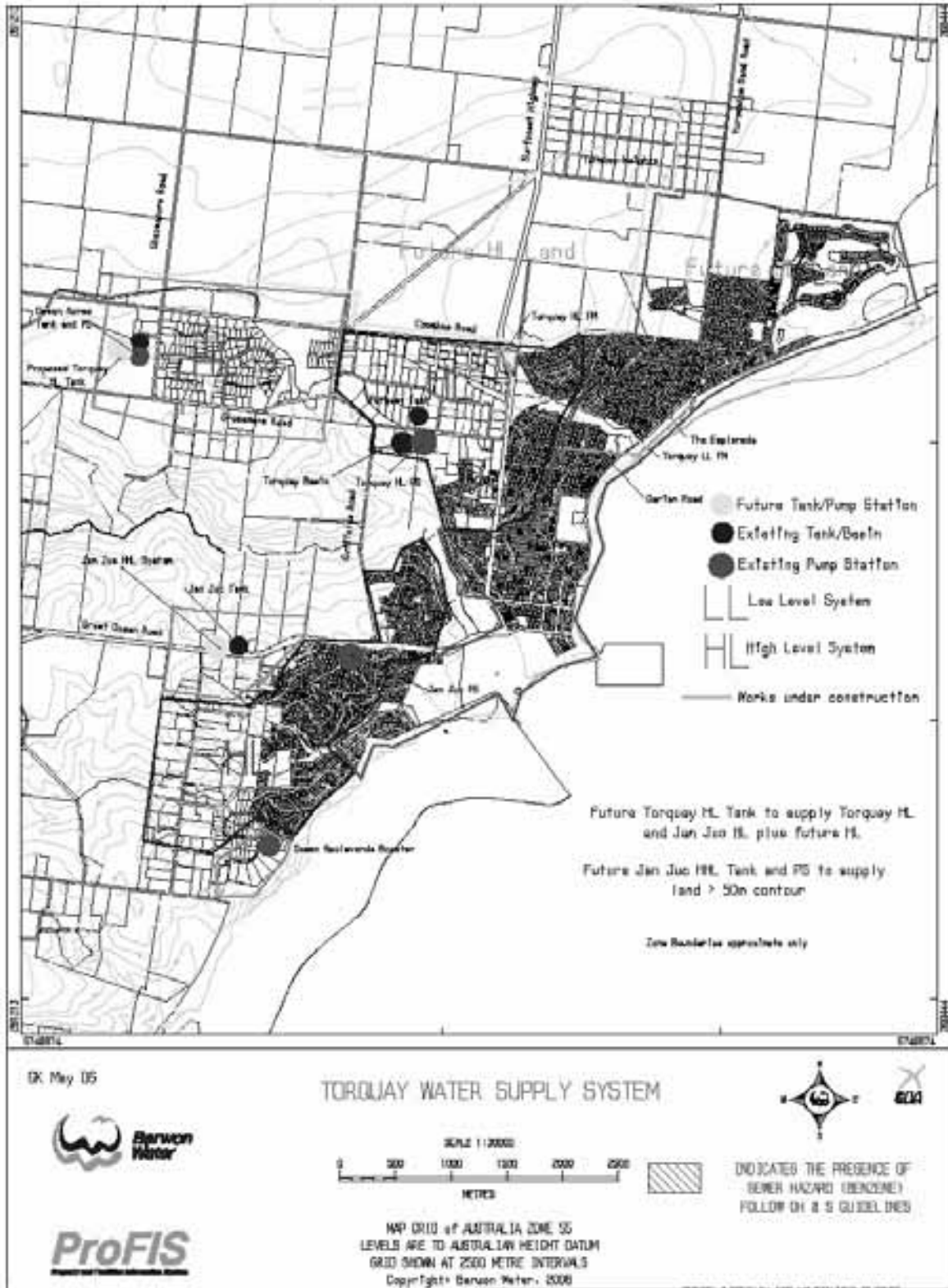
Barwon Water has prepared its strategy for water supply based upon the 1996 Comprehensive Strategy Plan, and therefore has not considered supply for any residential development west of Duffields Road between Grossmans Road and Great Ocean Road. This issue will require urgent attention as part of the development of a Growth Area Framework Plan for this corridor.

The following is a summary of supply proposals for areas proposed to be developed under the current Strategy:

- Development of the Torquay North industrial estate and land south of it in the Low Density Residential Zone will be supplied by a new feeder main along the Surf Coast Highway, extended from Grossmans Road.
- Residential development within the northern and western parts of the Torquay North residential corridor east of the Surf Coast Highway (between the 30m and 50m contours) will be supplied by an extension of the same feeder main. Long term water supply to the LDRZ at Torquay Heights (north of South Beach Road) will be available as development reaches South Beach Road. The alignment of this feeder main is not yet known.
- Residential development around Horseshoe Bend Road to the north and east below the 30m contour will be supplied by an extension of the low level system from the Torquay Tank.
- Residential development in the Torquay West corridor between the Highway and Duffields Road will be supplied by the existing pipe traversing that land.
- Barwon Water has future plans to construct a small tank and booster pump system to service land above the 50 m contour in Jan Juc.

Barwon Water currently supplies Class C reuse water from the Black Rock Water reclamation facility to agricultural land north-west of Torquay. Barwon Water has previously expressed interest in an upgrade of Black Rock to enable supply of Grade A reuse water to new subdivisions in Torquay for reticulation to households for the watering of gardens and flushing of toilets, however concluded at the time that it was not yet economically or environmentally sustainable. In the meantime, it would promote the use of Class C water for watering of reserves, sporting ovals and the like. Council has expressed keen interest in implementing water reuse projects for its sporting reserves and is working with Barwon Water to this end.

Plan 3.4: Torquay Jan Juc Water Supply System



At the same time, the development of a third pipe system for new residential estates needs to be persevered with, and in this regard a private consortium has expressed interest in developing a water reuse project in the Torquay area. The consortium is investigating the provision of treated water to the proposed new industrial estate, expanded commercial/intensive agricultural use in the vicinity of Messmate Road, and opportunities presented by the low density residential estates. All options should be further pursued with Barwon Water.

### **Sewerage**

Land within areas zoned R1Z are serviced by a reticulated sewer. Sewerage is pumped by Barwon Water to the Black Rock water reclamation plant east of Breamlea. The majority of Low density residential lots in the LDRZ north of Torquay and west of Jan Juc are not connected to the reticulated system and are serviced by individual septic systems, however, approximately 50 low density lots in the south-west part of Jan Juc are connected to the sewerage reticulation system.

As with water, Barwon Water's '*Torquay Sewerage Strategy*' has been developed to cater for strategies flagged in the 1996 Comprehensive Strategy Plan, including increased density of development in central Torquay, and does not provide capacity for any development west of Duffields Road in Torquay West - a new reticulated system would be required to service that area.

Proposals by Barwon Water to service new development envisaged by this Strategy include:

- An upgrade of the sewerage system in The Esplanade and Darian Road to service development in the northern parts of Torquay, including:
  - A new pumping station including underground emergency storage in the foreshore opposite Horseshoe Bend Road and an upgrade to an existing pump station south of Darian Road.
  - A new gravity sewer along Darian Road to connect with a proposed pressure main running north along Surf Coast Highway to Deep Creek and a gravity sewer between the creek and Coombes Road. A pump station will be required at Deep Creek. These assets will service the new industrial estate and low density residential zone north of Coombes Road, and land in the LDRZ between Coombes Road and Grossmans Road. This system will also have capacity to cater for the increased densities south of Deep Creek, resulting from the lands proposed rezoning to R1Z. They will also service the south-west corner of land east of the Highway, which is on the southern side of the ridge.
  - A gravity sewer along Horseshoe Bend Road to service the balance of land in Torquay North east of the Highway, with a pump station and pressure main on the east side of Horseshoe Bend Road, north of existing subdivision.
- A new pump station adjacent to the north side of Spring Creek to service new development in the Torquay West corridor east of Duffields Road. A new pressure main to Beach Road is proposed, connecting with a gravity sewer that continues to Surf Coast Highway.
- Replacement of the transfer main which transfers the total of Torquay and Jan Juc sewage to the Black Rock water reclamation plant. This will accommodate the proposed developments listed above and previously outlined in the 1996 Comprehensive Strategy Plan, including infill development.

Other issues raised by Barwon Water include:

- Current Barwon Water strategies are capable of accommodating higher densities of residential development along the east side of the Highway in Torquay North on land previously flagged as being future rural residential. (Land bordered by Torquay Highway, South Beach Road, Wombah Park and Horseshoe Bend Road.)
- A preference that land in the LDRZ north of Coombes Road, between Coombes Road and Deep Creek, and at 'Ocean Acres' north-west of Torquay be sewered as adjacent areas are supplied by a reticulated system. The Sewerage Strategy assumes connection of these areas.
- There is no proposal to provide a reticulated sewerage system to the LDRZ at Bells Boulevard or Torquay Heights (north of South Beach Road).

Sequencing of development in the residential and industrial corridors should occur as follows:

- In Torquay West, land along the north side of Spring Creek at the south-eastern corner should be developed first, with development progressively stretching upwards to the north-west corner of Duffields Road and Grossmans Road.
- In Torquay North, land adjacent to existing developed areas, either side of Horseshoe Bend Road, should develop prior to land further to the north-west, ie. development should occur from east to west towards the Highway and South Beach Road intersection. Land at the south-west corner and land west of the Highway could be developed at any time provided the pump station and sewer along Surf Coast Highway are constructed.

With the recent investment of capital into the upgrade of the Torquay Jan Juc sewerage system, Barwon Water would not favour the early development of land west of Duffields Road, which will require a new separate sewerage system.

### **Stormwater Drainage**

The management of the stormwater drainage system is the responsibility of the Surf Coast Shire Council. The topography of Torquay and Jan Juc for the most part lends itself to few stormwater problems such as flooding, however stormwater discharge can significantly impact on the foreshore, and the water quality of the ocean, estuaries and their environs.

The majority of old Torquay and Jan Juc is serviced through the traditional underground street drains which feed into natural drains and discharge to the sea. Some retrofitting of gross pollutant traps have occurred in these systems, however issues of treatment and retention still require attention. More recent subdivisions have incorporated water retention and treatment facilities. These are for the most part in the form of natural filtration ponds. The Sands residential golf course development provided the opportunity to redesign the stormwater holding lagoons fed from the Torquay North (Wombah Park etc) area into treatment ponds, with The Sands then storing and reusing the treated stormwater for use on the golf course. The Sands development will continue to play an important role in the use of stormwater for much of the balance of the Torquay North growth area.

In a similar vein, residential development in the Ocean Views estate incorporates stormwater treatment ponds adjacent Spring Creek.

Council's Urban Stormwater Management Plan, 2002 adopts water sensitive urban design as a principle for the design of stormwater systems in new residential subdivision and guides Council requirements for stormwater treatment.

## **Site Specific Considerations**

### **Infill Development**

The opportunity for infill development is influenced by a number of factors, including preferred neighbourhood character outcomes, servicing capacity, environmental constraints etc. In addition to infill development through multi-dwelling developments, particularly in old Torquay, a number of sites in Jan Juc and Torquay have some potential for an increased level of development density that would necessitate a rezoning from Low Density Residential to Residential 1 or a policy change to the preferred minimum lot size.

### **Briody Drive Estate**

The Briody Drive Estate was identified in the Torquay Jan Juc Strategy of the MSS as having good potential for redevelopment at a higher density having regard to its proximity to newly developing community facilities and availability of servicing infrastructure. Part of this estate has now been rezoned to Residential 1 with the support of the majority of the affected land owners. The eventual rezoning of the balance of the estate is to continue to be encouraged and should be based on an Outline Development Plan and Development Contribution Plan for the estate to facilitate its coordinated redevelopment when there is sufficient land owner support.

### Strathmore Drive

Land owners have expressed an interest in increasing the development density of land on the west side of Strathmore Drive. This land is currently zoned Low Density Residential with a 1.5ha preferred minimum lot size. The portion of the east side of Strathmore Drive that is similarly zoned LDRZ has a 0.4ha preferred minimum. The southern boundary of this zone east of Strathmore Drive generally follows the 50 metre height contour, above which only a limited, low pressure water supply is available. The recent approval of a private street scheme to seal Strathmore Drive though to the Ocean Road has given added impetus to land owners on the west side to be allowed to develop at a higher density to offset the cost of the street scheme. The Special Charge Scheme prepared to finance the construction of Strathmore Drive was taken to VCAT for review and this review was based on the existing Low Density Residential Zoning of the land.

The area that could be subject to review comprises five lots bordered by Strathmore Drive, Great Ocean Road, Bells Boulevard and the upper tributary of the Jan Juc Creek. This totals about 13.7 hectares and each lot contains an existing dwelling. A reduction of the lot size from 1.5ha to 0.4ha could realise up to 20 low density residential lots, allowing for existing development, internal road network and creek reserve.

Plan 3.5: Strathmore Drive Low Density Residential Area



The main issues that will influence any decision include:

- Barwon Water's ability to provide an adequate service.  
Barwon Water is currently planning an upgrade of the Jan Juc water service (termed the high high level) to enable it to supply a reticulated water supply to land above the 50 metre contour. The HHL system could be designed to accommodate future development of the land west of Strathmore Drive. Of greater limitation is the capacity of the existing Jan Juc sewerage system. While a sewerage service may be able to be provided for a limited development, it is Barwon Water's preference for any development density increase in the Jan Juc Low Density Residential

Zoned area to be capable of containing and treating its waste water on site in the event that the sewerage system cannot accommodate the development.

- Visual impact of additional development, both along the Great Ocean Road and of views to the ocean from the Great Ocean Road.

The subject land is generally cleared grazing land of moderate slope with views to the ocean over Jan Juc. Views to the ocean across the site are possible along sections of the abutting Great Ocean Road, though protection of these views is not considered paramount and with any development of the land are likely to be reduced over time with screen planting.

- Co-ordinating access onto and within the site to avoid a new access road directly off the Great Ocean Road.

Vic Roads would not support an additional road access directly off the Great Ocean Road. In this regard, it would be necessary to prepare an outline development plan for the site to ensure that any development of the land is coordinated and provides a road network and lot design that avoids an additional access onto the Great Ocean Road.

- Protection of the vegetated drainage line forming an upper tributary to the Jan Juc Creek.

The site generally slopes to the south-west to an upper tributary of the Jan Juc Creek. This gully is fairly well vegetated and the creek itself is some 20 to 60 metres from the southern property boundary of the subject land. Any development of the land should provide and maintain a minimum 30 metre vegetated buffer to the creek and drainage from the land should be treated prior to discharge to the creek.

- Protection of the vegetation on the site.

The vegetation assessment undertaken by Mark Trengrove for the Torquay Jan Juc area, as discussed earlier in this chapter, identifies this area as predominantly containing exotics and/or non-indigenous natives. It does not allocate any flora values to the site, though a more detailed assessment would need to be undertaken to confirm the absence of any significant vegetation.

Having consideration to the above overview of issues there appears merit in supporting a density increase to 0.4ha in this area. This area, by virtue of its former grazing use, is distinctly different to the predominantly remnant native bush environment that characterises the Low Density Residential Zoned area south of the Jan Juc Creek tributary and along Bells Boulevard.

Support for a policy change north of the tributary should be subject to the application of a Development Plan Overlay that would require a more detailed analysis of the physical conditions of the site and surrounding land, and the preparation and approval of a Development Plan prior to the consideration of a planning application for subdivision. The Development Plan Overlay should specify any specific requirements a Development Plan should meet, generally as discussed above.

This policy change is somewhat dependent on uniform support of all land owners to facilitate the preparation of a Development Plan for the whole site. The policy change could be applied to a reduced area if support from some land owners is not gained. This may rule out a future density increase for any such land if the subsequent approved Development Plan does not make provision for the excluded land to be able to meet the requirements of the DPO.

#### Bells Boulevard East

In a similar vein to the above, there has been recent interest expressed by some land owners south of the Jan Juc Creek tributary and east of Bells Boulevard to support an increase in subdivision density on their properties. However, as noted in the previous discussion on land west of Strathmore Drive, the area south of the tributary is intermittently or randomly vegetated, which includes stands of Bellarine Yellowgum Woodland that is rated as being of State significance. While some properties are relatively un-vegetated, their locality and interrelationship with surrounding vegetated properties does not provide a basis for the simple application of an increase in density. Other considerations to such a policy shift would also need to include an assessment of servicing and visual landscape implications.

At face value, the vegetated Jan Juc creek tributary provides a natural boundary to distinguish a change in development density. Hence, from a strategic perspective, the creek tributary provides a

fairly logical density boundary, providing a clear delineation between the two areas. However, this is only a cursory assessment, and a more detailed investigation may be warranted.

Were this area south of the tributary to be considered, a wider and more comprehensive study would be necessary to take into account adjoining properties and overall environmental and demand/supply issues. Plan 3.6 outlines in hatching the minimum extent of area that should be included in any review. Any such study would need to be initiated and financed by all or some of the affected land owners as this is not a strategic priority of Council.

Plan 3.6: Bells Boulevard East Low Density Residential Area



#### 305 Great Ocean Road

The owner of 305 Great Ocean Road has expressed an interest in zoning his site for low density residential development. The subject land is 10.3 hectares in area comprising cleared grazing land. The site slopes from a high point in the north-west into a valley at its south-east. It contains a single dwelling and outbuildings and has distant views to the ocean. The land is clearly visible from the Great Ocean Road and from Bells Boulevard.

The subject land is zoned Farming and is presently outside the town settlement boundary. Part of the original title (south-east corner) was excised from the site in 1992 (Permit 92/4808) following the earlier (late '80s early '90s) rezoning of the south-east corner from Rural General Farming to Rural Residential (Amendment R80 to the Geelong Regional Planning Scheme) by the Geelong Regional Commission.

Plan 3.7: Zoning of 305 Great Ocean Road



The logic or reason for the exclusion of the balance 10.3ha (305 Great Ocean Rd) from the 'rural-residential' zone is not apparent and the history records for the rezoning are unavailable. Zoning to the east has been influenced by the limitation of providing a reticulated water supply above the 50m contour, however this does not explain the zone boundary of 305 Great Ocean Road. The protection of the view of the western approach to Bells Boulevard may have been a factor, but would appear to be a fairly tenuous one in that the Great Ocean Rd and Bells Boulevard intersection is not a particularly significant or memorable entry or landscape vista (refer Plan 3.6 for aerial photo of site)

The main issues that will influence any decision to rezone the site and extend the settlement boundary are generally established in Ministerial Statement No. 6 and include:

- **Urban Area Integration**  
The site is on the edge of the town boundary and is not identified for future residential use at normal densities. Inclusion of the site would square off the settlement boundary in a logical manner.
- **Supply and Demand**  
The small area of land involved would have negligible impact on demand or supply of low density residential lots.
- **Servicing Authorities**  
A reticulate water supply would presumably be available following the upgrade of the Jan Juc water service. Reticulated sewerage should not be necessary with a minimum lot size of 1.5ha.

- **Land Use Compatibility**  
The land is little different to the land to the south and east that is zoned Low Density Residential and would have minimal impact on the continuing rural use of land to the west, particularly as the existing house on the land is already sited on this western boundary.
- **Resource Protection and Hazards.**  
The land would appear to have no environmental, landscape or other constraints (flooding, landslip etc) that would discount it from consideration for rezoning.
- **Landscape and Heritage Values**  
The site captures distant views of the ocean, overlooking the Jan Juc settlement, and while this view is pleasant it is not particularly significant or demanding of protection as an entry vista to Jan Juc. Nevertheless, consideration of support for additional development on this site would need to address the landscape outcomes.

On balance it would appear reasonable to identify the potential rezoning opportunity of this site, with any subsequent rezoning being the subject of consideration of a properly prepared submission by a proponent that addresses all the relevant requirements of the planning scheme and Ministerial Direction.

Consideration of rezoning further west of this site will not be contemplated. Any such move would have the effect of extending the urban zone boundary beyond what would appear a fairly acceptable and logical north-south alignment and would commence an intrusion of urban development along the Great Ocean Road beyond the frontage to Bells Boulevard, with no strategic position as to the extent of any such extension.

#### Sunset Strip / Ocean Boulevard

A land owner situated within a pocket of land bounded by Sunset Strip, Ocean Boulevard and conventional residential lots has expressed an interest in subdividing one or more lots from their site. The land is zoned Low Density Residential and is not of sufficient size to be able to be further subdivided under the existing zone. Accordingly, a rezoning to Residential 1 would be required. From a strategic view point, the rezoning of a single lot is not warranted. However consideration of the larger pocket of land within this block comprising seven low density residential lots of predominantly 4,000sqm and one lot of 10,800sqm warrants investigation.

Plan 3.8: Sunset Strip / Ocean Boulevard Low Density Residential Area



The main issues that will influence any decision include:

- Level of support of affected land owners.  
Other land owners have not been formally surveyed by Council, though it is understood that there has been some level of support. This would need to be followed up if the proposal meets the other criteria and is considered worth pursuing.
- Existing availability of both reticulated water and sewerage.  
An increase in development density could be accommodated by the existing water and sewerage infrastructure services and hence is not an impediment. Notwithstanding, the Jan Juc sewerage system has only a limited remaining capacity and the implications of the level of increase in development would need to be assessed and considered for the whole Jan Juc area.
- Protection of the vegetation on the site.  
The vegetation assessment undertaken by Mark Trengrove for the Torquay Jan Juc area, as discussed earlier in this chapter, identifies this area as being a Bellarine Yellow Gum Woodland. The subject area is identified as Jan Juc Central No. 18 on the Vegetation Map. The description, distribution and significance of this woodland is described as follows:

### **Bellarine Yellow Gum Woodland**

#### **Community Description**

Open woodland dominated by Bellarine Yellow Gum with scattered occurrences of other Gums, such as Manna Gum (*Eucalyptus viminalis*) and Ironbark, Moonah and Drooping Sheoke (*Allocasuarina verticillata*). The understorey is mostly open and dominated by a range of shrubs with some grasses, sedges and herbaceous species. Was probably more widespread prior to European arrival.

#### **EVC**

This community is described as EVC 175 Grassy Woodland (RFA 2000).

#### **Distribution**

The most intact examples of this community are the Jan Juc populations to the west of Domain Road, south of Strathmore Drive and east of Bells Boulevard. Relatively intact examples occur at Spring Creek, Deep Creek and a relative large population occurs at Duffields Road. The less intact Torquay populations are located in central Torquay.

#### **Significance**

This vegetation has very limited distribution in Victoria where it is found on the Bellarine Peninsula and in the Torquay/Jan Juc area. The Bellarine Yellow Gum is listed as protected species on the Victorian Flora and Fauna Guarantee Act (1988). A previous study (Trengrove 2001) estimated that there were approximately 4,800 trees extant within the Surf Coast Shire populations.

The Jan Juc populations are Jan Juc Central (#18), South of Strathmore Drive (#13), Duffields Road (#21) and Toadhall Lane (#15). Sites 13 and 15 include some areas of relatively intact understorey while sites 13 and 21 consist of relatively large populations. All these site are of State Conservation Significance and are rated 5.

#### **Unit Descriptions**

##### **Jan Juc Central (#18)**

Mosaic of stands and individual trees of Bellarine Yellow Gum and Manna Gum with areas of non-indigenous natives and exotics. Understorey mostly modified, with some remnant understorey in Sunset Strip and Ocean Boulevard. Includes mature and juvenile Bellarine Yellow Gums.

As noted in the above extract, the subject area contains Bellarine Yellow Gum Woodland which is considered to be of State significance. The report goes on to recommend retention of all remnant

trees within this woodland and to ensure activities do not endanger the retention and health of the Yellow Gum species.

All of the seven lots within this area are relatively well vegetated. This site is more particularly documented in terms of the number, condition and associated species in a report prepared by Mark Trengrove in 2001, titled Bellarine Yellow Gums in the Surf Coast Shire. It is clear that any subdivision of these sites, whether into two or more lots each, no matter how well planned, will impact to some degree on retention of the existing stand of vegetation.

- Maintaining a reasonable supply of low density residential lots in the Torquay / Jan Juc area.  
The subject area comprises seven lots in a pocket of 50 low density residential lots (with an average lot size of 0.4ha). This low density residential area, together with an area of land around Strathmore Drive which has the current zoning opportunity for approximately 18 lots, are the only areas providing lots of this size in Jan Juc. West of the subject area, extending along Bells Boulevard, larger low density residential lots (average 1.5ha) provide an effective south-west urban boundary to Jan Juc. The combined number of low density residential lots represents a mere 4.5% of the total potential yield of residential lots in the Jan Juc area.

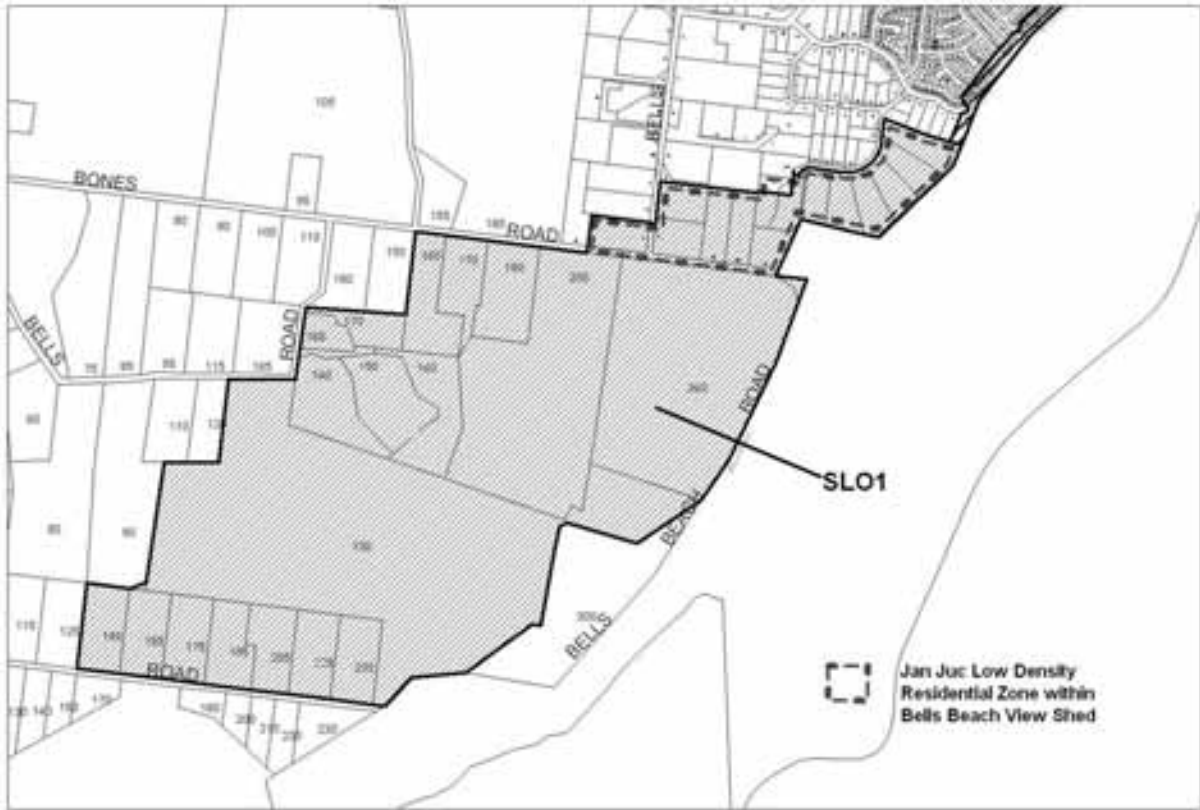
There is no accepted standard in terms of the percentage of lots that should be provided as low density residential, and indeed there is no requirement to provide any at all. Nevertheless there exists a market for such lots and the existing provision of 0.4ha lots in the Jan Juc area is already minimal (1.8%) and comprises land that is generally well vegetated with important flora values.

Having consideration to the vegetation type found within the site, there is little merit in pursuing a higher density of development on any of the lots within this triangle of land. The sites, in their vegetated state, are more suited to continuing to meet the demand for a low density residential lifestyle in a bush environment, and this density of development will better serve to protect this remaining significant vegetation. In this instance, the loss of vegetation that would occur as a result of any increase in development opportunity is not offset by any community benefit that might arise from further development. Accordingly, a rezoning of any of this land sited between Sunset Strip and Ocean Boulevard is not supported.

### **Bells Beach Viewshed**

The protection of the vista from the Bells Beach Surfing Recreation Reserve is an important element in preserving the cultural heritage experience of visiting this iconic reserve. In retrospect it is unfortunate that the low density development of Jan Juc was allowed to infiltrate over the southern ridge, visually exposing development of this part of Jan Juc to Bells Beach and this stretch of coastal reserve. While the bulk of this exposed low density residential area is already developed, it is nevertheless important to continue to acknowledge this area as a prominent landscape requiring control to limit further visual exposure of development. This area is shown on Plan 3.9 and comprises 14 lots generally of average size around 2.0ha. The 1.5hectare minimum lot size for this area should be reinforced as a schedule to the Low Density Residential Zone. In addition the Significant Landscape Overlay – Schedule 1 (which applies to the viewshed) should continue to apply, with a review of this overlay (in conjunction with the Rural Land Use Strategy Review) to ensure its relevance and effectiveness.

Plan 3.9: Bells Beach Surfing Recreation Reserve Landscape View Shed





## 4 Projected Growth and Infrastructure Needs Assessment

### Study Area and Precincts

The Structure Plan study area is based on a minimum 20 year outlook. From a residential development perspective, the Torquay Jan Juc Strategy in the Municipal Strategic Statement of the Surf Coast Planning Scheme identified future residential areas in Torquay North, with long term urban growth opportunities north to South Beach Road; and in Torquay Central, with long term urban growth opportunities west of Duffields Road along the Spring Creek valley. Annual land demand and supply analysis undertaken by the Shire<sup>5</sup> indicates that all this area described will be required in some form to meet growth demands over the next 20 years.

Detailed Outline Development Planning has previously been undertaken for the whole Torquay North growth area (to South Beach Road), and for the Torquay Central future residential area (to Duffields Road). This Structure Plan further refines these ODP's to respond to the sustainable development principles established earlier in this report and the provision of community infrastructure identified later in this report.

No such development framework analysis has been undertaken for land west of Duffields Road within the Spring Creek valley. The analysis and planning required for this growth corridor was beyond the scope of this Structure Plan. Nevertheless, the inclusion of the first kilometre (approximately) of this growth corridor in the needs analysis of community infrastructure is important both in terms of the limited capacity of the area to accommodate active public open space and the potential increased range of facilities that can be justified for the whole township of Torquay and Jan Juc. It is acknowledged that the lack of a framework plan / outline development plan for the growth corridor places limitations on the inclusion of this area in a Development Contribution Plan, particularly concerning the analysis of traffic infrastructure requirements etc. Nevertheless, a reasonable estimate of future population capacity can be made at this stage and a revision to the DCP can follow the detailed planning of this area.

In this regard, the preparation of a framework plan for the Spring Creek Valley growth area should commence as soon as practical. The Spring Creek Valley is quite a unique and highly aesthetic landscape and presents an outstanding opportunity for a creative and adaptive approach to development of this valley. It is paramount that the preparation of the framework plan be undertaken in a highly inclusive manner to reflect the ideals of the local community. The framework plan should, among other things, address the long term western settlement boundary of Torquay and the inter-relationship of the growth corridor with the Bellbrae township.

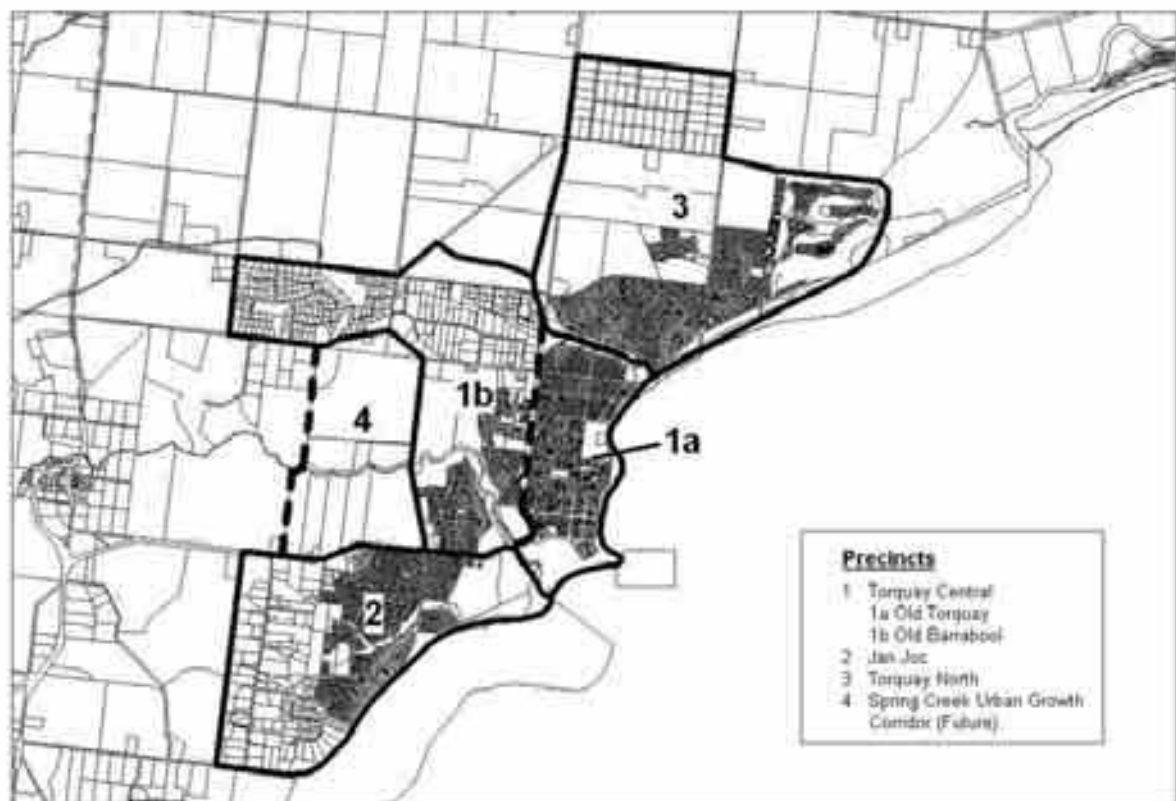
The study area can be divided into four broad precincts, generally representing neighbourhood catchments across the existing and future development areas of Torquay and Jan Juc. These comprise:

<sup>5</sup> Torquay Jan Juc Residential Land Supply Analysis 2005 and Addendum 2006, Surf Coast Shire.

- **Precinct 1** – Torquay Central, consisting of the older area of Torquay east of the Surf Coast Highway and the area of Torquay west of the Highway that was formally in the Barrabool Shire, including the Ocean Views Estate, the Church Estate, the Surf Coast Plaza and the newer low density residential estates along Grossmans Road.
- **Precinct 2** – Jan Juc, comprising the whole area of Jan Juc which includes standard density and low density residential estates.
- **Precinct 3** – Torquay North, consisting of development north of Deep Creek including Wombah Park, South Beach Estate, The Sands, future growth areas and the Torquay Heights low density residential estate.
- **Precinct 4** – Spring Creek Urban Growth Corridor, providing for future urban growth within the Spring Creek valley west of Duffields Road, initially for a distance of approximately 1 kilometre.

These Precincts are depicted in Plan 4.1. The 2001 Census data can be readily applied to some of these Precincts and can be broken down to smaller areas through the Collector Districts; however it is not likely that smaller precincts will be necessary for preparation of a Development Contribution Plan other than distinguishing between the two sub areas of Torquay Central.

#### Plan 4.1: Planning Precincts



## Population Projections and Profile

### Population Growth

The population of Torquay and Jan Juc (and surrounding hinterland) in 2001 was 10,485, having increased at a rate of approximately 4.5%pa since 1996. This growth contributed significantly to the population of the municipality as a whole, which increased from 16,674 to 19,629 (+4%pa) within that period, and continues the growth experienced in previous census periods. It also places Torquay and Jan Juc as one of the highest growth areas outside metropolitan Melbourne.

The recent growth has exceeded forecasts in the 1996 'Comprehensive Strategy Plan for Torquay and Jan Juc', with strong impetus from the so called 'sea change' movement. Most of the population growth in recent years has occurred at the periphery of Torquay north of Deep Creek, south of Spring Creek, and to the north-west of Jan Juc, with substantial in-fill development within older parts of Torquay and to a lesser degree, Jan Juc. The population of Torquay and Jan Juc is forecast to continue its relatively high rate of growth estimated by ID Consulting P/L (to 2021) on behalf of the Shire and shown in Table 4.1 below.

**Table 4.1: Forecast Population Growth for Torquay and Jan Juc 2001-2021**

2001	2006	2011	2016	2021
10,485	12,486	15,753	18,682	21,409

Source: ID Consulting P/L 2006

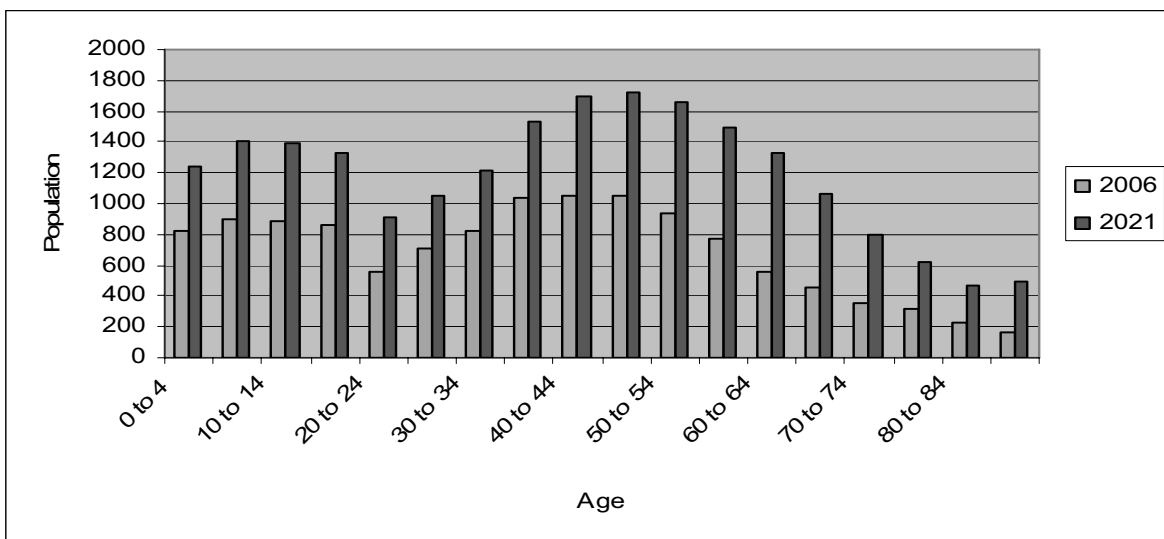
The ID forecasts are based on precincts that include some of the hinterland areas of Torquay and Jan Juc. The Torquay and Jan Juc Residential Land Supply Analysis 2005 calculates the proportion of this population attributable to the urban and rural components of the ID precincts based on a population estimate for Torquay Jan Juc in mid 2003 at about 9,080. This proportion of the total population is extrapolated in the following table.

**Table 4.2 Forecast Population Growth, Rural and Urban Components 2001-2021**

Summary data	Forecast year				
	2001	2006	2011	2016	2021
Total population	10,485	12,486	15,753	18,682	21,409
Rural component		2,530	2,680	2,830	2,980
<b>Urban component (Tor / Jan Juc)</b>		<b>9,956</b>	<b>13,073</b>	<b>15,852</b>	<b>18,429</b>

The forecasts identify large gains in Torquay of both younger and older families in the 0-18 and 25-54 age groups up to 2011, with less growth in the 20-34 and 65+ age groups. In contrast, forecasts relating to Jan Juc for the same period identify a drop in the number of young families (ie population aged 0-9 and 25-39) and growth in the number of persons aged in excess of 45 years. The anticipated aging of Jan Juc's population is attributed to the reduced opportunities for development of broad acre subdivision within Jan Juc south of Great Ocean Road, whilst Torquay will continue to attract young families to its establishing broadhectare areas. Refer to Figure 4.1 below.

**Figure 4.1: Forecast Age - Sex Profile – Torquay and Jan Juc 2006-2021**



Source: ID Consulting P/L 2006

### **Changing Role of the Towns**

Torquay and Jan Juc have historically developed as coastal holiday destinations, with low numbers of permanent residents – 42% of houses were unoccupied in 1986 (ABS census). This has changed substantially over the past few decades however as Torquay and Jan Juc have become more attractive as a permanent place of residence, particularly since completion of the dual lane carriageway between Torquay and Geelong in the late 1980s which made it easier for residents to commute to Melbourne and Geelong for work. By 2001, the proportion of unoccupied dwellings had reduced to 27%, and this downward trend is expected to continue, and is forecast to drop to 15-20% by 2021 (ID Consulting P/L).

### **Future Growth in Dwellings**

The 'Torquay Jan Juc Residential Land Supply Analysis' (Nov 2006) examined rates of building approvals over the past decade, with an average of 242 approvals in Torquay and Jan Juc over the five years between 2001 and 2005 (inclusive). There has been a fairly consistent growth in building approvals over this period (from 180 to 320 approvals). Approximately 22% of the building approvals in 2002 and 2003 were attributable to medium density development in central Torquay (ie replacement of single dwellings with multi-dwellings). This reduced to 9% for 2005. Torquay North substantially increased its share of all residential building approvals in 2004 & 2005 to 70%, reflective of the diminishing availability of land in Torquay Central and Jan Juc.

It is anticipated that with pending construction of the Geelong Ring Road, establishment of a new industrial estate north-west of Torquay and continued attraction of coastal living, this rate of building approvals will be maintained for the foreseeable future.

### **Allocation of Population Growth to Precincts**

Based on existing development, population projections, servicing capacity, past development densities, existing outline development plans and target residential densities, projected residential lot yield and population capacities have been calculated for Torquay / Jan Juc, split into the four planning precincts that comprise the structure plan area as shown on Plan 4.1. Projected lot yield and population capacity is shown in Table 4.3.

**Table 4.3 Projected Residential Lot Yield and Populations for Torquay and Jan Juc at Time of Full Development of Study Area**

Precinct	Estimated Capacity		
	Residential Lots	Approx. Population	Approx. Additional Population
1 - Torquay Central	5,100	9,795	
2 - Jan Juc	2,007	3,854	
3 - Torquay North	5,645	10,841	
4 – Spring Creek UGC	2,880	5,386	
<b>Total</b>	<b>15,632</b>	<b>29,876</b>	<b>19,920</b>

Source: Appendix 2

The above estimated lot and population capacity for the town comprises a combination of existing developed areas, with some capacity for infill, developing estates and vacant broadhectare land. Appendix 2 provides a breakdown of these areas in smaller precincts with qualification of the assumptions made for each sub-precinct to arrive at a capacity population. Over half of the additional estimated population within the Torquay Central precinct is based on infill development and

redevelopment of a low density residential estate, hence the estimate is less reliable than can be made for broadhectare subdivision and may prove to be on the high side. The figures in Table 4.3 have formed the basis for developing the Torquay Jan Juc Structure Plan.

It is noted that the estimated population capacity of 23,800 for Precincts 1 to 3 (Torquay Central, Jan Juc and Torquay North) is well in excess of the projected 2001 population of 18,500. Nevertheless, this area alone will not provide a continuing 10 year supply of residential zoned land or 15 year supply of future residential land as sought by the State Government's Urban Development Program. Without a new growth area, the availability of land in these precincts will quickly shrink, forcing up land prices.

At present, current residential zoned land supply is only around 4 years. A rezoning is about to commence for the balance of the land area in the Torquay Central Precinct and this will need to be followed up with the rezoning of additional land in Torquay North. Having consideration to the demand and supply analysis, and the current and projected development rate, it is a given that development of the Spring Creek Urban Growth Corridor west of Duffields Road (Precinct 4) will likely need to commence in the medium term, particularly if Council wishes to maintain two growth fronts.

Being only a relatively small town, it may be considered unrealistic to achieve a continuing 10+ years supply of broadhectare land as per the Urban Development Program. This target may be more realistically applied at a Regional level, in which Torquay will nevertheless play an important role, particularly in the provision of coastal located urban land. Council annually audits and reviews the demand and supply of urban land in its growth towns of Torquay and Winchelsea which assists in planning for the provision and rezoning of land in a timely manner. In this regard, future audits will be considered in both the local and regional context of land supply and the target supply of residential zoned land will be re-examined as part of the next audit in 2007. This target may more likely be in the vicinity of a 5 to 10 year supply.

### **Tourism Population**

Torquay continues to be a popular destination or stop-off point for visitors, with tourism being a significant contributor to the economy. In 2002, an estimated 1.4 million people visited Torquay, including an estimated 493,000 overnight visitors and 915,000 day visitors<sup>6</sup>. For 2006, the Tourism Research and Impact Assessment report prepared for Geelong Otway Tourism, estimated a slightly reduced visitor number of 1.38 million, comprising 800,000 day visitors and 580,000 overnight visitors. It is estimated that overall tourism numbers in the Shire are unlikely to experience any significant growth through to 2015, but that the make up of those visitors is expected to continue the trend of increasing international visitations and overnight stays, and decreasing domestic visitors. This trend is acknowledged in the *Tourism Strategic Plan for the Surf Coast Region*, Urban Enterprise Pty Ltd, 2006 which goes on to make recommendations to help reverse the domestic decline.

The tourism and holiday home role of Torquay and other townships along the Surf Coast means a substantial fluctuation in overnight population occurs throughout the year, with substantial increases during the peak periods (specifically December – January). Table 4.4 below provides an indication of this change, with the difference between the permanent resident population and the overnight peak population in Torquay / Jan Juc being estimated at around 180%. These peaks in population have particular implications in terms of planning for retailing and other services and in designing the road hierarchy and dealing with peak parking demands. It is less of an issue in planning for the provision of community services and facilities and open space, though there may nevertheless be specific implications, such as providing and managing district level open space that may attract high levels of visitor usage.

**Table 4.4 Permanent versus Peak Populations, 2004**

Location	2004 Permanent Population	Overnight Peak Population, Dec 03- Jan 04	Difference (no.)	Difference (%)
Torquay	5,480	18,700	+13,220	241%
Jan Juc	4,060	8,010	+3,950	97%

<sup>6</sup> Torquay Jan Juc Retail Strategy Review 2003, *Essential Economics*.

<b>Total</b>	<b>9,540</b>	<b>26,710</b>	<b>+17,170</b>	<b>180%</b>
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Source: *Torquay Retail Strategy Review 2005, Essential Economics.*

## Social Infrastructure: Existing Conditions & Future Requirements

### Methodology for Determining Social and Recreation Needs

Until recently, there has been little co-ordinated long term planning for the provision of social and recreational needs in the Surf Coast Shire, however a number of strategic assessments have been undertaken in recent years to facilitate projection of future infrastructure requirements. These include:

- **Community Plan – ‘Your Visions’ (2004)**

The Plan was derived from thorough consultation with the community, and includes detailed community priorities relating to service and infrastructure provision in each town.

- **Public Open Space Strategy (2004)**

The Strategy contains an assessment of existing public open space throughout the municipality and an assessment of current needs. It identifies priorities for different types of open space and sporting facilities in Torquay and Jan Juc.

- **Pathways Strategy (2005)**

The Strategy is an outcome of the ‘*Public Open Space Strategy*’ and identifies priorities for walking and cycle paths in Torquay and Jan Juc.

- **G21 Regional Sports Development Plan 2006**

This Study examines the issues impacting on the viability of structured sports within the Geelong Region (including the Surf Coast Shire) and outlines strategies to improve the delivery of sport.

- **G21 Regional Sport & Recreation Infrastructure Strategy 2006**

This Study provides direction for the G21 Councils for the development and provision of high level ‘regional’ sport and recreation infrastructure over the next ten years.

- **Torquay and District Future Children’s Service Needs Analysis (2004)**

This analysis identifies current demand for different children’s services and recommends the construction of a Children’s Services Hub in Torquay as a response to current need.

- **Municipal Early Needs Plan (commenced 2004)**

This Plan analyses future demand for children’s services across the Shire, and will establish priorities for future infrastructure provision.

- **Community Access & Inclusion Action Plan 2004-2007**

This Action Plan provides the framework to address issues in relation to access and equity for all of the Shire’s community.

As part of the preparation of the Torquay Jan Juc Structure Plan, Council appointed ASR Research Pty Ltd to conduct a community infrastructure assessment of Torquay and Jan Juc based on the future needs of the communities. This section is largely based on the findings and recommendations of that report. In undertaking this assessment, ASR:

- Reviewed existing strategies, policies and funding (including those documents referred to above).
- Developed a profile of existing and planned service provision.
- Identified factors which may impact on the Council’s community services programs and community facility requirements (demographics, policy, legislation, industry of sector trends etc).
- Identified community facility needs and the capacity of existing facilities to cater for these needs.
- Identified and analysed facility provision options for the townships and provided a preferred or recommended community infrastructure plan which describes the proposed works, indicative costs and timing requirements for the provision of future community facilities.

**Adequacy of Existing Community Infrastructure Provision**

An indicative quantitative comparison of the 'desired' and actual provision of community infrastructure in Torquay / Jan Juc was prepared in the 2006 Community Infrastructure Assessment report which provided a useful initial reference point in relation to supply side issues. This supply comparison for recreation items was updated in the Torquay Jan Juc Sports Ground Strategy (March 2007) through a more detailed analysis which included interviews with the local sporting clubs to take into account local peculiarities of Torquay / Jan Juc which dictate variations to the initial standards. The results of this quantum comparison are provided in Table 4.5 below.

**Table 4.5: Indicative comparison of Actual and Desired Community Infrastructure Requirements in Torquay / Jan Juc (2006)**

<b>Community infrastructure item</b>	<b>Indicative desired requirement in 2006</b>	<b>Actual provision levels in 2006</b>	<b>Current surplus / deficit</b>
<b>Recreation items</b>			
Basketball (indoor competition courts)	1.7	2	0.3
Cricket (ovals)	4.0	2	-2.0
Football (ovals)	4.0	2	-2.0
Lawn bowls (rinks)	1.1	2	0.9
Netball courts (indoor competition courts)	3	2	-1.0
Soccer (fields)	4	2	-2.0
Tennis (courts)	4.1	13	8.9
Council multipurpose leisure centre	0.2	0	-0.2
<b>Residential aged care</b>			
Residential aged care - retirement villages	0.4	0	-0.4
Residential aged care – low care beds	51.1	30	-21.1
Residential aged care – high care beds	40.9	0	-40.9
<b>Children's services</b>			
3 year old preschool registered places	42.6	45	+2.4
4 year old preschool registered places	48.1	45	-3.1
Long day child care registered places	112.3	45	-67.3
MCH sessions	8.7	8	-0.7
Out of school hours care (includes Vacation Care)	157.7	150	-7.7
Playgroups	2.0	2	0.0
<b>Education</b>			
Government Primary Schools	1.1	1	-0.1
Government Secondary Schools	0.4	0	-0.4
<b>Other items</b>			
GPs	9.6	12	2.4
Hospital beds	22.7	0	-22.7
Centre based library	0.2	1	0.8
Neighbourhood houses	0.5	1	0.5
Playgrounds	7.2	7	-0.2

Source: Torquay & Jan Juc Community Infrastructure Assessment 2006, ASR Research Pty Ltd

ASR concludes from this table that in overall terms Torquay / Jan Juc contains a reasonable supply of diverse community infrastructure for a township of its size, with current deficiencies appearing to exist around residential aged care provision and long day child care places (though additional facilities are planned), most forms of open space (particularly active space, as identified in the Open Space Strategy and the Torquay Jan Juc Sports Ground Strategy) and pedestrian / bicycle pathway networks

(as identified in the Pathways Strategy). Of note, this table does not recognise that some of the facilities are shared (ie. no dedicated soccer fields) which limits their availability and places unreasonable demands on the facilities. ASR also suggests that a case could be argued on deficiencies in government primary school and secondary school provision.

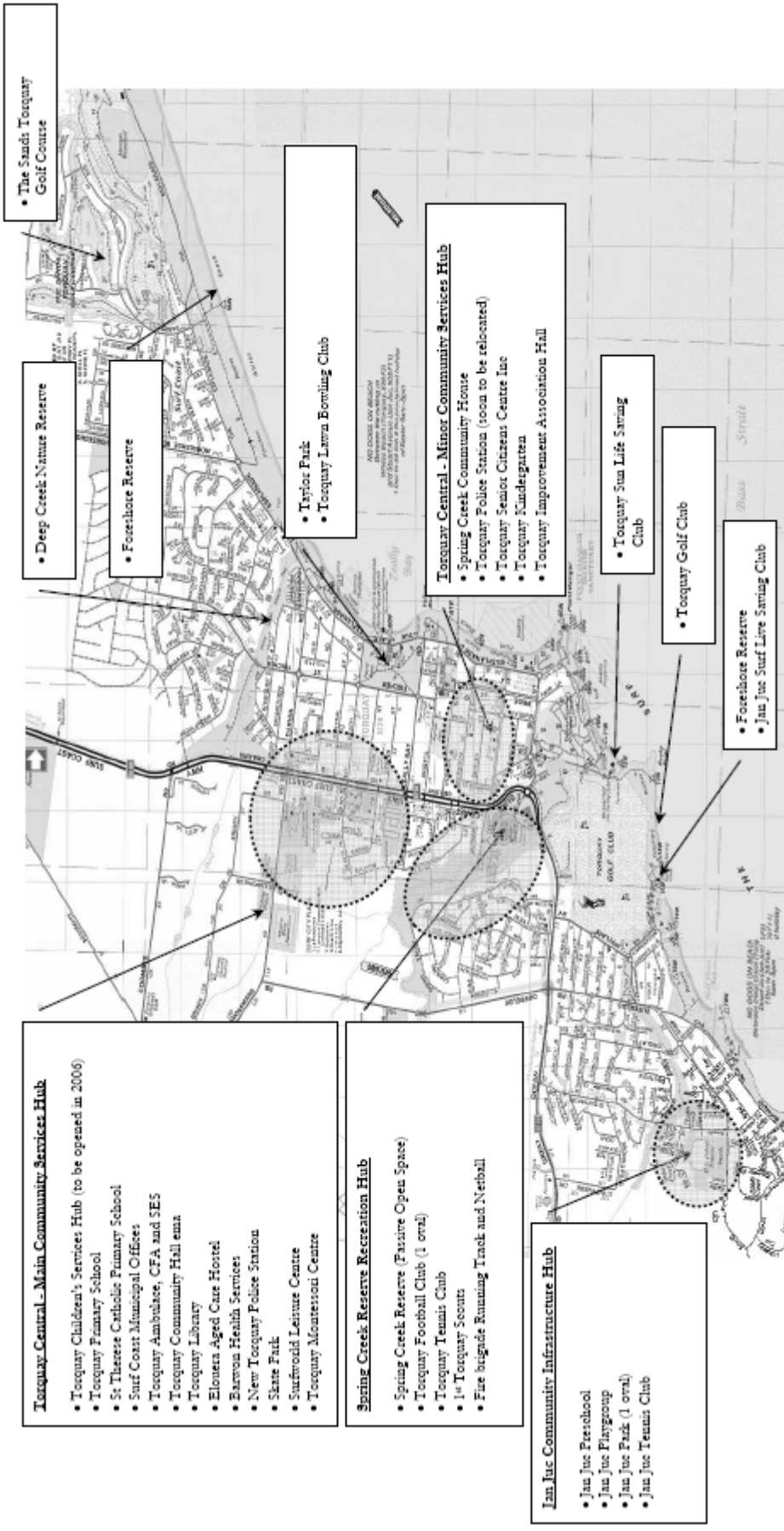
The above is a quantitative assessment only, and the two ASR reports includes a comprehensive qualitative assessment that provides a clearer picture of future needs and options for the delivery of these needs.

Plan 4.2 provides a spatial perspective of the provision of this infrastructure and ASR notes the absence of a multi-functional hub of community infrastructure in Torquay North, though acknowledging that a minor hub is planned for in the Torquay North Outline Development Plan. As depicted by this Map, existing community infrastructure provision is largely contained within the following four hubs:

- Torquay Central – Main Community Service Hub;
- Torquay Central – Minor Community Service Hub;
- Jan Juc Community Infrastructure Hub; and
- Spring Creek Reserve Recreation Hub.

**Plan 4.2: Existing Torquay / Jan Juc Community Infrastructure & Infrastructure Hubs**

**Map 2 - Existing Torquay / Jan Juc Community Infrastructure & Community Infrastructure Hubs**



### **Planning and Design Principles**

In planning for the provision of community infrastructure, ASR Research promotes the development of well-integrated, multifunctional hubs. They describe a community hub as a geographic location within a neighbourhood (ie. 2,000 to 8,000 people) containing a diverse range of Council and non-Council community infrastructure within close proximity to one another. Such a hub functions as a place where a broad cross section of the community gathers for the purpose of social interaction and learning and accessing services (eg. retail, recreation and education).

The following table describes a community infrastructure hub hierarchy and a set of desirable community infrastructure elements that may be co-located within each hub type. The table should be interpreted as a guide only. Nevertheless, it can be noted from this table that Torquay / Jan Juc is just now entering a phase of growth that will raise it to a role of being able to support a District level hierarchy of community infrastructure.

**Table 4.6: Community Infrastructure Hub Hierarchy**

<b>Community Infrastructure Hub Hierarchy</b>	<b>Desirable Hub Co-location elements</b>	<b>Relationship to Activity Centres Hierarchy</b>
<b>Small Area / Neighbourhood</b>	Should consist of at least 2 or more of the following: <ul style="list-style-type: none"> <li>• Multipurpose community facilities</li> <li>• Active open space reserve</li> <li>• Passive open space reserve</li> <li>• Government primary / or other primary school types</li> <li>• Non government agency services</li> <li>• Private sector services such as GP's and long day child care centres and gyms</li> </ul>	Most likely to be co-located with a neighbourhood centre servicing a population of 2,000 to 8,000 people.
<b>District</b>	May contain elements of 'small area / neighbourhood' hub, but also include one or more of the following: <ul style="list-style-type: none"> <li>• Lawn bowls</li> <li>• Neighbourhood house</li> <li>• Indoor recreation facilities (basketball, netball, badminton)</li> <li>• Government Secondary College</li> <li>• District level active open space reserves</li> </ul>	Most likely to be co-located with a neighbourhood centre servicing a population of 9,000 to 25,000 people.
<b>Sub-Municipal</b>	May contain elements of 'small area / neighbourhood' or 'district' hub, but also include one or more of the following: <ul style="list-style-type: none"> <li>• Council provided indoor leisure centres</li> <li>• Centre based libraries</li> <li>• High order active open space reserves</li> </ul>	Most likely to be co-located with either a major activity centre or principal activity centre servicing a population of 26,000 to 50,000 people.
<b>Municipal</b>	May contain elements of listed above, but also include one or more of the following: <ul style="list-style-type: none"> <li>• Tertiary institutions</li> <li>• Public / Private Hospitals</li> <li>• Performing Arts Facilities</li> </ul>	Most likely to be co-located with either a major activity centre, principal activity centre or specialised activity centre, with good access to multiple public transport options. Typically requires a population catchment in excess of 50,000 people.

Source: *Torquay & Jan Juc Community Infrastructure Assessment 2006, ASR Research Pty Ltd*

### **Coastal Recreation Role**

In addition to the traditional community infrastructure expected in a settlement, as with other coastal towns Torquay / Jan Juc benefits from its location on the coast and the range of recreation and social / economic opportunities the coast affords a community. For Torquay / Jan Juc a unique 'surf culture' and identity has developed due in large part to the quality of the surf which exists along its beaches and points. This 'surf culture', in combination with the attractive coastal environment, influences many aspects of life in Torquay / Jan Juc, including:

- The national and international profile afforded from having the only world champion surfing calendar event in Australia at Bells Beach.
- The continual pilgrimage of surfers visiting the area throughout the year.
- Forming the basis of the local economy, as reflected in Torquay being the base of the major international surf companies.
- Being a major attraction for tourists and holiday makers.
- Forming the main recreation and pastime for locals and visitors alike.

With the natural coastal environment, a host of community facilities have developed along the Torquay / Jan Juc foreshore to service activities directly or indirectly related to the coast, including:

- The Torquay and the Jan Juc Surf Lifesaving Clubs.
- The Torquay Angling Club with boat launching facilities at Fisherman's Beach, the marine Rescue Service and the nearby Sailing Club.
- The Adventure Playground opposite Taylors Park.
- The Torquay foreshore caravan park.
- The supporting infrastructure of car parks, access tracks, picnic facilities and toilets dotted along the length of the foreshore.
- Point Danger visitor facilities.

These facilities, as much as any other in the towns, have of necessity grown and been designed to cope with the extreme levels of use they are subjected to over each summer by the locals and the huge influx of visitors, campers and holiday home owners.

### **Future Needs**

#### **Development Phases**

In assessing the future community infrastructure needs for Torquay / Jan Juc ASR Research relied on the population growth and capacity figures provided at the start of this chapter. In addition, they considered the next phase of development of Torquay, west of Duffields Road, taking the opportunity to commence planning for this future growth, particularly in respect to the implications it may have on the provision of more facilities at a district (regional) level. Hence the assessment is based on two phases of development:

- Phase 1 – which anticipates the full development of Torquay and Jan Juc within its current urban growth boundary.
- Phase 2 – which anticipates development beyond the current growth boundary west of Duffields Road along the Spring Creek Valley (Spring Creek Urban Growth Corridor – UGC) for a distance of about 1 km. This area is projected to accommodate approximately 5,300 persons.

#### **Demographic Implications**

Table 4.4 below provides data on the projected populations of the target age cohorts for key services and facilities from 2001 to full build out as estimated by ASR Research. This serves to highlight the longer term population forecast for the town (and age make up of this population), and assist in planning for this at an early stage.

**Table 4.7: Target Population Projections for Key Community Facilities - 2001 to Build Out**

Service Type	Age	2001 <sup>7</sup>	Build Out (including Spring Creek UGC)	Build Out (excluding Spring Creek UGC)	Change in Population + / -	Change in Population + / -
Maternal and Child Health Services, Playgroups	0-3	502	1,514	1,225	+1,012	+723
Preschool Services	3-4	252	833	674	+581	+422
Long Day Child Care, Occasional Child Care, Playgroups, Family Day Care	0-6	873	2,813	2,276	+1,940	+1,403
Primary School, After Hours School Care, School Holiday Programs	5-12	989	3,440	2,783	+2,451	+1,794
Various Youth Service Programs, School Holiday Programs	12-18	753	2,710	2,193	+1,957	+1,440
Senior Citizens Groups, HACC Services	55+	1,411	7,712	6,240	+6,301	+4,829
HACC Services, Nursing Homes/Residential Aged Care/ Centre Based Support Service	70+	586	3,270	2,645	+2,684	+2,059
<b>Total Population</b> Neighbourhood Houses, Community Halls / Meeting Space / Community Arts / Libraries	<b>0-99</b>	<b>8,003</b>	29,481	23,851	+21,478	+15,848

Source: Torquay & Jan Juc Community Infrastructure Assessment 2006, ASR Research Pty Ltd

#### Passive Outdoor Recreation Needs

The 'Surf Coast Open Space Strategy' (2004) identifies that the provision and distribution of public open space within Torquay and Jan Juc is inadequate, with a critical shortage of active sporting facilities, and significant numbers of residents living more than 400-500m safe walking distance from open space providing a range of facilities. The Strategy notes that whilst many Victorian towns of Torquay's size contain a large Council park or reserve with district or regional level facilities for informal recreation, there is no such Council reserve in Torquay or Jan Juc. The current lack of open space provision reflects upon the dominant role of foreshore Crown land in providing for informal recreation, and the historic role of Torquay Jan Juc as primarily a tourist / holiday town, a role that is rapidly changing with the increasing permanency of its growing population. With the continuing growth of Torquay the past reliance on the foreshore for open space will change. This will be necessary to ensure the foreshore is not degraded from over use and to ensure provision of a range of outdoor recreation spaces and activities within reasonable access of everyone in the community.

Clause 56.05 of the 'Surf Coast Planning Scheme' sets out minimum standards for provision of public open space in new subdivisions, including requirements for different sized areas based on a three tiered hierarchy of regional, district and local parks as follows:

- Regional linear open space should be incorporated where appropriate.
- District parks of 3ha minimum, combining passive and active use should be provided within 2 kilometres of all dwellings.
- Local parks of a 1ha minimum, for active and passive use, should be provided within 500m safe walking distance from all dwellings.
- Small local parks should be provided within 150m to 300m safe walking distance of all dwellings.

<sup>7</sup> Source: ABS 2001 Census