

The land affected by the application is located at:

2 Sands Boulevard, Torquay

The application is to:

Amend the Comprehensive Development Plan by:

- Expanding the areas of land designated for residential use and development into areas currently identified as golf course.
- Simplifying the mix of residential land from the current 400 residential lots and 200 medium density lots to a combined 600 residential lots (of any density).

The applicant for the permit is:

Central Real Capital

The application reference number is:

PG26/0003

(Please quote this number when making enquiries)

You may look at the application free of charge and any documents that support the application at the office of the responsible authority:

Surf Coast Shire Council, 1 Merrijig Drive, Torquay VIC 3228

Office hours: Monday to Friday 8.30am – 5.00pm

The application can be viewed online:

<https://www.surfcoast.vic.gov.au/Home>

Any person who may be affected by the approval of the Development Plan can make a submission, clearly stating the grounds on which they support or oppose the Development Plan. All written submissions will be considered by Council prior to a decision being made.

The Responsible Authority will not decide on the application before:

24 APRIL 2026

Information about this notice of application

Why this notice was sent to you

This application may be of interest to the owners and occupiers of land within the Comprehensive Development Zone Schedule 2 or that adjoins the land affected by the proposed amendments to the Comprehensive Development Plan.

We are advertising this application to provide you with the opportunity to raise any concerns with us regarding the application or to show your support for the proposal.

An application to amend a development plan is not subject to statutory notice requirements under the *Planning and Environment Act 1987*.

How to view plans

You are invited to view the application and associated plans at the Surf Coast Shire Planning Offices – 1 Merrijig Drive, Torquay prior to the closing date nominated on the front of the form (during business hours).

The application can also be viewed online through the following link: <https://www.surfcoast.vic.gov.au/Home>

Objections

If you have any concerns that you want Council to consider, these must be submitted in writing before a decision is made on the application. Your concerns should relate to the planning merits of the application and should outline how you are affected.

Council will have regard to submissions received when making its decision.

How to submit an objection

- You can email your objection to us at planningapps@surfcoast.vic.gov.au
- You can mail your objection to us at PO Box 350, Torquay Vic 3228

We will acknowledge receipt of your objection in writing.

Can I appeal against Council's decision?

As this is not a planning permit application the review rights under the *Planning and Environment Act 1987* (the Act) for objectors to a planning permit application are not applicable to this application.

Section 149 of the Act provides that a *specified person* may apply for the review of a decision of the responsible authority to a matter if a planning scheme specifies that the matter must be done to the satisfaction, or must not be done without the consent or approval, of the responsible authority. A *specified person* includes the owner, user or developer of the land directly affected by the matter. Only these people may apply to the Victorian Civil and Administrative Tribunal to review Council's decision in this application.

Other important things to know about making a submission

Privacy

Information in submissions received will be managed in accordance with the *Privacy and Data Protection Act 2014* and the *Privacy and Data Protection Policy* (SC-031). Information received in submissions, other than personal information, may be shared with others, including the applicant.

Petitions

If you submit a petition, all correspondence will be sent to the first name and address listed on the petition. It is the responsibility of this individual to inform all other participants in the petition. A petition is counted as one individual submission irrespective of how many signatures are on the petition.

If you would like to find out more or speak to one of Council's planners, please call 5261 0800 or email planningapps@surfcoast.vic.gov.au