

SURF COAST PLANNING SCHEME

AMENDMENT C114

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.

Land affected by the Amendment

The Amendment applies to approximately 245 hectares of land located to the west of the township of Torquay. The land within the Spring Creek Precinct extends one kilometre west of Duffields Road and is bounded by the Great Ocean Road to the south and Grossmans Road to the north.

The precinct is shown in Map 1 below.



What the amendment does

The Amendment incorporates the Spring Creek Precinct Structure Plan into the Surf Coast Planning Scheme; amends Schedule 1 to the Urban Growth Zone and rezones part of land within the precinct to Urban Growth Zone (UGZ1); applies the Development Contributions Plan Overlay Schedule 3 (DCPO3) to all land zoned; and incorporates the Spring Creek Native Vegetation Precinct Plan.

The Amendment:

- Rezones part of land within the amendment area from Special Use Zone Schedule 9 (SUZ9) to Urban Growth Zone Schedule 1 (UGZ1)
- Deletes the Vegetation Protection Overlay Schedule 1 (VPO1) from land within the amendment area
- Amends Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1) to facilitate the development of the land in accordance with the Spring Creek Precinct Structure Plan
- Amends the Schedule to Clause 36.03 Public Conservation and Resource Zone (PCRZ) to include reference to the Spring Creek Precinct Structure Plan
- Inserts Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO)
- Applies the Development Contributions Plan Overlay Schedule 3 (DCPO3) to all land zoned Urban Growth Zone within the amendment area
- Amends the Schedule to Clause 52.01 to provide for open space contributions within the amendment area
- Amends the Schedule to Clause 52.16 to include the *Spring Creek Native Vegetation Precinct Plan*
- Amends the Schedule to Clause 81.01 to include two new incorporated documents titled "*Spring Creek Precinct Structure Plan*" and "*Spring Creek Native Vegetation Precinct Plan*".

Strategic assessment of the Amendment

Why is the Amendment required?

In March 2014, Surf Coast Amendment C95 rezoned approximately 240 hectares of land within the precinct to Urban Growth Zone to facilitate a precinct structure planning process to determine the future form of development within the '1 kilometre west' land in the Spring Creek valley. The Reasons for Ministerial Intervention for Amendment C95 outlined that a precinct structure plan would set out all the detailed planning requirements for future development, including the open space network, infrastructure servicing, road links and urban form. The PSP would ultimately need to be incorporated into the Surf Coast Planning Scheme through a planning scheme amendment that will be subject to the normal public exhibition, submissions, and independent review processes.

Surf Coast Shire Council has now prepared the Spring Creek Precinct Structure Plan (PSP) which provides the necessary future urban structure and guidance on infrastructure, transport and open space to enable urban development to commence within the precinct. This amendment will incorporate the Spring Creek PSP into the Surf Coast Planning Scheme, using a schedule to the Urban Growth Zone as the primary tool to detail the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications in accordance with the PSP.

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

To provide for the fair, orderly, economic and sustainable use and development of land

The Amendment responds to the unique environmental and social context of the site, which is located on the fringe of one of the fastest growing townships in Victoria. The site abuts the Great Ocean Road, which is a key tourism destination within the State, and is traversed by Spring Creek which is an important local waterway. The Amendment will ensure that future development in the area is of a scale and density which is respectful of the environmental and amenity values of the site and surrounding area.

Development of the precinct for residential housing and an activity centre will result in short term construction jobs and long term job opportunities in retailing, office and servicing industries.

To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity

The Amendment will protect the natural features of the site through the implementation of appropriate planning controls. The precinct contains the Spring Creek waterway and its tributaries which are to be protected and enhanced through the establishment of waterway and drainage reserves and the location of local parks adjacent to the waterways, providing a buffer to new development.

Spring Creek, which traverses the precinct from east to west, will retain its current Public Conservation and Resource Zone (PCRZ), Environmental Significance Overlay (ESO) and Land Subject to Inundation Overlay (LSIO). Changes to the boundary of the extent of the overlays are subject to a separate Amendment C85 which was adopted in 2017 but not yet approved. Works in the vicinity of

Spring Creek will be minimal, restricted to the construction of a pedestrian crossing, local parks and retarding basins.

A Native Vegetation Precinct Plan (NVPP) has been prepared in conjunction with the PSP, which will protect remnant vegetation patches and trees of significance within the precinct. An existing Vegetation Protection Overlay (VPO) is proposed to be removed from the amendment area, as the vegetation will be appropriately retained and protected through the NVPP and PSP. The Future Urban Structure has incorporated the majority of trees within the VPO into a conservation reserve, and has identified all trees of conservation value for retention within the NVPP.

To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

The Amendment will result in a cohesive extension to the Torquay township. The PSP includes Residential Design Controls which will guide development and ensure that the precinct maintains a high level of amenity into the future. The enhancement of the waterways through the precinct will provide a high quality network of paths through the open space network, which will be available to both the local and tourism community.

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

The site abuts (but does not include) the *Great Ocean Road and Environs* which is registered on the National Heritage List (ID: 105875), Victorian Heritage Register (H2261) and the National Trust Register (L10278). A permit is not required under the *Heritage Act 1995* for the preparation of the PSP. The PSP proposes two future intersections (outside of the Precinct) of connector streets with the Great Ocean Road. Heritage Permits may be required for these works.

To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community

The PSP comprises a number of items which are to be funded through a Development Contributions Plan (DCP). The Amendment will apply a Development Contributions Plan Overlay (DCPO) to the site which will trigger the need for developers to enter into Section 173 agreements with Council regarding infrastructure contributions prior to the finalisation of a DCP for Spring Creek.

To facilitate development in accordance with the objectives set out in the points above

The Amendment will provide the Torquay-Jan Juc area with a cohesive plan to accommodate future growth in a sustainable and sensitive manner. The Amendment will provide appropriate protection of significant environmental, heritage and landscape features in the vicinity.

To balance the present and future interests of all Victorians

Providing for additional urban development in a fast-growing area will ensure that current landowners are able to develop land in a manner that will be functional with a high level of amenity, and in a manner that considers the competing interests of growth and environmental protection.

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

Environmental impacts

Development of the land following approval of the Amendment will alter the existing farming landscape of the precinct by changing stormwater flows, increasing the urban population and bringing housing closer to bushfire threats. Development will also be occurring in an area where historical farming practices may have left localised incidents of pollution.

The Amendment seeks to mitigate these environmental impacts, in particular:

- A series of retardation basins has been incorporated into the future urban structure. This system has been sensitively designed to avoid erosion impacts on the sensitive waterways.
- A land capability assessment has been carried out for the land to determine any contamination potential. The assessment identified several areas of the site which would require a more detailed assessment should these areas be subject to development for sensitive uses. The UGZ1 requires further investigation and remediation for the identified land prior to such uses establishing.
- The UGZ1 details conditions to be included on all subdivision permits, requiring the preparation of a site management plan addressing bushfire risk, and detailing that roads must be constructed to specifications which provide access by emergency vehicles.

Social and economic effects

The Amendment will unlock land in proximity to the Torquay-Jan Juc townships for new residential development supported by community facilities and retailing within a new Neighbourhood Centre.

The Amendment seeks to provide for communities comprising a range of lot sizes, with smaller (500-600 square metres) lot sizes envisaged in proximity to the neighbourhood centre, school and local convenience centres, and larger lot sizes (1,500-2,000 square metres) along sensitive interfaces and to the north of Spring Creek, and lot sizes of 600-900 square metres elsewhere in the precinct. These densities will allow for the provision of approximately 2,120 new residential allotments within the precinct, assisting the broader Torquay-Jan Juc Township in accommodating its anticipated future population growth.

The precinct includes the provision for a Neighbourhood Centre, which will provide 5,000 square metres of retail floor space. A local community facility adjacent to the Neighbourhood Centre provides services to the local community. The Neighbourhood Centre will provide long term job opportunities and community meeting spaces.

Does the Amendment address relevant bushfire risk?

The UGZ1 directs all subdivision permits granted to contain conditions aimed at mitigating bushfire risk. These will include the need for a site management plan addressing bushfire risk, and that roads must be accessible by emergency vehicles. These provisions accord with the views of the local CFA.

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

Direction No. 1 – Potentially Contaminated Land

A Land Capability Assessment has been carried out for the precinct (prepared by Coffey, July 2015). The assessment identified several potential sources of contamination within the precinct, derived from minor chemical storage, imported fill, potential localised chemical use, and potential asbestos.

The report identified one property with a high potential for contamination, and a further five properties presented a medium contamination risk. The UGZ1 triggers the need for an Environmental Site Assessment to be prepared for the medium and high risk properties as part of any planning permit application. A permit condition included in the UGZ1 requires any recommendations of the Environmental Site Assessments to be implemented.

All other properties were assessed as having low potential for contamination and therefore no further assessments are considered necessary.

Direction No. 11 – Strategic assessment of amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This Explanatory Report addresses the requirements outlined in this direction.

Direction No. 12 – Urban Growth Areas

Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

- *How the amendment implements any Growth Areas Framework Plan applying to the land*

The *Torquay-Jan Juc Framework Plan* applies to the land (See Map 1 to Clause 21.08 of the Surf Coast Planning Scheme). The use of the amendment area is identified as “future urban growth area” and “Future Residential”. The settlement boundary of Torquay-Jan Juc forms the western boundary of the precinct.

The Amendment provides for a residentially-based urban extension of Torquay-Jan Juc including local retailing and services. The Amendment maintains Spring Creek as an accessible waterway with the addition of significant new open space alongside and includes other biodiversity assets within open space. The Amendment will maintain the functionality of the surrounding main roads.

The Torquay-Jan Juc Framework Plan stems from the *Torquay-Jan Juc 2040 Sustainable Futures Plan* (Surf Coast Shire Council, 2012), herein referred to as “The SFP”.

The SFP identifies land required to meet forecast population growth through greenfield and infill development. The majority of growth will be focused in new growth areas in Spring Creek (one kilometre west of Duffields Road), Torquay North, Torquay West east of Duffields Road, and northwest of Messmate Road, as well as some infill growth within the township.

The SFP aims to achieve a minimum density of 15 lots per hectare in new growth areas, consistent with state government policy. The SFP assumes 290 lots will be required per year over 15 years (total 4,350 lots) within the Torquay-Jan Juc area, with 2.3 people per household.

The SFP states that the people of Torquay-Jan Juc expressed a strong desire for a less urban approach to development. This includes steering clear of suburban-type developments and avoiding housing blocks of uniform colours or styles. The preference is instead for contemporary homes designed to reflect the coastal village feel and built on sustainability principles.

The PSP will provide for a range of densities. Larger lots sizes (1,500-2,000 square metres) are provided along the sensitive north and west interfaces and on steep land to the north of Spring Creek, and these will produce an average density of 5 dwellings per hectare. Smaller lots (500-600 square metres) are envisaged in proximity to the Neighbourhood Centre, at a density of 15 dwellings per hectare. The remainder of the residential allotments will be 600-900 square metres, with a density of 11 dwellings per hectare.

The PSP embeds the following community values expressed in the SFP:

Fostering the unique coastal look and feel

- Diverse and affordable housing options for all life stages; sustainable development sensitive to local environmental conditions; protect the unique coastal feel; and, planned timing of development.

Services with Development

- Services and infrastructure provided with new development; distinct well-serviced communities; Jan Juc, Central Torquay, Torquay North; improved public transport and internal pathways; community hubs with multi-use facilities and shared spaces; and, facilities to service the population i.e. aged care and families.

Providing Employment Opportunities Locally

- Support and grow local surf industry; support new local industries in the business park; support the tourism and retail industry; and, encourage local business to work together to create complementary offers.

Places for People – a close knit community

- Sustainable and well-serviced neighbourhoods; walking and cycling paths; shared spaces and integrated services; and, dedicated arts facility.

Protecting and enhancing the natural environment

- Protection of the bush and the beach; a clear town boundary; non-urban breaks between towns; key buffers to protect vegetation and soften views to development; and, protect and maintain existing natural assets.

The SFP estimated approximately 1,900 lots for the Spring Creek Precinct. The PSP provides for approximately 2,100 lots at a lower density consistent with Clause 21.08 adopted as part of C66 in March 2014 which states “*Encourage lower housing densities in the Spring Creek valley up to one kilometre west of Duffields Road*”.

- *How does the amendment accord with the Precinct Structure Planning Guidelines*

Objective one: *To establish a sense of place and community*

The PSP essentially envisions two distinct yet connected residential precincts with their own sense of place that will integrate with existing development in Torquay-Jan Juc:

- North of Spring Creek – an incremental extension of the Beach Road residential area across Duffield Road, extending waterway parks along Spring Creek and its northern tributaries; and
- South of Spring Creek – interfacing with the Jan Juc township to the south and Great Ocean Views estate to the east. This precinct includes a new town centre that will complement the convenience centre on Stuart Avenue, Jan Juc.

The PSP seeks to preserve the important aspects of the Spring Creek urban growth area by:

- Conserving Spring Creek and its tributaries as reserves with high levels of public accessibility and visual prominence within the neighbourhood and as habitat corridors;
- Conserving existing stands of significant vegetation including Bellarine Yellow Gums in conservation reserves;

- Maintaining existing significant roadside vegetation on the boundary roads of the precinct so as to assist in softening views to new development from primary tourist routes.

The PSP extends the existing road networks into the new neighbourhoods including Strathmore Drive, Ocean View Crescent, Beach Road and Messmate Road. This assists in integrating the new development with the existing township and encourages new streetscapes to be continued and maintained in line with existing character.

The PSP vision suggests that housing densities will be the primary tool for providing a sense of place. Differing housing densities are envisaged to respond to the striking topography of the land and the important visual interfaces to the creek and rural land.

Objective two: *To create greater housing choice, diversity and affordable places to live*

The primary method for delivering a range of housing types is the provision for a range of lot sizes across the precinct. The PSP envisages larger lots of 1,500-2,000 square metres in size on sloping and visually sensitive land through to more compact style housing surrounding the neighbourhood centre, local convenience centres and school. The balance of the area will comprise of more conventional allotments interspersed with extensive parkland and conservation areas.

This variety in lot size and settings will aid in delivering housing choice and alternatives to the range of home styles and sizes currently available across Torquay and Jan Juc.

Objective three: *To create highly accessible and vibrant activity centres*

A new local town centre is planned in the southern precinct. Its location allows for the best possible access to residents of Jan Juc south of the Great Ocean Road with road access from Duffields Road and the Great Ocean Road.

Additionally, the plan provides for a path and trail network with direct routes to the new town centre from the north across Spring Creek in addition to the Duffields Road access.

Higher densities are planned around the town centre to provide for a busier, more vibrant town feel. The presence of people can provide passive surveillance and activity in the area after the shops close, providing for a safer area and increasing the chance that after hour's uses, like restaurants, will establish in the centre.

The amendment deliberately restricts the establishment of take-away and convenience restaurants to the town centre. Without the Urban Growth Zone making this restriction the General Residential Zone could see these land uses establish along the Great Ocean Road frontage of the precinct.

Objective four: *To provide for local employment and business activity*

The amendment retains the existing Special Use Zone Schedule 9 zoning for the private school currently under development on the Great Ocean Road near Strathmore Drive and rezones the land surplus to the school as Urban Growth Zone to form part of the PSP.

A neighbourhood centre and community facility will provide a retailing, business and services hub with local business opportunities. On a broader employment basis the area is not suitable for more intensive employment. This is provided for elsewhere within Torquay.

Objective five: *To provide better transport choices*

Easily navigable and direct roads with 25 metres cross sections are planned as extensions through the precinct from the existing Beach Road, Ocean View Crescent and Strathmore Drive. These roads will be the primary routes connecting residents to the broader town and regional road network. They are also wide enough to accommodate local bus routes and cycling for local trips.

In addition, recreational walking and cycle trails will be extended along the Spring Creek and its northern tributaries, including a bridge link across Spring Creek for pedestrians and cyclists. The urban structure plan has been planned to provide high connectivity between destinations, such as the neighbourhood centre and creek environs.

Objective six: *To respond to climate change and increased environmental sustainability*

Local and linear parks are seen as a critical attraction providing recreational opportunities. Being located next to waterways, these provide large connected open spaces based on the natural features of the Spring Creek, existing native vegetation stands in the south and around tributaries of Spring Creek in the north. A dedicated pedestrian/cycle way including a bridge across Spring Creek is planned to connect the open space network. The path will also provide a direct connection from the north to the neighbourhood centre in the south.

The provision for non-car transport as detailed above will also give people the choice of reducing their carbon footprint by using non-motorised transport for local trips.

The drainage of the precinct utilises the existing natural drainage lines of Spring Creek and its tributaries, therefore reducing the need for expensive and carbon intensive drainage works including concrete piping and pumping of stormwater and sewer.

The majority of the recorded native vegetation in the area will be retained and landscaping, particularly with canopy trees will provide additional cooling, wind breaks from coastal winds, shade and habitat.

Objective seven: *To deliver accessible, integrated adaptable community infrastructure*

Torquay and Jan Juc are well provided with recreation, sport and community facilities, including numerous football/cricket ovals, tennis courts, golf courses, soccer pitches, netball and multi-use courts and a bowls club. Torquay, Jan Juc and nearby Bells Beach comprise some of the highest quality surf beaches in Australia. The township is located adjacent the Great Ocean Road and within vicinity of the Great Otway National Park.

The Amendment maintains the provision for the recently approved private school on Great Ocean Road and sets aside land for a new community centre within the southern part of the precinct. The new population will not generate enough demand to require a new public primary or public secondary school, with the existing primary school on Grossmans Road, the existing secondary college on Surf Coast Highway and a proposed new primary school on Horseshoe Bend Road. In addition there is an existing and a proposed new Catholic primary school in Torquay.

Numerous existing community, health and worship services are available in the neighbourhood between Duffields Road and Surf Coast Highway and need not be reproduced in the Spring Creek precinct. In any event, such uses may establish within the local town centre or appropriate locations within the residential as demand arises.

- *How the provisions give effect to the intended outcomes of the precinct structure plan*

Most provisions in the incorporated documents and associated ordinance are designed to be implemented at the subdivision development stage. At this point, requirements and guidelines are either designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. infrastructure contributions), implemented through referral authority agreements (e.g. essential services) or required to be applied as restrictions on title (residential design controls).

This provides for single permission after approval of the PSP and is central to providing certainty and clarity in the planning process.

Additionally, applied zones that follow the pattern of development rather than lead it (i.e. the Commercial 1 Zone for the Neighbourhood Centre) allow flexibility when the PSP is implemented through the detail of subdivision and land use layouts.

- *How a translation of the provisions can be achieved once development anticipated by the precinct structure plan is substantially complete.*

As discussed above, most outcomes will be delivered through subdivision permits prior to translation of the PSP to standard provision. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and where public land uses have been established closer to the time of translation will provide a better guide to where zone boundaries should be settled.

Other than the UGZ Schedule, standard provisions are used to implement the plan including open space contributions through Clause 52.01 and native vegetation management and exemptions through Clause 52.16. These will stay in place until all relevant contributions are collected and native vegetation is securely managed or offset.

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

Clauses 11.02 Urban growth, 11.03 Activity centres, 11.04 Open space, 11.07 Regional Victoria, 11.09 Geelong (G21) regional growth

The policy supports the growth of Torquay-Jan Juc as a district town by building on existing and planned infrastructure and focussing growth along key road networks. The PSP sets out an orderly structure for future development, taking into account the existing and planned network of centres in the region. The PSP will include a network of open space which primarily aligns with the existing watercourses, providing further protection to the waterways as the area develops.

The G21 Regional Growth Plan identifies Torquay as a designated growth town to accommodate a portion of the region's population growth.

Clauses 12.01 Biodiversity, 12.02 Coastal areas

Conservation reserves have been included within the precinct to protect significant stands of vegetation. Other vegetation will be subject to the NVPP prepared in conjunction with the PSP, and removal of vegetation will need to comply with State and Commonwealth legislation.

Coastal policy directs growth in coastal townships along the Great Ocean Road into strategically identified areas, which includes the Spring Creek Precinct.

Clauses 13.01 Coastal inundation and erosion, 13.05 Bushfire

The precinct is located approximately one kilometre from the coastline at its closest point, and ranges from approximately 45 to 75 metres above sea level along the southern boundary of the site. The risks associated with coastal inundation and erosion are therefore considered to be minimal. As addressed elsewhere in this Explanatory Report, the bushfire risk will be managed through the inclusion of conditions outlined within the UGZ1.

Clauses 15.01 Urban environment, 15.02 Sustainable development, 15.03 Heritage

The PSP aims to ensure all new land use and development within the precinct appropriately responds to the landscape, built form and cultural context and seeks to protect places and sites with heritage significance. Residential Design Controls will assist in creating an urban environment that responds and contributes positively to the local urban character and sense of place, creating an attractive, sustainable and liveable new community.

Clauses 16.01 Residential development, 16.02 Housing form, 16.01-4 Housing Diversity

Clause 16 'Housing' seeks to provide a diversity of well serviced housing to meet increasingly diverse needs. The PSP provides a range of lot sizes, with smaller (500-600 square metres) lot sizes envisaged in proximity to the neighbourhood centre, larger lot sizes (1500-2000 square metres) along sensitive interfaces, and more conventional sizes lots (600-900 square metres) elsewhere in the precinct.

Clause 17.01 Commercial

The precinct nominates a Neighbourhood Centre, which is located central to a population catchment both within and adjacent to the precinct. The Neighbourhood Centre will provide local retail services to the nearby catchment.

Clause 18.01 Integrated transport, 18.02 Movement networks

The proposed road network will provide for vehicle access to developments in accordance with forecast demand. The connector and local street network will be complemented by on-street and off-street bike and pedestrian paths. Spring Creek divides the precinct, however a new pedestrian and cycle bridge will allow for movement within the precinct. Duffields Road is considered to be an appropriate north-south connector road servicing the precinct.

Clause 19 Infrastructure

The precinct will be fully serviced by reticulated water, sewer, electricity, gas and telecommunications and adopts the principles of best practice stormwater management and water sensitive urban design based on integrated water cycle management. The DCPO will be applied to the precinct to enable development contributions to be levied towards the funding and delivery of required development and community infrastructure.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment accords with the following elements of the MSS and LPPF:

Clause 21.01-4 Municipal Framework Plan

This clause states that the natural environment is the single most important attribute and asset of the Shire and recognises Torquay-Jan Juc as one of two towns within the Shire that are capable of supporting substantial growth.

Clause 21.02 Settlement, Built Environment, Heritage and Housing

This clause acknowledges that relatively strong population growth within the Shire's coastal towns is expected to continue for the foreseeable future due to sustained interest in the region's natural

environment. It also identifies Torquay as the only coastal town in the Shire with capacity to accommodate substantial growth.

Clause 21.02-3 Settlement Patterns aims to ensure that urban development minimises the impact on the environment, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations. It directs the majority of urban growth in the Shire to Torquay-Jan Juc and Winchelsea and seeks to maintain clear non-urban breaks between settlements.

Clause 21.02-4 Neighbourhood Character seeks to protect the individual coastal township character values of low urban density, recessive built form, vegetated coastal landscapes and ecological values of the natural environment from inappropriate urban development. It encourages residential development densities that are compatible to the protection of the indigenous vegetation and the historic neighbourhood character of the Surf Coast settlements and recognises the key role vegetation plays in defining township character and in softening urban development.

Clause 21.02-6 Open Space and Infrastructure seeks to ensure that open space is landscaped and developed in a manner that is consistent with the character of the local area. The use of indigenous planting in the landscaping of open space is encouraged.

Clause 21.03 Environmental Management

This clause seeks to protect and enhance the Shire's diverse natural resources in an ecologically sustainable manner for present and future generations by:

- Retaining and enhancing adequate and appropriately vegetated riparian and wetland buffer zones to prevent nutrients and sediments entering waterways, lakes, wetlands and estuaries, and to slow the rate of runoff.
- Ensuring that development on and near the coast is compatible with and enhances the environmental values, visual character and amenity of the coastal environment.
- Encouraging the protection, maintenance and re-establishment of indigenous vegetation and the removal of environmental weeds.

Clause 21.08 Torquay-Jan Juc Strategy

This Clause seeks to contain and consolidate urban development within the defined settlement boundary as indicated on Map 1 to Clause 21.08 – Torquay-Jan Juc Framework Map. It also seeks to promote a range of lot sizes and housing types, including medium density development in appropriate locations, in the new growth areas and ensure good access to surrounding areas, public transport, public open space and other facilities; and encourages lower housing densities in the Spring Creek valley up to one kilometre west of Duffields Road.

Map 3 to Clause 21.03 – Activity Centre Hierarchy identifies a future Neighbourhood Activity Centre in the general location as that which is identified in the Spring Creek PSP.

Clause 22.09 Torquay-Jan Juc Residential Development and Neighbourhood Character Policy

This policy applies to residential development and subdivision in the residential zones in Torquay and Jan Juc. It identifies Spring Creek as "Residential Growth (Greenfield areas)". It specifies that Greenfield areas should support an overall general density of 15 lots/dwellings per hectare, unless a lower density is desirable in response to environmental or landscape values, and provide a variety of lot sizes ranging from conventional urban lots to medium and higher density lots to encourage a mix of housing types and sizes. Higher residential densities (20 dwellings per hectare) should be focussed around activity centres, schools, community hubs and active public open space.

The policy promotes housing forms up to 2 storeys (7.5 metres) with possible 3 storey development within or close to activity centres and active public open space; the planting of indigenous and other typical coastal vegetation around dwellings to create a linkage to the coastal setting; and consistent street tree planting to assist in unifying the appearance of the areas.

To achieve the above outcomes, the policy gives support to:

- The master planning of new growth areas to facilitate the development of diverse, high amenity neighbourhoods which have an identifiable sense of place.
- The preparation of siting and design guidelines to guide the development of high quality and high amenity buildings which evoke a coastal character and create a sense of place.
- The preparation of landscape concept plans which include plans for proposed public open space and street planting to contribute to the amenity and liveability of the new neighbourhoods.

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

The amendment meets the form and content requirements of the Victoria Planning *Provisions*. The use of the UGZ schedule is considered an appropriate tool to apply a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits.

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

The Amendment and the Spring Creek Precinct Structure Plan have been prepared in consultation with affected agencies, who formed part of a Technical Reference Group in the development of the PSP and had input into an exhibited draft framework plan. Amongst others, key relevant agencies included: Department of Environment, Land, Water and Planning, VicRoads, Department of Education and Training, Department of Economic Development, Jobs, Transport and Resources, Country Fire Authority, Corangamite Catchment Management Authority, Barwon Water and Public Transport Victoria.

Submissions have been received from a number of agencies during the exhibition of the Amendment.

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

The Amendment will impact upon the transport system at a local level. It will require upgrades to nearby parts of the regional road network and will allow the creation of a new local road network that will set the future pattern of development in the precinct.

The proposed additions and changes to the existing transport system within the precinct will:

- Provide for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
- Ensure the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Provide local retailing within the Neighbourhood Centre to reduce the need for extended travel.
- Design roads that are of a suitable scale and compatible with the expected travel demand and that provide a suitable scale and impact in relation to likely adjoining development.
- Provide infrastructure through a future Development Contributions Plan, and interim Section 173 Agreements under the Planning and Environment Act 1987, as the demand for relevant infrastructure arises, and provides the opportunity for the efficient construction of items concurrent with subdivisional development.
- Integrate relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

Resource and administrative costs

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

The Amendment has sought to have minimal impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP into the Surf Coast Planning Scheme will facilitate the future orderly and proper planning of the area. In most cases a single subdivision permit will capture all of the development requirements for a particular site. The 7.5 metre discretionary height control will produce additional resource and administrative costs to ensure built form responds to opportunities and constraints presented by individual sites.

Further, the UGZ Schedule 1 has been structured in such a way that the ultimate translation to conventional Victoria Planning Provision zones can occur in a timely and efficient manner once the land has been substantially developed.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Surf Coast Shire Council
1 Merrijig Drive
Torquay VIC 3228

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