

SURF COAST PLANNING SCHEME

AMENDMENT C140surf

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Surf Coast Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of Surf Coast Shire Council.

Land affected by the amendment

The amendment applies to:

- Federal Street, Aireys Inlet (part Surf Coast Walk near Federal Street)
- Anglesea Borefield Precinct, Anglesea
- 22 Deans Marsh-Lorne Road, Deans Marsh
- 6-20 Pennyroyal Valley Road, Deans Marsh
- 1910 Winchelsea-Deans Marsh Road, Deans Marsh
- 2005 Winchelsea-Deans Marsh Road, Deans Marsh
- Part Government Road, Deans Marsh (adjacent to 1200 Birregurra-Deans Marsh Road)
- 4-5 Rip View Close, Jan Juc
- 111 Strathmore Drive, Jan Juc
- 113 Strathmore Drive, Jan Juc
- 113A Strathmore Drive, Jan Juc
- 115 Strathmore Drive, Jan Juc
- 115A Strathmore Drive, Jan Juc
- 115B Strathmore Drive, Jan Juc
- 115C Strathmore Drive, Jan Juc
- 115D Strathmore Drive, Jan Juc
- 89-91 Sunset Strip, Jan Juc
- 10-11 Wattle Court, Jan Juc
- CA 2033, Lorne (land adjoining 10 Howard Street, Lorne)
- 3 Deans Marsh Road, Lorne
- 180 Erskine Falls Road, Lorne
- 2680 Great Ocean Road, Lorne
- 45 Otway Street, Lorne
- 3 Waverley Avenue, Lorne
- 910 Cape Otway Road, Modewarre
- 465 Considines Road, Modewarre
- 6 Sutherland Court, Moggs Creek
- 35 Bell Street, Torquay (Torquay Foreshore)

- 49 Bright Street, Torquay
- 51 Bright Street, Torquay
- 53 Bright Street, Torquay
- 55 Bright Street, Torquay
- 10 McFarlane Street, Torquay
- 1510 Surf Coast Highway, Torquay
- 36 Wadawurrung Way, Torquay
- Main Street Service Road, Winchelsea
- 44 Main Street, Winchelsea
- R1 on PS718344P (road reserve adjoining 2935 Princes Highway, Winchelsea)
- 2935 Princes Highway, Winchelsea
- 50 Witcombe Street, Winchelsea
- Land affected by Schedule 1 to the Neighbourhood Character Overlay, Aireys Inlet
- Land affected by Schedule 24 to the Design and Development Overlay, Bellbrae
- Land affected by Schedule 2 to the Neighbourhood Character Overlay, Lorne
- Land affected by Schedule 5 to the Special Use Zone, Torquay

The amendment also corrects the page numbering for Schedule 12 of the Design and Development Overlay, Lorne.

What the amendment does

The amendment updates the Surf Coast Planning Scheme to correct mapping and ordinance anomalies.

The amendment makes the following changes to the Surf Coast Planning Scheme:

Planning Scheme Map Changes

1. Rezone land at 50 Witcombe Street, Winchelsea from GRZ1 to PPRZ and delete the PAO4
2. Rezone part of land at 2935 Princes Highway, Winchelsea from RDZ1 to C2Z and apply the DDO17, DPO9 and EAO
3. Rezone part of land at R1 on PS718344P, Winchelsea from C2Z to RDZ1 and delete the DDO17, DPO9 and EAO
4. Rezone part of land at 36 Wadawurrung Way, Torquay from PPRZ to GRZ1 and apply the DDO1 and DPO8
5. Rezone part of land at 89-91 Sunset Strip, Jan Juc from PPRZ to GRZ1 and apply the DDO22 and SLO6
6. Delete the DDO5 from part of land at 1510 Surf Coast Highway, Torquay (Reserve No. 2 on PS 711644)
7. Amend Map Nos. 25SCO, 26SCO, 27SCO, 32SCO, 33SCO, 34SCO and 43SCO to correspond with the planning scheme map reference in the Schedule to Clause 45.12
8. Rezone part of land at 6 Sutherland Court, Moggs Creek from PPRZ to GRZ1 and apply the DDO10, ESO4 and NCO1
9. Rezone CA 2033, Lorne from GRZ1 to PUZ5, apply the HO110 and delete the DDO12, NCO2 and SLO4
10. Rezone part of land at 45 Otway Street, Lorne from GRZ1 to PPRZ and delete the DDO12, NCO2 and SLO4
11. Delete the ESO4 from part of land at 10 McFarlane Street and 49, 51, 53 and 55 Bright Street, Torquay

12. Amend Heritage Overlay Map No. 8HO to correct the geographical location of the Heritage Overlay applied to HO141 and HO147
13. Amend Heritage Overlay Map No. 20HO to correct the geographical location of the Heritage Overlay applied to HO126
14. Amend Heritage Overlay Map No. 28HO to correct the geographical location of the Heritage Overlays applied to HO40 and HO48
15. Amend Heritage Overlay Map No. 40HO to correct the geographical location of the Heritage Overlay applied to HO92
16. Amend Heritage Overlay Map No. 42HO to correct the geographical location of the Heritage Overlay applied to HO56
17. Amend the Torquay-Jan Juc Residential Framework Plan at Clause 15.01-5L-02 to show the land as *Bush Residential*

Planning Scheme Ordinance Changes

18. Amend Schedule 5 to Clause 37.01 to include reference to Clause 58 under the Buildings and works Application requirements and Decision guidelines and to delete a redundant policy reference
19. Amend Schedule 24 to Clause 43.02 to delete the words, “less than” under clause 2.0 and add the words, “does not exceed” so that the full sentence reads, “the dwelling does not exceed two storeys and 7.5 metres in height”
20. Amend Schedule 2 to Clause 43.05 to correct the spelling of the word “complements” at clause 4.0 and “complementing” at clause 5.0
21. Amend Schedule 1 to Clause 43.05 to improve the clarity of the wording of Standard A8/B13
22. Amend the Schedule to Clause 43.01 to correct the addresses for HO43, HO46, HO48, HO75, HO92, and HO117
23. Amend the Schedule to Clause 43.01 to allow prohibited uses for HO147: the Former Orchard Bakery & associated Dwelling
24. Amend the Incorporated document, Surf Coast Shire Heritage Study, Stage 2B – Statements of Significance to correct the address of HO117: the Former Modewarre State School No. 396, and HO92: Pearse Cairn, in the Table of Contents and on pages 1 and 14
25. Amend the Schedule to Clause 72.04 to replace the incorporated document Surf Coast Shire Heritage Study, Stage 2B – Statements of Significance with an updated version.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to correct various anomalies and minor errors (both maps and ordinances) in the Surf Coast Planning Scheme that have become apparent since the last miscellaneous amendment. This amendment is considered to be housekeeping in nature and has been prepared to tidy-up the scheme.

Reference	Description of Anomaly	Proposed Amendment
Map 8ZN, 8PAO	GRZ1 land at 50 Witcombe Street, Winchelsea is covered by a PAO to facilitate the acquisition of land by Surf Coast Shire Council for the extension of Eastern Reserve. This land has now been acquired by council and the GRZ1 zone is longer appropriate and the PAO is no longer required.	Rezone land at 50 Witcombe Street from GRZ1 to PPRZ and delete the PAO4.
Map 8ZN, 8DDO, 8DPO, 8EAO	The north-east tip of the privately owned land at 2935 Princes Highway, Winchelsea that is currently zoned RDZ1 is not part of the road reserve and should be zoned C2Z and	Rezone part of the land at 2935 Princes Highway, Winchelsea from RDZ1 to C2Z and apply the DDO17, DPO9 and EAO.

Reference	Description of Anomaly	Proposed Amendment
	subject to the same overlays as the balance of the lot.	
Map 8ZN, 8DDO, 8DPO, 8EAO	The C2Z portion of land adjacent to 2935 Princes Highway, Winchelsea that protrudes east into the road reserve. This land is not part of the private owned land: it is vested as a road reserve and this should be reflected in its zoning.	Rezone part of R1 on PS718344P from C2Z to RDZ1 and delete the DDO17, DPO9 and EAO.
Map 16ZN, 16DDO, 16DPO	Land that now forms part 36 Wadawurrung Way, Torquay was transferred from Surf Coast Shire Council to the Department of Education as part of the North Torquay Stadium development and as such, its PPRZ zoning is not consistent with the balance of the Department of Education owned land.	Rezone part of the land at 36 Wadawurrung Way from PPRZ to GRZ1 and apply the DDO1 and DPO8 so that the zone and overlays is consistent across the lot.
Map 19ZN, 19DDO, 19SLO	Land at 10-11 Wattle Court and 89-91 Sunset Strip, Jan Juc is owned by Surf Coast Shire Council and part of the land is used for the Jan Juc Preschool. The preschool straddles two land titles and two zones. Planning permit 19/0162 permits the resubdivision of the lots to bring the preschool into a single lot. In doing this, the lot will straddle two zones, being GRZ1 and PPRZ.	Rezone part of the land at 89-91 Sunset Strip, Jan Juc that will form part of the Jan Juc Preschool at 10-11 Wattle Court, from PPRZ to GRZ1 and apply the DDO22 and SLO6.
Map 20DDO	Part of the land at 1510 Surf Coast Highway, Torquay was rezoned from INZ3 to PPRZ in a previous anomalies amendment but at that time, the amendment neglected to remove the DDO5 from the PPRZ land. The DDO5 relates to built form in industrial areas and it should therefore, be removed from the PPRZ land.	Delete the DDO5 from part of the land at 1510 Surf Coast Highway, Torquay (Reserve No. 2 on PS 711644).
Map 25SCO, 26SCO, 27SCO, 32SCO, 33SCO, 34SCO, 43SCO	The designation of the SCO1 and SCO4 have been transposed on the planning scheme maps.	Amend the maps to correspond with the planning scheme map reference in the Schedule to Clause 45.12 for the SCO1 and SCO4.
Map 39ZN, 39DDO, 39ESO, 39NCO	While most of the land at 6 Sutherland Court, Moggs Creek is zoned GRZ1, a small portion of the land that adjoins the Reserve is zoned PPRZ.	Rezone that part of 6 Sutherland Court zoned PPRZ to GRZ1 and apply the DDO10, ESO4 and NCO1.
Map 43ZN, 43DDO, 43HO, 43NCO, 43SLO	CA 2033 was formerly part of Howard Street (Government Road) which was closed and the land added to the adjoining land reserved for Cemetery purposes. The Crown allotment is still zoned GRZ1 and should be rezoned to reflect its use as part of the Lorne Cemetery and be subject to the same overlays as the remainder of the cemetery land.	Rezone land at CA 2033 from GRZ1 to PUZ5, apply the HO110, and delete the DDO12, NCO2 and SLO4.

Reference	Description of Anomaly	Proposed Amendment
<p>Map 43ZN, 43DDO, 43NCO, 43SLO</p>	<p>The north-west corner of Stribling Reserve at 45 Otway Street, Lorne is zoned GRZ1 and subject to the BMO, DDO12, NCO2 and SLO4. The remainder of the Reserve is appropriately zoned PPRZ and subject to a BMO.</p> <p>Because the north west corner forms part of Stribling Reserve, it should be zoned to reflect its purpose and continue to recognise the bushfire risk through the continued application of the BMO.</p>	<p>Rezone part of the land at 45 Otway Street from GRZ1 to PPRZ and delete the DDO12, NCO2 and SLO4.</p>
<p>Map 8HO</p>	<p>The heritage place recognised under HO141 is <i>Bills Water Trough</i> in Main Street, Winchelsea. While HO141 recognises the significance of the Trough, the overlay is misaligned and fails to properly cover the heritage place. This needs to be corrected.</p>	<p>Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.</p>
<p>Map 8HO</p>	<p>The heritage place recognised under HO147 is the <i>Former Orchard Bakery and associated Dwelling</i> at 44 Main Street, Winchelsea. While HO147 recognises the significance of the buildings, the overlay does not cover the whole of the site in line with the original recommendation. Works to install infrastructure associated with the adjoining hospital have occurred on the rear most portion of the site; however, the land around the buildings remains free of development and should be covered by the HO.</p>	<p>Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.</p>
<p>Map 20HO</p>	<p>The heritage place recognised under HO126 is the <i>Torquay Foreshore Precinct</i> in Torquay.</p> <p>The Precinct covers land between Point Danger and Yellow Bluff and is bounded by The Esplanade to the west. Its significance includes role as a historic location for coastal recreation, its landscape and commemorative values denoted by open grassed areas, line of Norfolk Island pines, mature Cypress (and other trees), bluestone retaining walls near the foreshore, and memorials and memorabilia.</p> <p>While HO126 recognises the significance of the Foreshore, the overlay fails to properly cover the heritage place, excluding important elements like the mature pines and the bluestone retaining wall nearest the foreshore. This needs to be corrected.</p>	<p>Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.</p>
<p>Map 28HO</p>	<p>The heritage place recognised under HO40 is the bridge and all land within 20 metres each side of the bridge in Deans Marsh. While HO40 recognises the significance of the bridge, the overlay is misaligned and fails to cover the bridge itself. This needs to be corrected.</p>	<p>Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.</p>

Reference	Description of Anomaly	Proposed Amendment
Map 28HO	The heritage place recognised under HO48 is the <i>Yan Yan Gurt Woolshed</i> in Deans Marsh. While HO48 recognises the significance of the Woolshed, the overlay is misaligned and fails to properly cover the building. This needs to be corrected.	Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.
Map 40HO	The heritage place recognised under HO92 is <i>Pearse Cairn</i> in Aireys Inlet. The Cairn lies within the Split Point Lighthouse Precinct and while HO92 recognises the significance of the Cairn, the overlay is misaligned and fails to properly cover the heritage place. This needs to be corrected.	Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.
Map 42HO	The heritage place recognised under HO56 is the <i>Cumberland River Picnic Shelter</i> . While HO56 recognises the significance of the Picnic Shelter, the overlay is misaligned and fails to properly cover the building. This needs to be corrected.	Amend the map to correct the geographical location of the Heritage Overlay relative to the heritage place.
Map 20ESO	The ESO4 was applied prior to the subdivision of land at 1505 & 1535 Surf Coast Highway, Torquay to protect native vegetation. Since that time, the land has been developed and some of the native vegetation lawfully removed. As a result, the ESO4 now covers some cleared areas and should be removed. In particular, as the ESO4 triggers a permit for buildings and works, the overlay should be removed from private land where no remnant native vegetation exists.	Amend the map to remove the ESO4 from the properties at 10 McFarlane Street and 49-55 Bright Street and from the road (not the reserve) immediately in front of these properties.
Clause 15.01-5L-02	Torquay-Jan Juc Residential Framework Plan: Land at pt 111, pt 113, 115, 115A & 115B Strathmore Drive and Pt 4-5 Rip View Close, Jan Juc is incorrectly shown as Low Density Residential on the Torquay-Jan Juc Residential Development Framework Plan: the land is actually zoned GRZ1.	Amend the Torquay-Jan Juc Residential Framework Plan at Clause 15.01-5L to show the land as Bush Residential.
Reference (Clause)	Description of Ordinance Anomaly	Proposed Amendment
37.01s5	The SUZ5 references clauses 54 and 55 <i>for all types of accommodation</i> but not clause 58. Clause 58 was introduced after the drafting of the SUZ5 and is the appropriate clause for assessing apartment developments in the SUZ5.	Amend clause 4.0 of 37.01s5 (buildings and works) to include reference to clause 58 as follows: <u>Application requirements</u> <ul style="list-style-type: none"> • Clause 54, 55 or 58 as appropriate. <u>Decision guidelines</u> <ul style="list-style-type: none"> • The objectives and standards of Clauses 54, 55 or 58, as appropriate, should be used to assess amenity standards for all types of Accommodation

Reference	Description of Anomaly	Proposed Amendment
37.01s5	The application requirements under clause 4.0 of the SUZ5 refer to the Streetscape and Landscaping Policy (Clause 22). This clause was removed with the introduction of the new Surf Coast Planning Policy Framework introduced by Amendment C136surf.	Amend clause 4.0 of 37.01s5 (buildings and works) to delete the redundant policy reference.
43.02s24	The buildings and works exemption at clause 2.0 refers to a dwelling being “less than two storeys and 7.5 metres in height”. Taken literally, the provision suggests that only single storey dwellings are exempt from requiring a permit when in fact, the provision seeks to exempt dwellings that do not exceed two storeys.	Amend the wording of clause 2.0 of 43.02s24 (Buildings and works) to read: <ul style="list-style-type: none"> the dwelling <u>does not exceed</u> two storeys and 7.5 metres in height
43.05s2	At modified standards A8 and B13, the word “complements” is incorrectly spelt as compliments. At clause 43.05-5 of the schedule, the word “complementing” is incorrectly spelt as complimenting.	Amend the schedule to correct the spelling error: there are three locations where the spelling error has been made. <ul style="list-style-type: none"> Clause 4.0 of 43.05s2 (standards A8 and B13): replace compliments with complements Clause 5.0 of 43.05s2 (Landscaping): replace complimenting with complementing
43.05s1	At modified standard A8/B13 of clause 43.05s1, the standard includes that: <i>At least 60% of the site area (excluding the area of driveways, gravel, paving, decks, swimming pools and tennis courts) should be available for the planting of vegetation [emphasis added].</i> The meaning of this clause is not clear to all users of the scheme. If read literally, the standard might be interpreted as meaning that the 60% referred to excludes driveways, decks etc when the standard actually seeks to ensure that 60% of the site area is available for planting and that the areas available for planting cannot include driveways, decks and the like. The wording of this standard needs to be clearer in its meaning so that users of the scheme can more easily interpret what is required through the standard.	Clarify the meaning of standard A8/B13 of clause 43.05s1 by moving the bracketed content to the end of the sentence and changing the word, “excluding” to “excludes” so that it reads: <i>At least 60% of the site area should be available for the planting of vegetation (excludes the area of driveways, gravel, paving, decks, swimming pools and tennis courts).</i>
43.01 Schedule	The heritage place recognised by HO43 is the Deans Marsh Uniting (formerly Methodist) Church and hall. The Schedule to the Heritage Overlay lists the address as 22 Deans Marsh-Lorne Road & Pennyroyal Valley Road (cnr), Deans Marsh. However, the heritage place and the overlay that applies is at 6 Pennyroyal Valley Road, Deans Marsh.	Amend the Schedule to Clause 43.01 to show the correct address for HO43, being: <ul style="list-style-type: none"> 6 Pennyroyal Valley Road, Deans Marsh

Reference	Description of Anomaly	Proposed Amendment
	The Schedule to Clause 43.01 needs to be amended to show correct address.	
43.01 Schedule	<p>The heritage place recognised by HO46 is the Deans Marsh Public Hall & Recreation Reserve. The Schedule to the Heritage Overlay lists the address as 6-20 Pennyroyal Valley Road, Deans Marsh. However, the heritage place and the overlay that applies is at 10-20 Pennyroyal Valley Road, Deans Marsh.</p> <p>The Schedule to Clause 43.01 needs to be amended to show correct address.</p>	<p>Amend the Schedule to Clause 43.01 to show the correct address for HO46, being:</p> <ul style="list-style-type: none"> • 10-20 Pennyroyal Valley Road, Deans Marsh
43.01 Schedule	<p>The heritage place recognised by HO48 is the Yan Yan Gurt Woolshed in Deans Marsh. The Schedule to the Heritage Overlay lists the address as 1910 Winchelsea-Deans Marsh Road, Deans Marsh. However, the heritage place and the overlay that applies is at 2005 Winchelsea-Deans Marsh Road, Deans Marsh.</p> <p>The Schedule to Clause 43.01 needs to be amended to show correct address.</p>	<p>Amend the Schedule to Clause 43.01 to show the correct address for HO48, being:</p> <ul style="list-style-type: none"> • 2005 Winchelsea-Deans Marsh Road, Deans Marsh
43.01 Schedule	<p>The heritage place recognised by HO75 is Waverley House in Lorne. The Schedule to the Heritage Overlay lists the address as 3 Waverley Avenue, Lorne. However, the heritage place and the overlay that applies is at 3 Deans Marsh Road, Lorne.</p> <p>The Schedule to Clause 43.01 needs to be amended to show correct address.</p>	<p>Amend the Schedule to Clause 43.01 to show the correct address for HO75, being:</p> <ul style="list-style-type: none"> • 3 Deans Marsh Road, Lorne
43.01 Schedule	<p>The heritage place recognised by HO117 is the Former Modewarre State School No. 396. The Schedule to the Heritage Overlay lists the address as 910 Cape Otway Road, Modewarre. However, the heritage place and the overlay that applies is at 465 Considines Road, Modewarre.</p> <p>The Schedule to Clause 43.01 needs to be amended to show correct address.</p>	<p>Amend the Schedule to Clause 43.01 to show the correct address for HO117, being:</p> <ul style="list-style-type: none"> • 465 Considines Road, Modewarre
43.01 Schedule	<p>The heritage place recognised by HO92 is <i>Pearse Cairn</i> in Aireys Inlet. The Schedule to the Heritage Overlay lists the address as Federal Drive, Aireys Inlet when in fact the address is Federal <u>Street</u>, Aireys Inlet.</p>	<p>Amend the Schedule to Clause 43.01 to show the correct address for HO92, being:</p> <ul style="list-style-type: none"> • Federal Street, Aireys Inlet
43.01 Schedule	<p>The <i>Former Orchard Bakery & associated Dwelling</i> recognised by HO147 is located on Main Street (the Princes Highway), Winchelsea. The buildings are valued heritage assets; however, the zero setback of the bakery in a busy location make the buildings less desirable as dwellings in spite of their residential zoning. If the buildings remain vacant, there is a risk that the condition of the buildings will further deteriorate. Currently, the schedule does not</p>	<p>Amend the Schedule to Clause 43.01 to allow prohibited uses to be considered for HO147.</p>

Reference	Description of Anomaly	Proposed Amendment
	allow consideration of non-conforming (prohibited) uses; allowing such uses has the potential to give the buildings a purpose and encourage the maintenance and repairs needed to preserve the heritage place.	
	<p>Incorporated document, Surf Coast Shire Heritage Study, Stage 2B – Statements of Significance</p> <p>The addresses in the Incorporated document for HO117 and HO92 are incorrect as set out above and must be corrected to align with the Schedule to Clause 43.01.</p>	<p>Amend the Incorporated document, <i>Surf Coast Shire Heritage Study, Stage 2B – Statements of Significance</i> to correct the address of:</p> <ul style="list-style-type: none"> • HO117 in the Table of Contents and on page 14 to 465 Considines Road, Modewarre • HO92 in the Table of Contents and on page 1 to Federal Street, Aireys Inlet

How does the amendment implement the objectives of planning in Victoria?

The amendment ensures that the planning scheme provisions are clear and can be correctly applied to land so that it can be used and developed in accordance with the *Planning and Environment Act 1987*.

How does the amendment address any environmental, social and economic effects?

The amendment is a correctional amendment and will not have any significant environmental, social or economic effects.

Does the amendment address relevant bushfire risk?

The amendment is a correctional amendment, addressing known anomalies and minor errors in the planning scheme. The amendment will not increase the risk to human life.

Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment addresses the requirements of Ministerial Direction No. 11 which seeks to ensure a comprehensive strategic evaluation is undertaken by a planning authority. This is provided in the explanatory report.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the Planning Policy Framework (PPF). The changes proposed are correctional, addressing known anomalies and minor errors in the scheme and as such, there are no implications for the PPF.

How does the amendment support or implement the Municipal Planning Strategy?

The changes proposed are correctional, addressing known anomalies and minor errors in the scheme and as such, there are no implications for the MPS.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPPs) by improving the clarity, accuracy and therefore, effectiveness of existing planning scheme provisions.

How does the amendment address the views of any relevant agency?

Consultation with relevant agencies will be undertaken as part of the exhibition process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have any impact on the provisions of the Transport Integration Act 2010.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment does not introduce new planning provisions: the corrections will have no significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Surf Coast Shire website at www.surfcoast.vic.gov.au

AND

The amendment is available for public inspection, free of charge, during office hours at the Surf Coast Shire Municipal Offices, 1 Merrijig Drive, Torquay.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 28 February 2022.

A submission must be sent to:

Coordinator Strategic Planning
Surf Coast Shire
PO Box 350
Torquay Vic 3228

or emailed to info@surfcoast.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 2 May 2022
- panel hearing: 30 May 2022