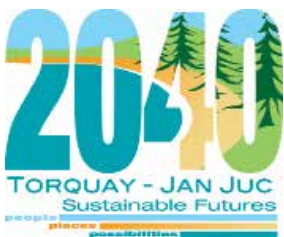


Towards a sustainable future



Sustainable Futures Plan Torquay – Jan Juc 2040

Adopted June 2014

Contents

Executive Summary	3
PART A 1.0 Introduction	5
1.1 Torquay-Jan Juc 2040 Sustainable Futures - a quick project overview	5
1.2 Background to the project	6
1.3 What are the implications of unplanned growth?	7
1.4 What is the Sustainable Futures Plan?	8
1.5 Why do we need the Sustainable Futures Plan?	9
1.6 How was the Sustainable Futures Plan developed?	10
2.0 Context and key facts	11
3.0 Sustainable Futures Plan Torquay-Jan Juc 2040	12
3.1 Introduction	12
3.2 Values and principles for managing growth	14
3.3 High level overview of the Sustainable Futures Plan (SFP)	17
3.4 How the Sustainable Futures Plan delivers the values and associated principles	19
3.5 General guidelines for new development areas	22
3.6 Guidelines for the Torquay North growth precinct	23
3.7 Guidelines for the Central Torquay growth precinct	25
3.8 Guidelines for the Jan Juc growth precinct	27
4.0 Delivering the SFP	29
PART B 1.0 Introduction	29
1.1 How was the Sustainable Futures Plan developed?	29
2.0 Engagement and consultation before and during the project	30
2.1 Prior community engagement	30
2.2 Consultation process for the Torquay-Jan Juc 2040 Sustainable Futures project	31
3.0 Values and principles for growth	32
4.0 Scenarios for growth	33
5.0 Stakeholder feedback and analysis	34
5.1 Introduction	34
5.2 Summary of feedback	34
5.3 Summary of all stakeholder feedback and analytic response	37
5.4 Conclusion on stakeholder feedback	39
Appendix 1: Summary of the 2040 Context Report	40
Appendix 2: The three scenarios for growth	43
Appendix 3: Summary – Community and developer/land owner feedback	46
Appendix 4: Summary of input from Technical Working Group	52

Executive Summary



The *Torquay-Jan Juc Sustainable Futures 2040* project reviews the scale, timing and location of growth in Torquay-Jan Juc – taking into account community aspirations and shire, regional, state and global trends – as the basis for developing a 30-year Growth Management Plan for the township.

With a 5.1 per cent growth rate for 2008-2009 (based on ABS figures) Torquay-Jan Juc is among Victoria's fastest growing areas, which necessitates planning and careful management to ensure sustainable growth.

The project's vision is to '*Foster a liveable, cohesive, connected community enjoying quality of life now and ensuring protection of these elements for future generations*'.

The key output from the project is the Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040, a high level strategic document that aims to provide clear policy directions for the township's growth over the next 30 years.

The SFP is structured around five core values and principles, which reflect the community's aspirations as identified during the project's three engagement phases and consultation undertaken as part of previous community planning initiatives (e.g. *2020 Vision 1996, Your Visions 2004*).

The five values are:

- Value 1:** Places for People – The importance of a close knit community
- Value 2:** The Natural Environment – Protecting and enhancing the natural environment
- Value 3:** The Built Environment – Fostering the unique coastal look and feel
- Value 4:** Services and Infrastructure – Planning for services and infrastructure with development, and
- Value 5:** A Local Economy – Providing employment opportunities locally.

A detailed *Context Report* was prepared as the basis for building a series of assumptions for developing the future growth scenarios and the SFP. The data in this report was drawn from various sources.



Executive Summary (continued)

The SFP:

- articulates five core values and principles, which together act to respect the sense of place and provide a basis for managing growth
- achieves a level of growth that responds to the State Government's population expectations for Torquay-Jan Juc by setting a target for the next 30 years of between 25,000-30,000 people (around 15,000 to 16,000 new residents and just over 6,000 new lots)
- confirms the town boundary, which includes the 1km Spring Creek corridor west of Duffields Road, and seeks to protect non-urban breaks around the boundary
- identifies a number of known key environmental assets and confirms that these do not present specific environmental barriers to development within the existing town boundary
- directs new development to respect and respond to significant environmental assets, and to ensure their future conservation
- identifies three distinct neighbourhoods (each providing a range of services to support existing and new communities) and their respective new growth areas:
 - **Torquay North** – Torquay North and Messmate Road and Torquay North East (subject to further investigation)
 - **Central Torquay** – Duffields Road East and North Spring Creek
 - **Jan Juc** – South Spring Creek
- establishes that most of the township's growth will be located in the Torquay North neighbourhood with more than 10,000 people living there by 2040, which is double the growth proposed for west of Torquay
- identifies land for employment growth, uses open spaces and creek corridors for connections and pathways, provides a public transit corridor between Armstrong Creek and Torquay North, and includes proposals for three state schools and an arts centre
- provides overall guidelines for all growth areas and specific guidelines for each new growth area, which seek to address environmental, social and economic issues, including infrastructure and services provision
- outlines there is no requirement to go beyond the current town boundary for the next 30 years (based on current data)

- supports a retail hierarchy with Gilbert Street as the major centre for the township and two new retail areas in Torquay North and South Spring Creek providing services to their surrounding neighbourhoods
- acknowledges community concern about proposed development in the Spring Creek corridor and outlines a set of guidelines to ensure future development of this area aligns with the values and principles, and
- describes the steps required to implement the SFP, including through the Surf Coast Shire Planning Scheme.

Together, the values, principles and guidelines articulated in the SFP provide a framework for assessing new development proposals and ensuring future growth is sustainably managed.

Engaging and consulting with the community, developers/land owners and other stakeholders throughout the project identified:

- confirmation of the need for a plan to manage growth
- overall support for the values and principles, and a desire to see these embedded into the Surf Coast Shire Planning Scheme
- general acknowledgment of a population of 25,000-30,000 people by 2040
- broad agreement and support for growth in the Torquay North neighbourhood
- a full range of views regarding development in the Spring Creek corridor, from no development and low-density development through to standard residential and higher density development, and
- some commenting that the final view expressed in the SFP represented a sensible and logical outcome to the community engagement process.

In summary, the key points are:

- there was agreement from most consulted about the need for a plan to manage growth
- development in Spring Creek remains the key issue with the values and principles articulated in the SFP providing a foundation for negotiating the final outcome for this area, and
- the SFP seeks to strike a balance between the range of stakeholder views by providing a framework for the sustainable development of Torquay-Jan Juc over the next 30 years.

1.0 Introduction



1.1 Torquay-Jan Juc 2040 Sustainable Futures - a quick project overview

The purpose of the *Torquay-Jan Juc 2040 Sustainable Futures* project has been the development of a Growth Management Plan (GMP) for the Torquay-Jan Juc township.

The project represented a partnership between the Victorian State Government Department of Planning and Community Development (DPCD) and the Surf Coast Shire (SCS). Its primary aims have been to review the scale of population growth in the township while considering shire, regional and global trends, and to identify potential solutions to managing such growth.

Community engagement has been a critical project component. As such, Torquay-Jan Juc 2040 Sustainable Futures represented a collaborative process that involved many stakeholders in developing a plan for the township's future.

Key project stakeholders included local residents, community members and interest groups, developers/land owners, service providers and other relevant agencies, and State Government departments.

The project's vision, as articulated in Torquay-Jan Juc 2040 Sustainable Futures (November 2009) was to:

Foster a liveable, cohesive, connected community enjoying quality of life now and ensuring protection of these elements for future generations.

The key project deliverables were:

- Development of a Growth Management Plan (GMP) for Torquay-Jan Juc underpinned by guiding principles that balance economic, social and environmental issues. To be titled Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040, it was intended that key elements of the plan would be incorporated into the Surf Coast Shire Planning Scheme.
- Development of a stronger community understanding about growth and the limits of growth as it relates to sustainability and the development challenges for the future.

As a guide for the sustainable development of Torquay-Jan Juc over the next 30 years, the plan provided a core input to the G21 Regional Growth Plan.

This document is divided into two parts:

- Part A outlines the Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040, and
- Part B documents how the SFP was developed.

A separate *Context Report* is also available as a working background document and contains the data and assumptions used in the SFP.



1.2 Background to the project

During 2008, Surf Coast Shire Council developed a draft Framework Plan for the Spring Creek corridor, which at the time was located outside Torquay-Jan Juc's western town boundary.

The draft plan identified some 700 hectares of potential development land and projected population growth of 12,000-14,000 people. Council subsequently received nearly 3,000 written submissions raising concerns about the proposed scale of growth and its likely impact on the township's future character and amenity.

This significant community response led to Council abandoning the draft Framework Plan and deciding to embark on a project, to be called *Torquay-Jan Juc 2040 Sustainable Futures*, which would develop a Growth Management Plan for the township.

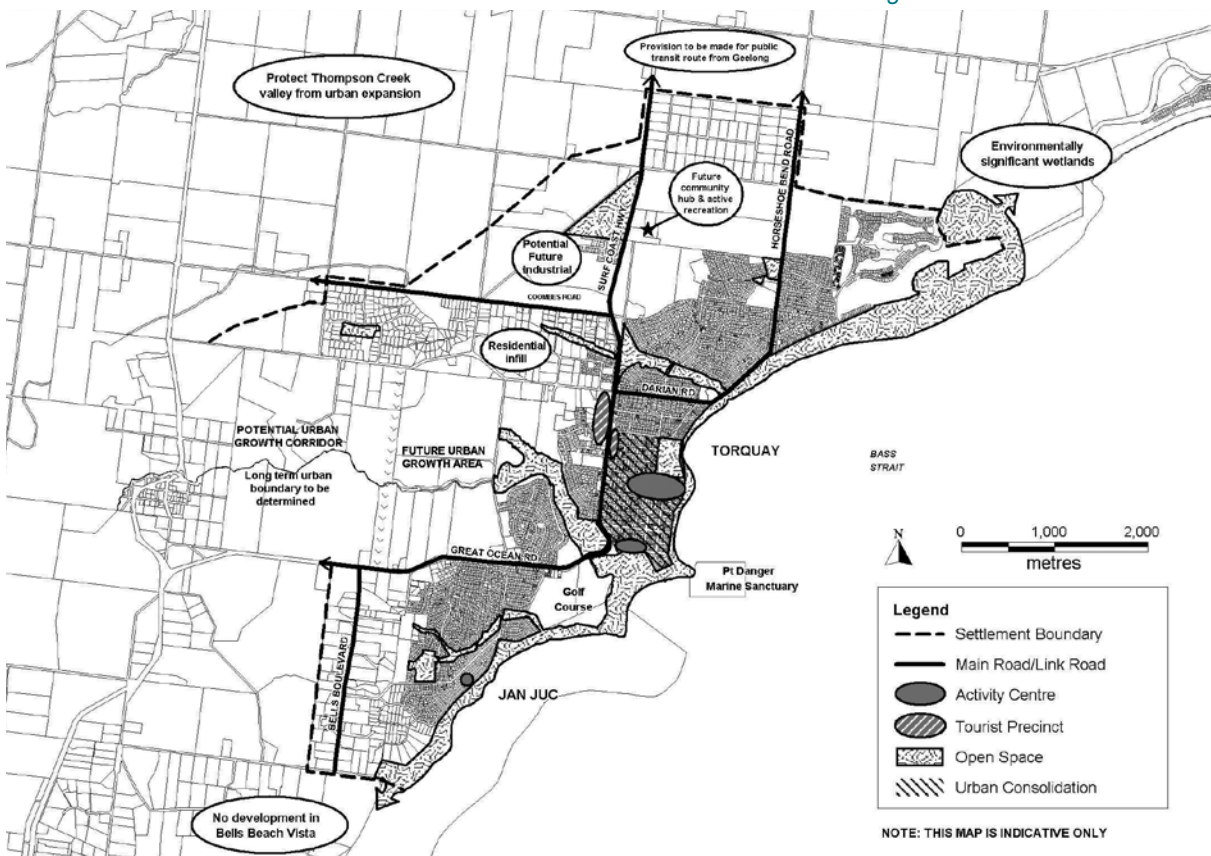
In 2009, Council formally adopted an amendment to the Surf Coast Shire Planning Scheme: *Amendment C37*. First introduced in the *Torquay-Jan Juc Structure Plan (2007)*, this amendment referred to the first kilometre west of Duffields Road as a 'Future Urban Growth Area'. It also covered a range of other planning controls relating to car parking, building forms and vegetation removal in various township areas.

Given the outcomes from the draft Framework Plan for the Spring Creek corridor (which includes the area covered by *Amendment C37*), in adopting the amendment Council noted the work already underway on *Torquay-Jan Juc 2040 Sustainable Futures* and allowed for a review of the first kilometre west of Duffields Road. It was agreed that no land rezonings would be supported in this area until the 2040 project was completed.

In May 2010, the former Minister for Planning approved the *Amendment C37* adopted by Council, which included the first kilometre west of Duffields Road within the Torquay-Jan Juc settlement boundary.

Many local community members have since expressed frustration about the former Minister's decision, which has often been raised as an issue during the community engagement process for the *Torquay-Jan Juc 2040 Sustainable Futures* project.

Map 1 shows the current Framework Plan at Clause 21.08 of the Surf Coast Planning Scheme.



1.3 What are the implications of unplanned growth?

During the process of developing the SFP, there was much discussion about growth in Torquay-Jan Juc and the likely implications of unmanaged growth.

In the past two decades, the need to plan and manage new development appropriately has become increasingly evident. There are many examples in Australia and overseas where growth has been unplanned or poorly planned. Equally, there are also many good examples where growth has been planned well to integrate with the existing surrounds.

Unplanned and unmanaged growth can mean:

- no clear boundaries and urban sprawl in many directions, typically driven by developers/land owners or purely by market forces, which over time can see towns blending into one another as they grow outwards with no limits
- towns expanding faster than municipalities can cope, resulting in growth exceeding capacity and straining existing infrastructure and services
- loss of an area's unique character through the creation of kilometres of undifferentiated developments
- damaging impacts on the natural environment and native habitat as development proceeds with no controls over protecting key environmental assets

- escalating social costs due to services and facilities not being costed and therefore not being provided with new development or provided in an unprioritised/unplanned way
- the type, form and density of development being driven solely by market forces with no checks and balances applied, which can lead to little diversity or choice
- new communities that are not connected in any way, and/or
- new development focused purely on residential development with little or no planning for other services, facilities and employment nodes.

Given the above, the better alternative is to have a plan that clearly sets out what matters and what is negotiable. This is the primary purpose of a Growth Management Plan, which seeks to provide guidance on managing the sorts of issues identified above and to ultimately achieve future development that integrates well with its surrounding area.



1.4 What is the Sustainable Futures Plan?

The overall aim of the *Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040* is to manage growth by providing a clear direction for where growth is to occur and guidelines relating to its scale and timing over a specified period. In this case, the SFP looks at the next 30 years to 2040.

In the context of Torquay-Jan Juc, the concept of sustainability in managing future growth is extremely important to the community. Sustainability is very difficult to define and there is no one definition. The SFP does not intend to define sustainability but instead focuses on balancing the environmental, social and economic aspirations of Torquay-Jan Juc's stakeholders as key components of their desire to work together towards a shared vision of sustainable future growth.

The SFP achieves this balance through five core values and principles (outlined in detail in Section 3.2) and represented through the following three stakeholder aspirations:

■ Environmental

The natural environment is a core asset for the township and the impact of new development will be managed in a way that ensures key environmental assets are protected. This will include protecting creek corridors, exploring new ways to provide key services (e.g. water and energy) and fostering current and emerging sustainable building design.

■ Social

Continuing commitment to growing a strong and healthy community with a sense of place, along with the provision of a range of community facilities that will be easily accessible within sustainable neighbourhoods and delivered in conjunction with new development.

■ Economic

The provision of local jobs, near to where people live, is a key to sustainability (e.g. by reducing travel time for residents and providing the foundations of a sound local economy). The SFP encourages local employment that will build on the surf and tourism industries already important to the township. It also acknowledges the roles of Armstrong Creek and Geelong as providers of regional employment, retail, health and community facilities that will complement those provided in Torquay-Jan Juc.

In summary, the five core values are:

Value 1: Places for People

The importance of a close knit community

Value 2: The Natural Environment

Protecting and enhancing the natural environment

Value 3: The Built Environment

Fostering the unique coastal look and feel

Value 4: Services and Infrastructure

Planning for services and infrastructure with development, and

Value 5: A Local Economy

Providing employment opportunities locally.

The SFP aims to provide clear policy directions relating to the township's future, which enable State Government, Council, the community and other stakeholders (including developers/land owners) to assess future development proposals against a set of principles and a strategic framework.

As such, the SFP will inform Council decisions and priorities regarding the provision of services and infrastructure (e.g. community facilities, roads, paths and open space) and assist Council in advocating and committing key players to contributions for specific facilities, including developers and State Government.

Ultimately, its purpose is to provide direction and a level of certainty that supports Council in taking a leadership role in dealing with growth issues and opportunities at a local level with the community and other stakeholders.

1.5 Why do we need the Sustainable Futures Plan?

Torquay-Jan Juc's growth has to date been guided by a series of structure plans, the first of which was developed in the 1980s and the most recent in 2007. In the past few years however, high rates of growth and pressures resulting from significant change have encouraged a broader view of how the township's future growth should be managed.

From a state and regional perspective, various State Government policies (e.g. *Great Ocean Road Strategy*) and documents such as the G21 Strategy acknowledge Torquay-Jan Juc as an identified growth node for the region, similar to towns like Ocean Grove and Colac.

The township and its surrounds are recognised as among Victoria's fastest growing areas. From 2008-2009 for example, Australian Bureau of Statistics figures show a 5.1 per cent growth rate for the Surf Coast East area, which includes Torquay-Jan Juc, compared to 2.1 per cent for Barwon and 2.2 per cent for Victoria. This high growth rate needs careful management into the future.

In addition, during the summer months the township's population increases substantially. Between December 2009 to January 2010 for example, the combined peak overnight population for Torquay-Jan Juc and Bellbrae was 27,000 people. (Source: *Geelong Economic Indicators 2009-2010*)

Some of the reasons growth will continue to occur include:

- ❖ Torquay-Jan Juc is a special place to live. Its natural environment and beaches will continue to attract new residents seeking its beauty and lifestyle. Many have already come here for these reasons and generally acknowledge the need to share, rather than locking the door to newcomers.
- ❖ The vacant land already zoned residential to the north and to the east of Duffields Road will be developed over the next 10 or so years.
- ❖ Torquay-Jan Juc has and will continue to play a role in accommodating some growth in the region. The township has already been identified as an area for growth for several years and, as one of Victoria's fastest growing regions, its future growth will continue to be significant. Its accessibility to Melbourne and Geelong for employment and services, and its coastal location will continue to attract new residents.

- ❖ The town boundary has been determined as part of the Torquay-Jan Juc Structure Plan process and subsequent Amendment C37.

Planning for growth therefore needs to be:

- socially, environmentally and economically sustainable
- aligned with community values and aspirations
- flexible to adapt to changing conditions
- beneficial to the township, and
- aligned with physical and social infrastructure.

The growth management philosophy for Torquay-Jan Juc is driven by the five core values and associated principles developed by the community through the community engagement process that formed part of this project.

These values and principles assist in providing a clear direction and a foundation for developing a future plan describing where, when and how Torquay-Jan Juc will grow. This will allow growth to happen in a managed and effective way, which includes ensuring the ongoing provision of services and infrastructure coincides with the needs of the new population.

1.6 How was the Sustainable Futures Plan developed?

The *Torquay-Jan Juc 2040 Sustainable Futures* project represented a new way of linking future land use with the community's aspirations for its future.

The project was designed to develop a Growth Management Plan for Torquay-Jan Juc that:

- looked at community aspirations and considered all stakeholder views
- sought to preserve the community and region's strengths
- outlined what level, scale and direction of growth was sustainable
- defined a local sense of place, and
- looked at regional and global factors.

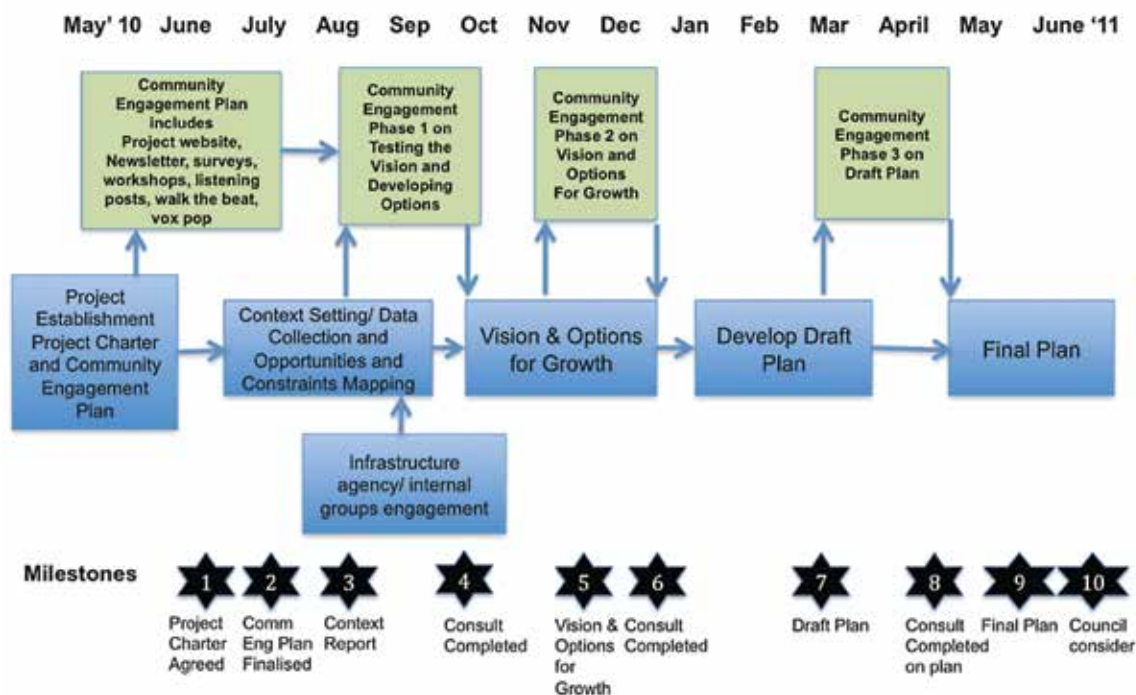
The SFP was developed through community consultation and stakeholder engagement. The process started with a visioning exercise to develop values and principles that then informed scenarios for growth and a draft SFP.

During the initial community engagement process undertaken for this project, some community members indicated a preference for a 'no growth' scenario while other stakeholders were comfortable to see growth happen.

Residents generally acknowledged newcomers were attracted to the township by the same reasons that originally drew them to the area. Many recognised that it was about sharing the place while planning and managing for future population growth. Nearly all supported the concept of a plan to manage growth and guide the future of their place.

The Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040 represented the project's key output and was developed over an 18-month period. The timeline below highlights its key phases.

TIMELINE FOR T/JJ 2040 PROJECT



1.7 Where does the Sustainable Futures Plan fit in?

The SFP aims to guide future development within Torquay-Jan Juc. It forms part of the planning policy documentation for the township, which includes the Torquay-Jan Juc Structure Plan (2007).

The SFP will initiate a new amendment to the Surf Coast Shire Planning Scheme incorporating the plan's key elements.

2.0 Context and key facts



A detailed *Context Report* was prepared to support the SFP's development. Information from this report, combined with feedback gathered via the community engagement process, contributed to the preferred Growth Management Plan.

A summary of the key influences from the *Context Report* are detailed below.

- Trends in population growth, including recognition that the Surf Coast Shire and particularly Torquay-Jan Juc have experienced high levels of growth in recent times.
- State Government policy identifying Torquay-Jan Juc as a growth area in the region, in which a residential density of at least 15 lots per hectare should be achieved.
- Regional development, particularly the Armstrong Creek development, will significantly influence Torquay-Jan Juc.
- Torquay-Jan Juc's character and sense of place are clearly articulated in various documents, including *2020 Vision* (1996), *Your Visions* (2004) and *Torquay-Jan Juc Neighbourhood Character Study* (2006).
- No specific barriers (e.g. environmental issues, flooding, cultural heritage, wildfire) have been identified that would prevent growth within the current town boundary.
- Ninety per cent of houses in new development areas (e.g. The Quay, Ocean Views) are being taken up by permanent residents.
- The provision of key services and infrastructure (e.g. schools, retail areas, open space, community facilities) is critical for new areas and supports future growth. Newer developments now incorporate planning and funding processes related to services and infrastructure.
- Improved public transport will underpin Torquay-Jan Juc's future development, including connection to Armstrong Creek.
- The current and future road hierarchy will play an important role in any new development.
- Tourism is an important economic driver in the townships. Armstrong Creek is expected to create additional visitation opportunities, particularly in relation to day trippers.
- Local employment is focused in the building and tourism industries. Providing industrial and commercial-zoned land to support these is important. Large-scale employment opportunities will also be provided in Armstrong Creek and the City of Greater Geelong.
- Current localised forecasts indicate a likely population of 20,000 people for Torquay-Jan Juc by 2020. This relies on growth in broad hectare areas now zoned residential (e.g. Torquay North).
- The addition of growth areas in the Spring Creek corridor one kilometre west of Duffields Road and north-west of Messmate Road to the existing ridgeline will likely result in an estimated population of 25,000 to 30,000 people by 2040.
- The Department of Planning and Community Development's Urban Development Program (2009) estimates that Torquay-Jan Juc has 15 years supply of zoned land and 15 years supply of unzoned land (based on demand rates of 225 lots per year).
- Surf Coast Shire estimates the township has 12 years supply of zoned land and another 13 years supply of future residential land (based on higher demand rates of 260 lots/dwellings per year in greenfield areas).
- The opportunity for the equivalent of three primary schools and one government secondary school exists in the next 30 years.

3.0 Sustainable Futures Plan Torquay-Jan Juc 2040

3.1 Introduction

The Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040 is a high level strategic document that sets out a sustainable future for Torquay-Jan Juc for the next 30 years. It is driven by a set of values and principles by which development should be planned.

The plan provides:

- values and principles for growth to ensure development in Torquay-Jan Juc aligns with the sense of place and future growth supports and fosters communities
- a high level overview of the suitable spatial locations for future growth in the township
- the broad guidelines for growth that will apply to new growth areas in the north and west, and
- specific guidelines and high level infrastructure requirements for each growth area.

The SFP's vision is to:

Foster a liveable, cohesive, connected community enjoying quality of life now and ensuring protection of these elements for future generations.

After considering all the stakeholder feedback and discussions during the three phases of consultation, it became clear the SFP cannot be a document that dictates exact population growth and number of new lots. Rather its purpose is to provide policy and clarity at a strategic level on where, when and how growth can occur.

Detailed planning, as part of the usual planning approval process, will resolve the specifics on how each new area will develop.

Places for People – a close knit community

- Sustainable and well serviced neighborhoods
- Walking and cycling paths
- Shared spaces and integrated services
- 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
- Protect and maintain existing natural assets

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
- 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 multiuse facilities and shared spaces
- Facilities to service the population (ie: 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
- Encourage local business to work together to create complimentary offers

Sustainable Futures Torquay – Jan Juc 2040 map



LEGEND			
	Existing residential		Future low density residential
	Existing low density residential		Future residential land
	Activity Centre		New neighbourhood hub
	Existing employment land		Future employment land
	Residential zoned land		Potential private school
	Open space/access ways/buffers		Potential government school
	Urban consolidation		Potential activity centre
	Main Roads		Torquay North
			Torquay Central
			Jan Juc

3.2 Values and principles for managing growth

The following five core values and associated principles were developed in consultation with the community and build on previous community planning work (e.g. 2020 Vision, 1996 and Your Visions, 2004).

Together with the vision statement, these core values and principles represent the SFP's foundation. They provide a framework for Torquay-Jan Juc's future development and address the need to balance stakeholders' sustainability aspirations (i.e. environmental, social and economic).

Value 1: Places for People

The importance of a close knit community

Without exception, the people of Torquay-Jan Juc agree that they live in a close-knit community where 'everybody says hello and knows your name'. The surf culture 'vibe' and artistic ambience underpin this way of being and are core ingredients in the township's identity.

Many residents are active participants in the local community, either through volunteering activities or involvement in decision-making processes. The natural environment for example represents one area in which the community is particularly active. Community members value such participation and would like opportunities to continue to be involved in decision-making processes.

The community prides itself on being active and healthy with many residents attracted to Torquay-Jan Juc by its lifestyle, health and wellbeing attributes.

Associated principles

- Sense of community and a village atmosphere delivered through well-designed, sustainable neighbourhoods.
- Walking and cycling paths linked throughout Torquay-Jan Juc and enabling access to key services within neighbourhoods (e.g. services provided within a 400m-800m radius).
- Acknowledging, facilitating and promoting the local arts community through the provision of dedicated arts facilities.
- Provision of shared spaces and co-located services (e.g. retail, education, community and open space facilities).

Value 2: The Natural Environment

Protecting and enhancing the natural environment

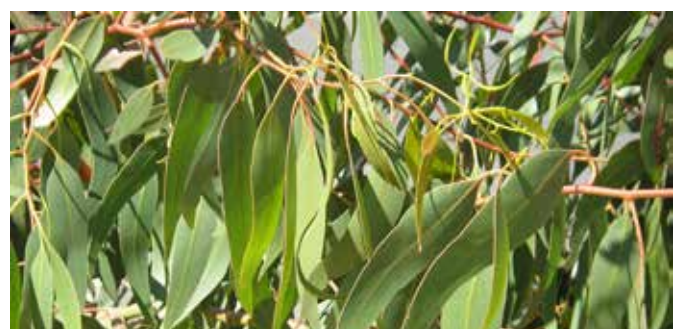
Everyone agrees that Torquay-Jan Juc is renowned for its unique natural environment, which includes pristine beaches, surf breaks, coastal and rural settings. This environment is the township's number one asset.

The local community sees the need to maintain and improve Torquay-Jan Juc's green spaces and beaches as vitally important. The rural land surrounding the township also plays a significant role in providing non-urban breaks and land for local produce. The concept of non-urban breaks is fundamental to reinforcing the township's sense of place, including helping to maintain the experience associated with arriving in Torquay-Jan Juc from other areas.

Any land for new development therefore needs to ensure it is designed to encompass the township's environmental assets and reflect its coastal look and feel.

Associated principles

- Protection of bush and beach environments with green spaces to be accentuated and protected.
- A clear town boundary.
- Non-urban breaks and potential use of these areas for eco-tourism and local produce.
- Provision of key buffers to protect vegetation and soften views to development.
- Protection and maintenance of existing natural assets (e.g. creek corridors).



Value 3: The Built Environment

Fostering the unique coastal look and feel

People expressed a strong desire for a less urban approach to development. This included steering clear of suburban-type developments and avoiding 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. Variations in density, block size and housing stock (e.g. apartments, units, houses) would provide greater capacity to cater for different life stages (e.g. first home buyer, growing family, empty nester, retiree, senior).

Many people would also like to see more affordable housing options for their children and future generations.

Associated principles

- Encourage new development to provide diverse and affordable housing options for all life stages.
- Provide densities that reflect neighbourhood character. In sensitive areas, lower densities may be warranted.
- Encourage developments that respond to the local environment and incorporate the latest in sustainable design (e.g. recycled water).
- Build on the coastal character by incorporating contemporary designs that fit with the coastal look and feel.
- Assess the timing of new development proposals against the need for land supply, the completion of existing development areas, the availability of infrastructure and growth in the broader regional context.



Value 4: Services and Infrastructure

Planning for services and infrastructure with development

Many people expressed concern about current infrastructure and services provision not keeping up with Torquay-Jan Juc's development. The lack of adequate facilities to support young families, including access to local schools, was cited as a case in point. Others frequently mentioned the need for a dedicated community arts facility and a local aquatics centre.

A strong desire exists among the community to ensure services are provided with new development. This includes services and choices in housing stock to support all life stages, such as elderly residents who may wish to continue living in the same environment as their care needs increase (known as 'ageing in place').

Associated principles

- Plan and deliver services and infrastructure in association with new development, including staging developer contributions to match new residential dwellings.
- Ensure active and passive open space areas are provided to service new and existing communities.
- Plan for distinct well-serviced communities (i.e. Jan Juc, Central Torquay, Torquay North).
- Improve public transport to and from Torquay-Jan Juc and within the township, and enhance internal pathway systems for cycling and walking.
- Develop community hubs with multi-use facilities and shared spaces.
- Ensure services are distributed effectively amongst established and new growth areas.
- Ensure a range of facilities are provided to cater for different life stages, from early years to 'ageing in place'.
- Distribution of recycled water into new subdivisions.

Value 5: A Local Economy

Providing employment opportunities locally

The Torquay-Jan Juc community displays a keen appreciation of all things local, unique and creative, as evidenced by its strong culture of supporting local business and industry.

The township's existing surfing and tourism industries can continue to be built upon and strengthened while urban agriculture and local food production represent potential growth industries. Others could include local construction, outdoor recreation, services for young people, aged services and expansion of the local retail economy.

Gilbert Street is to be maintained as the major retail centre for Torquay – Jan Juc supported by two new retail centres in Torquay North (neighbourhood activity centre) and in South Spring Creek (neighbourhood/ local activity centre).

Associated principles

- Build on the local surf industry and support its continuing growth.
- Support new local industries in locating to the West Coast Business Park in Torquay North and leverage off new employment areas in Armstrong Creek.
- Continue to support the tourism industry in and around Torquay-Jan Juc, including by developing a diverse range of tourist accommodation offers and Gilbert Street, Surf City and Bell Street continuing to offer tourist retail attractions.
- Encourage local business to work together to create unique complementary offers within the area.
- Support the local retail economy and service industries, and encourage their growth within defined areas and reinforce Gilbert Street as the key retail centre for Torquay – Jan Juc.



3.3 High level overview of the Sustainable Futures Plan

The following 30-year growth picture for Torquay-Jan Juc aims to provide a manageable and responsive way forward. It is based on the five core values and principles, and takes into account relevant opportunities and constraints while seeking to address the stakeholder feedback provided via the community engagement process.

The plan estimates Torquay-Jan Juc's sustainable total population level over the next 30 years at 25,000-30,000 people, which incorporates around 15,000-16,000 new residents and over 6,000 new residential lots. These figures are provided as a guide and represent a medium growth outcome in the context of the scenarios discussed during the Phase 2 consultation.

New growth areas have been identified in the three neighbourhoods below. The majority of the growth is located in the Torquay North area with provision for more than 10,000 residents while the other growth areas – Central Torquay and Jan Juc – will accommodate around 5,800 new residents.

Torquay North consisting of:

- Torquay North and Civic – comprising the current residential zoned land adjacent to the new Community and Civic Precinct, accommodating approximately 2,400 new lots and 5,700 new residents (approved development), and
- Messmate Road – comprising part of the land between Messmate Road and the ridgeline boundary, accommodating approximately 600 new lots and 1,400 new residents.
- Torquay North East - comprising potential future residential land to the east of Horsehoebend Road capable of accommodating approximately 760 lots and 1,750 new residents.

Central Torquay consisting of:

- Duffields Road East – comprising the current residential zoned land east of Duffields Road where subdivision has already commenced, accommodating approximately 610 new lots and 1,400 new residents (approved development), and
- North Spring Creek – comprising land west of Duffields Road and north of Spring Creek to the western town boundary, accommodating approximately 1,200 new lots and 2,800 new residents.

Jan Juc consisting of:

- South Spring Creek – comprising land west of Duffields Road and south of Spring Creek to the western town boundary, accommodating approximately 700 new lots and 1,600 new residents.

In addition, opportunities to redevelop existing sites in the Central Torquay and Jan Juc neighbourhoods offer further potential for growth. These 'urban infill' areas are identified in the Surf Coast Shire Planning Scheme and include Briody Drive, the Torquay Central multi-dwelling development and the north-west section of Jan Juc. Current estimates indicate 800 new residents in Central Torquay and 670 in established Jan Juc by 2030 (based on planning scheme forecasts and data provided by ID Consulting).

These following key assumptions underpin the above forecasts:

- an average of 2.3 persons per household
- densities ranging between 12 and 15 lots per hectare, and
- ninety per cent permanent occupancy rate in new growth areas.

The separate Context Report, prepared as a working document for the SFP, contains more detail about the assumptions on which the forecasts are based.

The SFP presents a range of figures to be used as a guide to development. It cannot provide absolute figures due to the number of variables and external factors. Worth noting for example is a State Government policy requirement to achieve a minimum density of 15 lots per hectare. It is anticipated that the SFP will achieve this overall figure over the next 30 years.

The concept of staged development was included in the discussions of the three growth scenarios (refer to Part B) as a possible mechanism to manage the pace of growth. This concept attracted much discussion during the submission phase, particularly from the community, developers/land owners and Department of Planning and Community Development representatives.

While there are some positives associated with a staged development approach, there are equally issues against it, including potential over-inflation of land prices by limiting supply. Predicting the rate of land take-up is also difficult.

These issues are best addressed by Council assessing each new development proposal against criteria that includes the SFP's values and principles, the need for land supply, the completion of existing development areas, the availability of infrastructure and the broader regional context.

Key elements worth noting in the SFP include:

- confirming a town boundary and protecting non-urban breaks around the boundary for uses such as eco-tourism and local produce
- urban growth beyond the town boundary is not proposed and the maintenance of a non-urban break to Bellbrae and Armstrong Creek will protect the balance of these corridors from urban development
- providing self-sufficient and accessible neighbourhoods offering a range of local services (e.g. retail, community, education, open space) and enabling residents to walk, cycle or travel short distances by car to the services they need

- providing land for employment growth
- using open space and creek corridors for connections and pathways with further open space land to be identified during the detailed planning for each area
- incorporating the transit corridor between Armstrong Creek and Torquay-Jan Juc into the Messmate Road growth area
- the potential for the equivalent of three primary schools and a secondary school in the township
- supporting a retail hierarchy with Gilbert Street as the major centre for the township and two new retail areas in Torquay North and South Spring Creek providing services to their surrounding neighbourhoods.
- the inclusion of a Further Investigation Area to the north east of Horsehoe Bend Road. The potential of this land for urban development is to be further investigated.

The SFP's development also highlighted the challenges presented by the population shifting to a more permanent one, particularly in relation to the provision of all forms of tourist accommodation including caravan parks. Further work will be undertaken during the implementation phase to ensure this accommodation continues to be provided. Such work will include identifying appropriate locations.



3.4 How the Sustainable Futures Plan delivers the values and associated principles

The table below outlines how the SFP will deliver each of the five core values and associated principles, which represent the plan’s major drivers.

Values and associated principles	How the SFP will deliver the values and associated principles
<p>Value 1: Places for People – The importance of a close knit community</p> <ul style="list-style-type: none"> • Sense of community and a village atmosphere delivered through well-designed, sustainable neighbourhoods. • Walking and cycling paths linked throughout Torquay-Jan Juc and enabling access to key services within neighbourhoods (e.g. services provided within 400m-800m radius). • Acknowledging, facilitating and promoting the local arts community through the provision of dedicated arts facilities. • Provision of shared spaces and co-located services. 	<ul style="list-style-type: none"> • Provides for three sustainable neighbourhoods: Torquay North, Central Torquay and Jan Juc. • Future growth to ensure provision of a range of services that help to maintain each neighbourhood’s community feel, by providing shared spaces and integrated services within reasonable walking/cycling distance (targeted 800m radius). • Walking and cycling paths will be provided along creek corridors and open space areas to connect services and facilities within neighbourhoods and to the rest of the town for example improving access to the Grossmans Road schools. • A dedicated arts facility will be explored in one of the new growth areas.
<p>Value 2: The Natural Environment – Protecting and enhancing the natural environment</p> <ul style="list-style-type: none"> • Protection of bush and beach environments with green spaces to be accentuated and protected. • A clear town boundary. • Non-urban breaks and potential use of these areas for eco-tourism and local produce. • Provision of key buffers to protect vegetation and soften views to development. • Protection and maintenance of existing natural assets (e.g. creek corridors). 	<ul style="list-style-type: none"> • Provision of a clear town boundary and non-urban break to Geelong and Bellbrae to protect the Thompson Creek valley and balance of the Spring Creek valley. • No further growth proposed to the west of the current town boundary in the Spring Creek area. • A number of key environmental assets are known but do not present as specific environmental barriers to development within the existing town boundary. • New development will need to respect and respond to significant environmental assets and ensure their conservation. • Wetlands to the east protected from urban development. • Environmental guidelines to be developed and applied to new development (e.g. guidelines to soften views to development along roadways). • Buffers to be provided along creek corridors and used to create a network of access pathways, enabling movements between neighbourhoods and the rest of the town.

Values and associated principles

How the SFP will deliver the values and associated principles

Value 3: The Built Environment –

Fostering the unique coastal look and feel

- Encourage new development to provide diverse and affordable housing options for all life stages.
- Provide densities that reflect neighbourhood character.
- Encourage developments that respond to the local environment and incorporate the latest in sustainable design (e.g. recycled water).
- Build on the coastal character by incorporating contemporary designs that fit with the coastal look and feel.
- Assess the timing of new development proposals against the need for land supply, the completion of existing development areas, the availability of infrastructure and the broader regional context

- Planning and development policy to focus on encouraging a range of housing options at suitable densities to cater for the population's diverse needs and reflect the coastal look and feel.
- Planning controls encouraging new development to be planned in a way that responds to the area's natural features and ensures significant vegetation areas are protected. This includes the use of buffers along creek corridors to protect important features.
- Planning policy and standards to encourage the latest sustainable design techniques wherever possible.
- Planning policy will also strive to manage the timing of new developments to ensure they come on stream at appropriate times.
- The SFP specifies a range of guidelines for each new growth area. These will be translated into the planning scheme.

Value 4: Services and Infrastructure –

Planning for services and infrastructure with development

- Plan and deliver services and infrastructure in association with new development, including staging developer contributions to match new residential dwellings.
- Ensure active and passive open space areas are provided to service new and existing communities.
- Distinct well-serviced communities: Jan Juc, Central Torquay, Torquay North.
- Improve public transport to and from Torquay-Jan Juc and within the township, and enhance internal pathway systems for cycling and walking.
- Develop community hubs with multi-use facilities and shared spaces.
- Ensure services are distributed effectively amongst the established and new growth areas.
- Ensure a range of facilities are provided to cater for different life stages, from early years to 'ageing in place'.
- Distribution of recycled water into new subdivisions.

- SFP clearly outlines the higher order services needed in each new growth area (e.g. retail, community, schools, open space).
- Once the SFP is finalised, existing developer contribution plans will be updated to ensure developers contribute to services.
- The township's three neighbourhoods to provide a range of services so that residents don't have to travel far to access shops, schools, community and recreation facilities.
- New facilities to be integrated as multi-purpose hubs and open space areas to be shared.
- Open space areas to be provided in each new growth area and identified as part of the detailed planning.
- Planning controls to enable services to be provided as new development occurs, minimising pressure on other areas.
- Services and facilities to be planned to cater for different life stages (e.g. around learning and early years care for younger people, older people planning for retirement).
- A transit corridor from Armstrong Creek to Torquay is proposed, providing improved public transport services to and from the town and better services within the town.

Values and associated principles

Value 5: A Local Economy –

Providing employment opportunities locally

- Build on the local surf industry and support its continuing growth.
- Support new local industries in locating to the West Coast Business Park in Torquay North and leverage off new employment areas in Armstrong Creek.
- Continue to support the tourism industry in and around Torquay-Jan Juc, including by developing a diverse range of tourist accommodation offers and Gilbert Street, Surf City and Bell Street continuing to offer tourist retail attractions.
- Encourage local business to work together to create unique complementary offers within the area.
- Support the local retail economy and service industries and encourage their growth within defined areas and reinforce Gilbert Street as the key retail centre for Torquay – Jan Juc.

How the SFP will deliver the values and associated principles

- Provide sufficient employment land within Torquay-Jan Juc to cater for the increased population.
- Achieve sustainability by providing as many local jobs as possible to help to minimise the number of people having to travel to other areas for employment.
- Planning policy to encourage the growth of existing businesses where possible and the creation of new ones. These may include tourism, local retail, surfing industry, aged services and care, services for young people, agriculture and local food produce, and outdoor recreation.
- Provide two new retail areas in the new growth areas of Torquay North and South Spring Creek to ensure the communities are provided with easily accessed local retail services.
- Armstrong Creek will provide job opportunities and higher level services with potential easy access via public transport. These opportunities will integrate well with the SFP's local jobs focus.



3.5 General guidelines for new development areas

A set of guidelines has been developed for each of the new development areas identified in the SFP. These guidelines outline how the values and associated principles can be embedded in specific areas and highlight critical elements that need to be protected or maintained.

The guidelines will be included in the planning scheme and applied to all new growth areas as mechanisms to assist in implementing the stated values and principles for growth. They are summarised in general below.

Environment and sustainability

- Provision of specific buffers to protect key environmental assets as identified in the detailed guidelines for each area.
- Protection of each area's significant vegetation.
- Development lay-out that responds to the area's natural features and ensures lower densities for potentially visually prominent sites.
- Water sensitive urban design features in streets.
- Establishment of a natural environment character throughout each development area, including through revegetation and regeneration.

Residential

- Higher densities surrounding activity/shopping areas and public transport routes.
- Promotion of sustainable design and provision of housing to efficient levels through a diversity of lot sizes.
- Provision of a range of housing types and lot sizes to cater for all life stages and diverse socio-economic backgrounds, and promotion of policies around 'ageing in place' and the maintenance of families and social networks in place.
- Contemporary design for new dwellings to reflect the coastal character.
- Provision of third pipe to all new houses.

Services and access

- Provision and co-location of activity centres, schools and community/ recreation facilities wherever possible.
- Provision of public transport facilities within neighbourhoods and across the township.
- Accessibility to key services within each identified neighbourhood area.
- A network of high quality open spaces, easily accessible by pathways and serving a range of different functions (e.g. recreation and sporting facilities, passive areas). These need to link to established networks and areas.
- Accessibility to aged care services and facilities.

Economic

- Encourage new industries to locate in the West Coast Business Park and provide local employment opportunities.
- Activity centres to be located centrally to the neighbourhoods they support.
- Larger format retailing (i.e. major shopping centre complex) be encouraged to locate in Armstrong Creek.
- Encourage aged care service providers to locate in the area.
- Encourage the development of tourist accommodation in appropriate areas.

3.6 Guidelines for the Torquay North growth precinct

The Torquay North growth precinct comprises:

1. Torquay North
2. Messmate Road
3. Torquay North East

The specific guidelines below will apply to new development within each of these areas.

1. Torquay North

This growth area is currently zoned residential and comprises one of the new growth areas currently under development.

Detailed planning for this area has already been undertaken with an Outline Development Plan developed and approved in 2008. This plan includes the following principles:

- Maintain and enhance the distinct surfing identity and coastal character of Torquay-Jan Juc.
- Promote a strong sense of community and belonging, with enhanced connectivity and attractive community spaces.
- Promote 'ageing in place' by planning for a diversity of housing types responsive to the community's existing and future needs.
- Promote energy efficiency and wise resource use as a legacy of coastal living.

These principles, which were confirmed in 2008, align with the SFP's values and associated principles. Given the advanced nature of the detailed planning in this area, the following shows how the principles are being delivered:

- A 15-metre wide vegetated buffer is proposed along the east side of the Surf Coast Highway as part of residential development.
- Key areas of open space are planned for residential areas and consist of one hectare parks with a network of open space/pathway corridors travelling north to south and east to west. These will link established areas with the new growth areas.
- A new neighborhood activity area is planned in the Torquay North development. This will be centrally located to provide existing and new residents with access to everyday goods and services.

- Surf Coast Shire has invested in 20 hectares of land within the area to deliver key active open space facilities in the form of two ovals, three soccer pitches, four netball courts and a pavilion. Subject to further investigation, other community facilities will also be located on this site, including a potential community hub and indoor sports stadium.
- Recycled water will be provided to the area via Barwon Water and agreements with developers to service every new lot with a third pipe.
- The Department of Education and Early Childhood Development has committed to the establishment of a stand alone secondary school and a new primary school in the area.

In addition, a transit corridor is proposed as part of the Armstrong Creek development. This will provide a link between Armstrong Creek and Torquay, and improve public transport services to and from Geelong and Melbourne.

2. Messmate Road

The Messmate Road area was identified within the boundary of the Torquay-Jan Juc Structure Plan (2007). It includes the land between Messmate Road and the town boundary (the ridgeline).

The SFP proposes part of this area be developed for residential purposes. The land abuts the northern employment area (i.e. West Coast Business Park) and the new Council depot (relocated as part of the new Community and Civic Precinct development).

In addition to the application of the general guidelines outlined in Section 3.5, specific guidelines for this area include:

Environment and sustainability

- Provision of a 30-metre wide buffer to the defined ridgeline and retention of vegetation within new road reserves and larger lots (i.e. minimum 1000m²).

Residential

- Siting of residential development to include buffers adjacent to the Council depot.

Services

- Provision of access paths to activity areas, schools and community facilities.

Infrastructure proposed

- Open space facilities.

3. Torquay North East

The SFP identifies land to the north-east of Horseshoe Bend Road as a potential future growth area. The suitability of this land for urban development will be subject to further investigation.

The important environmental features of the nearby wetlands need to be recognised in any future development. In addition to the application of the general guidelines outlined in Section 3.5, specific guidelines for this area include:

Environment and sustainability

- Provision of buffers to the wetlands to ensure retention of important landscape and environmental features, including vegetation.
- Provision of a suitable transition between conventional urban development and the rural land to the north through larger lots sizes and sensitive layout that addresses topography of the land and any visual impacts.
- Best practice for stormwater quality management for new subdivisions.
- Provision of integrated cycling/walking pathway systems connecting with adjoining subdivisions.

Residential

- Careful siting of new lots to ensure new lots enhance the interface to the rural land beyond the northern boundary.

Services

- Connections to provide direct access to schools, retail areas and community facilities in Torquay North.

Infrastructure proposed

- Open space areas and pathways.

3.7 Guidelines for the Central Torquay growth precinct

The Central Torquay growth precinct comprises:

1. Duffields Road East, and
2. North Spring Creek (west of Duffields Road).

The following identifies the specific guidelines that apply to new development in each of these areas.

1. Duffields Road East

This growth area is currently zoned residential and comprises one of the new growth areas currently under development.

Detailed planning has already been undertaken for this area with the following key principles identified in the current Duffields Road East Development Plan:

- Provide for a comprehensively planned residential subdivision that has high amenity and integrates with existing services, residential areas and the Spring Creek environs.
- Promote housing diversity.
- Provision of open space along Spring Creek and gullies.
- Thirty-metre wide open space areas along each side of Spring Creek.
- Protection of remnant vegetation along Spring Creek.
- Fifteen-metre wide vegetated buffer to Duffields Road.
- Road and subdivision lay-out that promotes walking and solar orientation to the north where possible.

Infrastructure proposed

- Open space areas and pathways.

2. North Spring Creek

The North Spring Creek future urban growth area (west of Duffields Road and north of Spring Creek to the western town boundary) was included within the town boundary on adoption of Amendment C37 by the Minister for Planning in 2010.

It is an area with important environmental features that need to be recognised in any future development. In addition to the application of the general guidelines outlined in Section 3.5, specific guidelines for this area include:

Environment and sustainability

- Provision of buffers to Grossmans Road and Duffields Road to ensure:
 - retention of important landscape features, including vegetation
 - key vistas and vantage points are identified and reinforced
 - entrance points into the development are of a high quality and designed with reference to the existing landscape character, and
 - the significant landscape character of Duffields Road is reinforced, including by minimising vegetation loss (e.g. Bellarine Yellow Gums) at proposed access points.
- Provision of a suitable transition between conventional urban development and the rural land to the west through larger lots sizes and sensitive layout that addresses topography of the land and any visual impacts.
- Best practice for stormwater quality management for new subdivisions.
- Thirty-metre buffer to be provided either side of the creek and gully corridors, and provision of integrated cycling/walking pathway systems along these corridors.

- Connectivity across Spring Creek to be limited to ensure the creek corridor is protected and able to be used effectively.

Residential

- Careful siting of new lots adjacent to Spring Creek and along the western boundary to respect the inherent values of these areas and ensure new lots enhance the interface to Spring Creek and the rural land beyond the western boundary.

Services

- East to west connections to provide direct access to established services in the Central Torquay neighbourhood.
- North to south pedestrian connections to be provided to enable access to schools, retail areas and community facilities proposed in South Spring Creek.
- Provision of a community arts facility.

Infrastructure proposed

- Community hub.
- Adventure playground.
- Arts and culture centre.



3.8 Guidelines for the Jan Juc growth precinct

The Jan Juc growth precinct comprises the South Spring Creek area.

South Spring Creek

The South Spring Creek future urban growth area (west of Duffields Road and south of Spring Creek to the western town boundary) forms part of the Spring Creek area. It was included within the town boundary on adoption of Amendment C37 by the Minister for Planning in 2010.

Similar to the North Spring Creek area, it contains important environmental features that need to be recognised in any future development. In addition to the application of the general guidelines outlined in Section 3.5, specific guidelines for this area include:

Environment and Sustainability

- Provision of buffers to Great Ocean Road and Duffields Road to ensure:
 - retention of important landscape features, including vegetation
 - key vistas and vantage points are identified and reinforced
 - entrance points into the development are of a high quality and designed with reference to the existing landscape character, and
 - the significant landscape character of Duffields Road is reinforced, including by minimising vegetation loss (e.g. Bellarine Yellow Gums) at proposed access points.
- Provision of a suitable transition between conventional urban development and the rural land to the west through larger lot sizes and sensitive layout that which addresses topography of the land and any visual impacts.
- Best practice for stormwater quality management for new subdivisions.
- Thirty-metre buffer to be provided either side of the creek and gully corridors, and provision of integrated cycling/walking pathway systems along these corridors.
- Connectivity across Spring Creek to be limited to ensure the creek corridor is protected and able to be used effectively.

Residential

- Careful siting of new lots adjacent to Spring Creek and along the western boundary to respect the inherent values of these areas and ensure new lots enhance the interface to Spring Creek and the rural land beyond the western boundary.

Services

- Provision and co-location of an activity centre and potential government school to the south of the creek.
- Provision for Christian College development (subject to planning approval).
- North to south pedestrian connections to be provided to enable access to schools, retail areas and community facilities proposed in South Spring Creek.
- A network of high quality open spaces easily accessible by pathways and serving a range of different functions (e.g. recreation and sporting facilities, passive areas). These need to link to established networks and areas.
- Provision of a small scale retail area in the centre of the neighbourhood to service the surrounding communities and which minimises the visual impacts on the Great Ocean Road.

Infrastructure proposed

- Neighbourhood Activity Centre.
- Primary school.



4.0 Delivering the SFP

Implementing the SFP is critical to its success and includes four core steps:

1. Conversion of the key policy aspects into a Planning Scheme Amendment.

Following its adoption by Council, the SFP's strategic intent will be translated into a planning scheme amendment via a planning scheme amendment process. This will see various elements translated into policy (e.g. the values, principles and guidelines will form a policy statement within the Surf Coast Planning Scheme). The completion of the amendment process related to the SFP is an important step in making sure the policy is embedded into key decision-making for future developments.

2. Development of an Infrastructure Plan for the new growth areas.

As outlined in the SFP, a key principle is the provision of services and infrastructure as new development occurs. This will be managed through the development of an Infrastructure Plan for Torquay-Jan Juc, which will build on the existing Developer Contributions Plan applying to currently zoned land in Torquay North and east of Duffields Road.

The Infrastructure Plan will identify the key services to be provided, where and when they will be provided, and who needs to provide and fund them (e.g. developers, State Government, Council).

It will also deal with physical infrastructure (e.g. impact on the road hierarchy, major roads to and from the town, water supply, sewerage, drainage) and community infrastructure (e.g. open space, community and education facilities).

3. Further work required to be undertaken to strengthen aspects of the plan.

As a high level strategic document, the SFP identifies a number of areas where more detailed work will be required. These include:

- identifying appropriate locations for tourist accommodation and caravan parks
- confirming the transit corridor to the north of Torquay-Jan Juc
- peer review of environmental assessments provided by developers in sensitive areas
- detailed planning to ensure integrated development occurs in the Spring Creek Growth Area and Messmate Road Growth Area, this will include identifying the appropriate planning tools and zones
- investigating the urban form of the future investigation area to the north east of Horseshoe bend Road

4. Consideration of new development proposals/rezonings consistent with the SFP.

All new development proposals will be required to go through a process of rezoning before any development commences. Development of the new growth areas identified will require a strategic approach. It is therefore intended that these areas will require an Urban Growth Zone or a Development Plan Overlay. This will outline how development will occur and, importantly, how it will address the values, principles and guidelines expressed in the SFP, including for example how the proposed development addresses the SFP's environment and sustainability guidelines.

The SFP will be reviewed every three to five years.

PART B

1.0 Introduction



1.1 How was the Sustainable Futures Plan developed?

The Torquay-Jan Juc 2040 Sustainable Futures project represents a new way of linking future land use with the community's aspirations for its future.

The project focuses on developing a growth plan for Torquay-Jan Juc that:

- reflects community aspirations and considers all stakeholder views
- preserves the community and region's strengths
- outlines what level, scale and direction of growth is sustainable
- defines a local sense of place, and
- considers regional and global factors.

The project's primary output is the Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040, developed over an 18-month period.

A Project Control Group (PCG) was established to assist in managing the project. Comprising representatives from Surf Coast Shire, Department of Planning and Community Development, and Department of Transport, the PCG met monthly for the project's duration.

In addition, a Technical Reference Group (TRG) met at various points throughout the process to provide assistance with technical information. This group comprised representatives from State Government, local agencies (e.g. Barwon Water) and shire managers responsible for delivering services. A summary of key inputs from this group are summarized in Appendix 4. The SFP has been modified in response to these inputs.

Given the importance of community engagement to the project, the shire engaged Village Well to develop and assist in implementing a community engagement strategy.

This strategy aligned with the project plan and identified key stakeholder groups and methods of engagement for each group.



2.0 Engagement and consultation before and during the project

2.1 Prior community engagement

Surf Coast Shire undertook extensive community engagement and consultation prior to the start of this project as part of previous community planning initiatives. Village Well reviewed the ensuing documents, which helped to provide an insight into the Torquay-Jan Juc community. These included:

- **Surf Coast 2020 Vision – A Preferred Future, 1996**
- **Surf Coast Your Visions Community Plan, 2004**

The review identified the following key themes relevant to the 2040 project:

- protection of the natural environment
- concern about over-development
- population growth
- retention of local character, and
- improved infrastructure.

Relevant findings from the two documents are summarised below.

Surf Coast 2020 Vision – A Preferred Future, 1996

It was recognised in 1995, during the 2020 Vision community consultation, that Torquay-Jan Juc would undergo changes related to its inevitable growth. At that time, the community expressed a desire for Torquay-Jan Juc to be a great place to live, work and visit. Residents wanted to preserve the natural environment, maintain their lifestyles and achieve viable economic sustainability.

Key strategies outlined in the community's vision included:

- Protection and conservation of the natural environment, driving aims at enhancing lifestyle, amenity and tourism.
- Nominating priority conservation zones.
- Preservation of culturally significant sites and maintaining historical character.
- Ensuring the small town feeling remains, restricting urbanism and commercialism.
- Encouraging the region to become more self-sufficient to develop local retailing and service

Surf Coast Your Visions Community Plan, 2004

The shire sent out 15,000 surveys to ratepayers, businesses and specific groups, and received 1,105 responses. Participants were invited to provide feedback on what they valued, where improvement was needed and what priorities were important for the future. The following summarises the survey findings.

What's good, what we value

- *The natural environment:* The beauty of the beach and bushland, the abundance of walking and bike tracks.
- *Our townships:* The size is right (not too big), a relaxed atmosphere and attitude.
- *The services we use:* Garbage collection, medical services and public facilities.
- *Our people:* Sense of community spirit, the variety of community activities and groups.
- *Infrastructure:* Sport and recreation, roads and paths, community halls.
- *Development:* Planning controls in place to restrict over-development.
- *Council:* Consulting with the community and supporting it.

What's not good and needs improvement

- *Public infrastructure:* Roads, drainage and public toilets.
- *Development and planning:* Higher density development, loss of neighbourhood character.
- *Environmental management:* Not enough environmental protection, signage is too invasive.
- *Safety:* Bushfires, road crossings (Great Ocean Road).
- *Traffic:* Parking and congestion.
- *Townships:* Appearance.
- *Services:* Transport, medical services.

What we want in the future

- *Improved infrastructure:* Parking, roads, traffic management.
- *Improved management planning and development:* Limiting development, retaining local character, integrated planning.
- *Council:* Ongoing support of local community groups, improvement of fiscal policy and management.
- *Improved environmental management:* Revegetation and regeneration.
- *Improved services:* Childcare, waste, public transport, aged care.
- *Township:* Improved retail areas, appropriate use of former Torquay Primary School site.

2.2 Consultation process for the Torquay-Jan Juc 2040 Sustainable Futures project

Village Well was appointed to develop a community engagement strategy and manage the engagement process for the project. Torquay-Jan Juc 2040 Sustainable Futures Engagement Strategy (2010) provides more details about the engagement strategy.

One of the strategy's key deliverables involved developing stronger community understanding about growth and the limits of growth as it relates to sustainability and future development challenges. As such, the engagement process has been critical to the SFP's development by providing opportunities, via the various methods outlined below, for stakeholders to actively participate in the project.

The strategy identified the following three community engagement phases:

- **Phase 1:** Tested the existing vision outlined in the Surf Coast 2020 Vision (1996), Surf Coast Your Visions Community Plan (2004) and Torquay-Jan Juc Neighbourhood Character Study (2006). The community's contributions from this phase fed into the development of the SFP's values and associated principles, and the three scenarios for growth outlined in Section 4 below.
- **Phase 2:** Tested the values, associated principles and three scenarios for growth with the community, developers/land owners and Technical Reference Group. Input from this phase fed into the development of the draft SFP.
- **Phase 3:** Presented the final draft SFP to the key stakeholders from the previous phases. Input fed into the final SFP's development.

The engagement methods used during the project included:

- **Project website** detailing the project objectives and providing an interactive environment for the community to engage. The website included:
 - project details, including scope and timeframe
 - details of forthcoming events and workshops, and ways to get involved
 - opportunities for the community to post issues or questions and participate in online forums and surveys, and
 - document library and Frequently Asked Questions (FAQs).

- **A web forum** was hosted during Phase 1 and 2. It acted as a portal for project information, including background documents, quick survey, FAQs and key dates.
- **Listening/information posts** were provided during each phase at convenient locations to enable the community to discuss the project in person with a member of the project team.
- **Walk the Beat** (vox pop) where team members walked around Torquay-Jan Juc to speak informally with community members, including retailers, to gain a feel for the sense of place, community perceptions of place and other relevant information. The community's perceptions are documented on a DVD, which is available on the project website.
- **Community workshops/information sessions** held during each phase at different times, dates and locations to provide access to those wanting to actively participate in more detailed discussions.
- **Meetings** were also held with developers/land owners with interests in the area while several sessions with the Project Control and Technical Reference groups provided opportunities to work through the growth scenarios and the SFP's development.

Communication methods included:

- **Newspaper advertisements** were placed in local newspapers announcing the project's commencement and during each phase outlining the various ways for people to get involved.
- **Emails to existing databases** were sent at the project's commencement of each phase inviting participation. This included emailing community members who had participated in previous engagement initiatives or completed submissions on the Spring Creek Urban Growth Framework (2009).

3.0 Values and principles for growth

Building on previous consultation for the Surf Coast 2020 Vision (1996) and Your Visions Community Plan (2004), the Torquay-Jan Juc Sustainable Futures 2040 project has reaffirmed a number of important aspects valued by the local community.

These have been translated into the values and principles of the Sustainable Futures Plan (SFP) Torquay-Jan Juc 2040. As such, they represent the SFP's foundation and are intended to drive the township's future growth by providing a framework for managing such growth.

The values and principles help to provide clear direction as the basis for developing a growth plan that describes where, when and how Torquay-Jan Juc will grow, and enables growth to happen in a managed and effective way. This includes ensuring services provision meets the demands of the existing and new populations.

As a plan for managing growth, the SFP aims to align growth with the values and principles that are important to the local community and articulated in this document. These were developed in response to the project's first consultation phase and gained general acceptance during phase two as capturing the essence of what the community considered important.

In summary, the five core values are:

Value 1: Places for People

The importance of a close knit community

Value 2: The Natural Environment

Protecting and enhancing the natural environment

Value 3: The Built Environment

Fostering the unique coastal look and feel

Value 4: Services and Infrastructure

Planning for services and infrastructure with development, and

Value 5: A Local Economy

Providing employment opportunities locally.

These values are outlined in more detail in Section 3.2 of the SFP (Part A of this document) along with the associated principles that seek to articulate the most important aspects of each value. The table in Section 3.4 of the SFP also provides more detail about how these values and principles will be delivered.



4.0 Scenarios for growth



This section documents the processes used to develop three scenarios for growth that were put out for stakeholder feedback during the second consultation phase in November/December 2010.

The three growth scenarios were based on the Context Report, stakeholder feedback during Phase 1, the ensuing values and associated principles, and the former Minister's decision to include the Spring Creek corridor within the town boundary during the approval of *Amendment C37*. Details of the three scenarios are included in Appendix 2.

The scenarios represented low, medium and high growth options, based on 30-year population projections for Torquay-Jan Juc that range from around 25,000 to 35,000 people. These figures are consistent with those identified in the *G21 Regional Plan and the Great Ocean Road Strategy*, both of which forecast population growth of 25,000-30,000.

It is worth noting an inherent expectation in all three scenarios that the existing growth rate (i.e. three to five per cent) would remain a reality.

The scenarios were high-level concepts developed with the intention of generating discussion amongst the community and other stakeholders to ascertain the type, location and level of growth. They were initially tested with the Project Control and Technical Reference groups to ensure they were generally consistent with current thinking about Torquay-Jan Juc.

While many residents expected a scenario showing 'no growth' in the Spring Creek corridor, this was not considered a valid option, given past strategic work supporting the potential of this land for future residential use and the former Minister for Planning's decision to include this area within the town boundary. Scenario 1 represented the option closest to community assumptions of no to low growth and potential to focus growth in other areas (e.g. Torquay North).

Conversely, there was also an expectation among developers/land owners with interests in the 1km Spring Creek corridor that a scenario would reflect the densities proposed in earlier planning. This presented a separate challenge, given some of the community's views about growth in this area. Scenario 3 reflected the closest option to developers/land owners' proposals.

All scenarios showed three stages of development occurring up to 2020, 2030 and 2040.

The three scenarios included:

- **Scenario 1 – Low Growth:** this scenario proposed a low-range population growth of approximately 26,000 people by 2040, including 13,300 new residents and just over 5,300 new lots.
- **Scenario 2 – Medium Growth:** this scenario proposed a mid-range population growth of approximately 30,200 people by 2040, including 17,500 new residents and just over 8,000 new lots.
- **Scenario 3 – High Growth:** this scenario proposed a high-range population growth of approximately 35,400 people by 2040, including 22,700 new residents and just over 10,200 new lots.



5.0 Stakeholder feedback and analysis

5.1 Introduction

Feedback was received throughout the three consultation phases from a range of stakeholders including community members and developers/land owners.

The first consultation phase gathered information on the sorts of values and principles that were important to people, the second phase tested the ensuing values and principles along with the three scenarios for growth, and the third phase presented the final draft of the SFP.

The project's governance structure also provided key inputs from representatives of relevant State Government departments and agencies, and shire officers via the Project Control and Technical Reference groups. Councillors were regularly briefed during the project and at key strategic points.

The Community Engagement Summary Report includes a summary of the community's feedback during the three consultation phases. A summary report was prepared and made available via the project website at the conclusion of each consultation phase. The feedback received provided valuable input into the SFP's development, including the values, principles and scenarios.

The developers/land owners were also consulted during each phase and many made a number of submissions.

A summary of the community feedback and submissions from Phase 2 and 3 is included as Appendix 3.

5.2 Summary of feedback

Community

During the project, more than 500 people actively contributed to the engagement process with some choosing to participate in all phases, either through the web forum, listening/information posts or workshop sessions. Surveys and data collected at workshops helped to summarise the community's views during each phase.

Nearly all who participated in the project during the three consultation phases confirmed the view that there was a need for a plan to manage growth with most acknowledging it was much better than not having a plan at all.

Overall, after some minor changes provided during the Phase 2 consultation, the community overwhelmingly

accepted the values and principles outlined in the SFP. Many participants expressed a hope that the values would translate into tangible actions and, during the Phase 3 consultation, articulated a desire to see these values and principles embedded into the planning scheme to guide future growth and development.

In the final consultation phase, some people commented that the draft SFP was a sensible and logical outcome to the process and were complimentary about the work achieved by Council.

The discussions on Spring Creek continued to provide the most varied response with a range of views expressed, from no support for any development through to support with clear guidelines protecting the key aspects.

Some people held a 'no growth' position throughout

the consultation process, expressing disappointment and anger at how Amendment C37 had disrupted the process with no opportunity provided to explore a 'no growth' option in Spring Creek. Three written submissions were received during Phase 3 that expressed no support for development in the Spring Creek corridor. These all indicated a preference, if there was to be growth, for it to occur in the north. These submissions are summarised in Appendix 3.

Others moved during the process to accepting some form of development in Spring Creek as long as guidelines were developed to protect key aspects. There were also others who showed no major concern over development within this area, seeing it as a logical direction to expand the town.

The proposed medium to high-density development in Torquay North in the zoned land was acceptable to most. Many supported the idea of an arts centre or aquatic facility as part of the SFP, whatever the outcome or decision regarding growth.

Over the course of the consultation process, there was continued concern about managing the environmental impacts of a larger population and support for guiding principles and a plan to manage these impacts.

There was also much support for the idea that infrastructure and services should keep pace with development. Some felt that the current population was under stress due to new developments going ahead without adequate infrastructure and services.

The consultation process also allowed for more general information/clarification about how land use planning systems work. This enabled further capacity building within the community and helped to develop greater understanding of the levels of influence in the planning system.

Across the community there was a general acceptance that the area would undergo some growth in the future and an understanding and appreciation of the need to manage this population growth through the development and implementation of a growth plan.

Developers/Land owners

Developers/land owners with interests in the Torquay-Jan Juc area were included as part of the engagement strategy. Meetings were held with this group during the three consultation phases and included sessions involving those with interests in Torquay North and Spring Creek. Formal submissions were received during Phase 2 (nine submissions) and Phase 3 (eight submissions). These are summarised in Appendix 3.

Generally, the developer/land owners supported the concept of developing a growth management plan and accepted the proposed five core values and principles.

During Phase 2 the key issues raised were divided into three categories:

1. Those who were extremely concerned with the process, analysis and data used to develop the scenarios. This group felt the proposed scenarios represented a contrived outcome, with no proper application of planning principles. The general view was that the scenarios had been driven by community input only with no developer input. There was no support for any of the scenarios or the proposed staging while the densities proposed for Spring Creek (i.e. 13 lots per hectare) were considered too low. A higher density of 15 lots per hectare was preferred.
2. Those who were generally supportive of Scenario 3, but with no staging. This group saw a strong connection between the South Spring Creek corridor and Jan Juc, suggesting this area could provide some of the services currently lacking in Jan Juc. There was support for the proposed density of 13 lots per hectare and for the proposed community hub, school and retail facilities. This included arguing for the area to be rezoned sooner. Christian College also submitted a request that its interest in the area be noted in future plans.
3. Those who put forward a fourth growth scenario, which went beyond the ridgeline to the north-west and up to Blackgate Road with a similar development outcome in Spring Creek to Scenario 1. This proposal relocated the commercial/retail zone in the Stage 1 northern area to the Surf Coast Highway, arguing for greater development along the Surf Coast Highway spine up to Blackgate Road.

During Phase 3, most of the developer/land owner group supported the draft SFP and the five core values and principles. This included supporting the guidelines applying to the Spring Creek corridor, which included the provision of buffers, protection of important vegetation and careful siting of lots to the creek and the western boundary.

Specific issues with the draft SFP included:

- Disagreement with the land supply assessment and the assumptions used regarding the take-up of land included in the Context Report. Those with interests in Spring Creek argued that a rezoning of this land should occur at the same time as the proposed amendment to introduce the SFP into the planning scheme.
- The need for another vehicle crossing over Spring Creek to improve connection between the north and the schools and community facilities in the south.
- Concern that the SFP overlooked the value and importance of tourism to Torquay-Jan Juc with a need for it to provide more guidance as to where and how tourist facilities should be provided within and around the township. A proposal was put forward for a tourist facility at 435 Great Ocean Road.
- Concern about the proposed location for a retail area in Torquay North with a preference for this being located on the highway.
- Support for a high-growth scenario and a proposal to extend the town boundary to the north beyond the ridgeline and up to Blackgate Road. This argues that the SFP adopts a low-growth scenario that may easily be reached by 2034-2036.



5.3 Summary of all stakeholder feedback and analytic response

Overall, the majority of stakeholders engaged through this process agreed with the need for a plan to manage growth and supported the values and principles identified in the SFP as well as many other aspects (e.g. the growth areas already under development in Torquay North and Duffields Road East).

Most community members acknowledged the level of growth proposed over the next 30 years. While some would prefer a much lower growth rate, many understood that Torquay-Jan Juc would continue to attract new people to the area seeking its beauty and lifestyle. They understood that it was about managing the growth, sharing the spaces and not locking the door to newcomers.

The main issue for the SFP continued to be development within the Spring Street corridor. Again, as outlined previously, the opinions expressed about what should happen in this area were diverse. For those who supported its development, many agreed with the concepts of the community hub, public school and retail facilities proposed for the Spring Creek area.

Submissions received during the Phase 3 consultation expressed some interest in exploring future development in the north beyond the current boundary and ridgeline up

to Blackgate Road. For some, this was considered to be an option that could replace the proposed development in the Spring Creek corridor.

The submissions/stakeholder feedback from Phase 3 can be grouped into the following:

- those advocating for no growth in the Spring Creek corridor
- those supporting the SFP’s general approach with some in this group making suggestions to further refine the plan
- those supporting the SFP with minor changes who want to see the Spring Creek corridor land rezoned now, and
- those advocating for all growth to occur in the north beyond the ridgeline to Blackgate Road combined with no or low growth in Spring Creek.

The following table responds to the stakeholder feedback.

Stakeholder category	Response
Advocating no growth in Spring Creek	<ul style="list-style-type: none"> • Unable to be achieved given a number of factors. • The Spring Creek area was originally nominated for investigation for growth in the early 1980s. Council identified it as a future urban growth area in the Torquay-Jan Juc Structure Plan, 2007. Interested parties have since purchased land in this area based on this policy. • The former Minister for Planning’s decision in 2010 on Amendment C37 included this area in the town boundary. • There is no clear, unambiguous strategic justification to ‘undo’ the Spring Creek future urban growth area that could be robustly defended. While some community members struggle to accept this rationale, the focus needs to now be on how to develop this area sustainably by applying the values and principles for growth identified by the community. • It is important to note that urban growth beyond the western town boundary is not proposed and the maintenance of a non-urban break to Bellbrae will protect the balance of the corridor from urban development.

Stakeholder category	Response
Support the SFP's general approach with some refinements	<ul style="list-style-type: none"> • The values, principles and guidelines articulated in the SFP clearly identify what is important and provide the community and developers with a framework for managing growth. • The values, principles and guidelines also provide the basis for detailed planning. This will result in a range of densities in all new growth areas (e.g. the guidelines for Spring Creek clearly state the need for careful design around creek corridors, the rural interface and views into the development area from main roads). • The SFP sets population targets that are estimates only. The actual figures will become much clearer after detailed planning has occurred.
Support the SFP with minor changes and rezoning of the Spring Creek corridor now	<ul style="list-style-type: none"> • There are a number of pieces of work that need to be undertaken once the SFP is adopted. The most important is to embed the SFP into the planning scheme via a planning scheme amendment. This work will commence on adoption of the SFP. • Prior to rezoning any new development areas including Spring Creek, Council needs to develop an infrastructure plan. This plan will detail the services and facilities required in each proposed growth area, the costs of these services, who will provide them and when they will be provided. • Councils are required to provide 15 years land supply within their respective municipalities. Currently Surf Coast Shire Council has two development areas. Both are agreed growth nodes, zoned residential with development plan overlays in place and have the benefit of significant commitments to physical and community infrastructure. These areas are calculated to provide 15 years supply of land, with Torquay North providing 2,400 new lots around the Civic and Community Precinct and Duffields Rd East providing 610 new lots. These figures have been confirmed via the Urban Development Program (based on Victoria in Future figures for 2008). Under these figures, no land is required to be rezoned at this stage. Questions have been raised by submitters on how accurate these figures are. Further work would need to be undertaken to test the validity of the Urban Development Program's assumptions and data.
Advocating for all growth to occur in the north beyond the ridgeline to Blackgate Road	<ul style="list-style-type: none"> • The current town boundary as it stands and affirmed in the SFP provides sufficient land for growth over the next 30 years to achieve a targeted growth of between 25,000-30,000 people by 2040. • In this context, it is not considered necessary to change the current ridgeline policy as the targeted growth can be accommodated within the current township boundaries.

5.4 Conclusion on stakeholder feedback

The completion of the three consultation phases confirmed the SFP’s values and principles as the driving forces behind managing future growth. They set the scene for what is important to the community and what needs to be protected and enhanced.

Any future development proposed in Torquay-Jan Juc will need to involve a level of community negotiation and clearly articulate how the values and principles are to be addressed.

The SFP’s population and lot numbers are intended as guides only. These will be confirmed during the detailed planning phase that will follow the SFP’s adoption.

While there are some in the community who continue to advocate for no growth in Spring Creek, it is clear that urban development in this area is supported by the government and confirmed within the town boundary.

The guidelines outlined in the SFP describe how development could occur and ensure consistency with the values and principles. They include buffers to protect key environmental and interface areas.

While there are many ways that development could be designed to achieve the values and principles, it is not the SFP’s intention to prescribe specific designs or do the detailed design work. Instead the guidelines outlined in the SFP identify what is important to the local community.

Given the town boundary remains as it currently stands, and the proposed population targets can be accommodated within this boundary, there is no requirement for the SFP to provide land further north of the ridgeline to Blackgate Road.

In regard to any future rezoning requests, the SFP outlines a range of tasks to be undertaken prior to this being considered. Further detail is included in the delivery section (Section 4 in Part A).



Appendix 1:

Summary of the 2040 Context Report

Policy and strategic context

- Current planning policy identifies Torquay-Jan Juc as carrying the majority of the Surf Coast Shire's urban growth.
- Current policy directs urban growth on the coast to Torquay-Jan Juc and inland to Winchelsea with limited growth occurring in other coastal townships along the Great Ocean Road.
- Current policy limits growth beyond the current ridgeline to the north of Torquay.
- It is noted that the level and extent of development in the Spring Creek valley to the west of Torquay-Jan Juc has raised community concern.

Demographics

Current population

- Regional Victoria is growing. Its population at 30 June 2009 was 1.45 million, an increase of 22,800 persons from June 2008. This represents a growth rate of 1.6 per cent.
- All Statistical Divisions (SDs) in regional Victoria recorded population growth in 2008-2009 but growth was most rapid in Barwon and Central Highlands (both 2.1 per cent). The Statistical Division of Barwon comprises the Local Government Areas (LGA) of Colac-Otway, Greater Geelong, Queenscliff, Surf Coast and Golden Plains.
- An outstanding feature of Barwon's population is its concentration in Greater Geelong, which represented 75 per cent of the region's total population in 2008-2009. This trend is expected to continue.
- Surf Coast Shire is also significant in the Barwon region, recording a 3.9 per cent population increase in 2008-2009, which represented the fastest growth of any LGA in regional Victoria for the period. ABS preliminary statistics for 2008-2009 estimated Surf Coast Shire's total resident population at 25,450 and Surf Coast - East Statistical Local Area (which includes Torquay-Jan Juc, Bellbrae and Moriac) at 16,050.
- All the LGAs with the fastest rates of population growth in regional Victoria during 2008-2009 were located in coastal or peri-urban (i.e. on the perimeters of urban areas) areas close to Melbourne or Geelong.

Projected population

- State Government Victoria in Future 2008 projections are an indication of possible future populations if current demographic, economic and social trends continue. They are not predictions of the future. Nor are they targets.
- The projections do not reflect the aspirations of present or future policies. Policies, such as the outcome of the Torquay-Jan Juc 2040 Sustainable Futures project, may independently aim to change the current trends of population growth and distribution in order to achieve better community outcomes.
- Victoria's total population is projected to increase from 5.44 million in 2009 to 6.71 million in 2026 with regional Victoria increasing to 1.7 million (from 1.45 million in 2009).
- Regional Victoria will play an important role in accommodating Victoria's strong population growth, and is projected to grow by 328,000 people between 2006 and 2026. Certain places in regional Victoria have greater opportunities for population growth than others (e.g. the regional cities of Geelong, Ballarat and Bendigo).
- Around 26 per cent of the additional growth in Regional Victoria between 2006 and 2026 is projected to occur in the Barwon region, largely due to Geelong with its favourable house prices, job availability, infrastructure and improvements to transport networks (e.g. Geelong Ring Road). Land supply will also influence how many people will move to the Barwon region. Population growth in Armstrong Creek is particularly significant with an estimated capacity for 55,000-65,000 people (beyond 2026).
- Projections for the Surf Coast Shire indicate the continuation of a high population growth rate, well above the state average, with Torquay-Jan Juc being the major contributor to this strong growth. The township's potential population size and future land supply, as determined by the Torquay-Jan Juc 2040 Sustainable Futures project, will however influence future growth projections.
- The outcome of the Torquay-Jan Juc 2040 Sustainable Futures project will also influence the balance between population growth in Greater Geelong (particularly Armstrong Creek) and other areas on the Bellarine Peninsula and in Surf Coast Shire.

Other influences

- The ageing of the baby boomer generation will affect all of Victoria. Torquay-Jan Juc attracts many families but it also attracts affluent retirees. In time, the population will age with smaller families and 'empty nesters' also having major impacts. These trends will have servicing implications for both ends of the life cycle.
- Young adults have consistent patterns of moving from regional areas to Melbourne for education and employment. Between 2001 and 2006 however, Geelong had a net gain of young adults for the first time, which may be reflective of growth in its tertiary education sector. This trend may impact in the future on a town like Torquay-Jan Juc (e.g. more young adults staying in the township but travelling to Geelong for education and/or employment).
- Fluctuating populations (e.g. summer vacationers, weekenders, second home owners, part timers, telecommuters and seasonal workers) will continue as a characteristic of Torquay-Jan Juc. Such populations also reflect the rise in 'event' populations (e.g. Schoolies, Rip Curl Pro).
- Like many coastal towns, there have been significant increases in house prices in Torquay-Jan Juc in recent years, partly influenced by urban trends in income and investment. This can place longer term residents at a disadvantage with issues of housing affordability.
- Changes evident in a post-modern society will influence both fluctuating and permanent populations in Torquay-Jan Juc (including affluent retirees and families with flexible working arrangements). These include more flexible working hours, rising affluence and high car ownership giving people more leisure and commuting options, and more people choosing to live in a place based on lifestyle rather than economic considerations.

Physical infrastructure

- All major services are and can be provided to Torquay-Jan Juc.
- The opportunity for the provision of reticulated recycled water to new growth areas in Torquay-Jan Juc has been agreed to by Barwon Water with estimated delivery likely to occur in 2014.

Built form

- The maintenance of the existing policy to restrict development beyond the ridgeline to the north of Torquay.
- The 2009 Urban Development Program figures suggest there are 15 years zoned and 15 years unzoned land in Torquay-Jan Juc (based on a lot construction rate of 210 dwellings a year).
- Assuming higher construction rates of 260 dwellings per year, Council estimates current land supply at 12 years zoned and 13 years unzoned.
- Ensuring appropriate areas of urban consolidation are developed in existing areas and adjacent to future retail/community hubs.
- Increasing retail floor area and distributing retail requirements across the town whilst respecting the primacy of the Gilbert Street retail area.
- Responding to pressure for larger format bulky goods retailing eg: home maker centres and discount department stores
- Developing local employment opportunities in the land to the north-west of Torquay (i.e. West Coast Business Park) and within existing retail centres.
- Investigating how a broader spread of tourism accommodation can be provided in and around the town.

Economic development

- Distributing retail requirements across the town whilst respecting the primacy of the Gilbert Street retail area.
- Retail, tourism and construction-based businesses will continue to be important local economic drivers and employers. Diversifying these opportunities as the township grows will be important.
- Further retail analysis will need to occur to ensure clarity on higher order issues such as large format retailing (e.g. home maker centres).
- Armstrong Creek will be a significant driver to the local economy and will provide employment opportunities in its business parks but also support employment growth in Surf Coast Shire.

Social infrastructure

- The opportunity for a secondary school and potential additional primary school within the township.
- The provision of the Community and Civic Precinct, and further facilities on the site (e.g. children's services hub).
- Creating opportunities and supporting the delivery of increased health services across the township.

Movement and transport

- The interrelationship between populations in Armstrong Creek and Torquay-Jan Juc will drive desire for efficient public transport.
- Better circulation of public transport within the township will be important and increased growth will help support this.
- Establishing pathways will be important for the town's development to facilitate movement/access and help capture landscape and environmental elements.

Recreation and open space

- The foreshore will continue to function as a key area for active recreation and an attractor to Torquay-Jan Juc for residents and visitors alike.
- The importance of the existing creek corridor and open space networks on the coast are important for community identity and experience of the place.
- The provision of active recreation areas will be increased over the coming years through the Community and Civic Precinct but provision of further active open space areas will be important in new growth areas.

Natural environment

- Respect for and management of the natural environment is a key focus of existing planning policy and controls in Torquay-Jan Juc.
- There are no specific environmental barriers to growth options within the existing settlement boundary.
- New development (both infill and greenfield) should respond to and respect areas of environmental significance and enhance environmental assets.
- Areas of anticipated sea level rise will not significantly impact on the township.

Appendix 2:

The three scenarios for growth



The assumptions used to develop the three scenarios were based on data from the original Context Report. They included:

- Rate of land take-up at 290 lots per year.
- An average of 2.3 persons per household.
- Ninety per cent permanent occupancy rate for new growth areas.
- A range of dwelling densities proposed (e.g. 10-15 dwellings per hectare for standard residential land, 2.5 lots per hectare for low-density development).
- Broad estimates used in relation to opportunities to redevelop existing sites in the Central Torquay and Jan Juc neighbourhoods.
- Staged development presented as a possible tool for managing growth.
- Land already zoned residential in the north-east and to the east of Duffields Road comprises all of Stage 1 (approximately 4,000 lots providing potentially 12-13 years land supply).

All three scenarios reflected the community's values by:

- identifying and confirming a town boundary, and protecting non-urban breaks around the boundary for uses such as eco-tourism and local produce
- proposing staged growth over the next 30 years with Stage 1 to include land currently zoned residential
- providing self-sufficient, accessible neighbourhoods offering a range of local services (e.g. retail, community, education, open space) and enabling residents to walk or cycle to the services they need
- providing land for employment growth
- using open space and creek corridors for connections and pathways
- providing a public transit corridor into Torquay North, and
- proposal for three state schools, one P-12 (on existing Grossmans Road site) and two new P-9 schools (based on Department of Education and Early Childhood Development policy directions at the time).

The three scenarios are outlined in more detail below.

Scenario 1 – Low Growth

This scenario proposed a low-range population growth with a total population of approximately 26,000 people by 2040. This included 13,300 new residents and just over 5,300 new lots.

Its key features included:

- Protecting key environmental assets (e.g. creek corridors) from urban development, including the remainder of the Spring Creek corridor beyond the 1km boundary.
- Integrating new development within the town boundary into the natural environment by providing low-density residential lots (i.e. 2.5 lots per hectare) adjacent to the rural area in the new Spring Creek area and in the north-west area adjacent to Coombes Rd.

STAGE 1 comprised approximately 8,000 new residents by 2020 with development occurring in land already zoned for development (i.e. Torquay North and Duffields Road East).

STAGE 2 comprised approximately 3,400 new residents by 2030 with new development occurring west of Duffields Road for approximately 1km with a mix of low-density and residential areas (2,500 new residents), and redevelopment of existing sites/urban consolidation in Central Torquay and Jan Juc (potentially 900 new residents).

STAGE 3 comprised approximately 1,900 new residents by 2040 with development occurring in the north-west area in the land between Surf Coast Highway and the town boundary with a mix of low-density and residential areas.

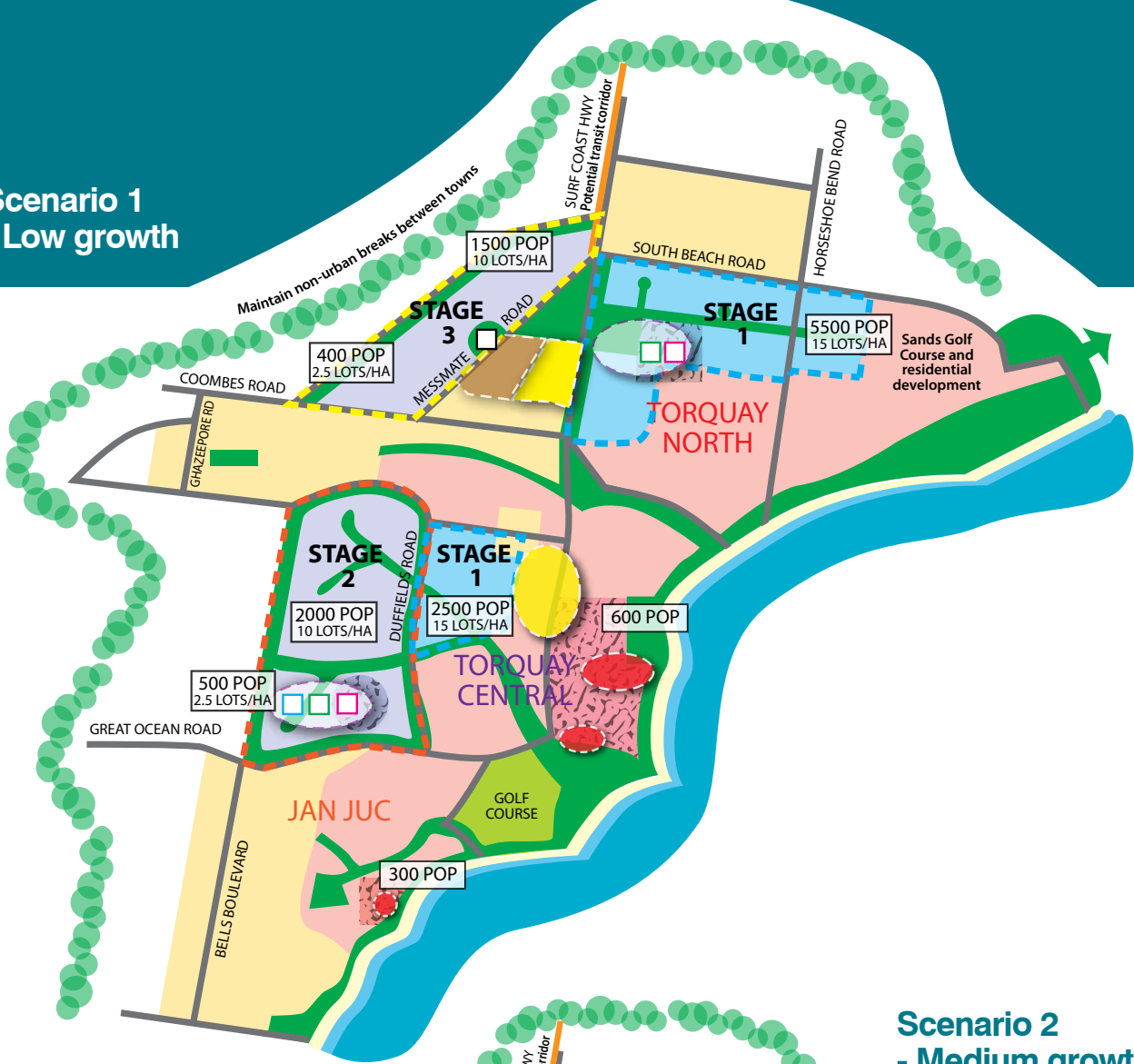
Scenario 2 – Medium Growth

This scenario proposed a mid-range population growth with approximately 30,200 people by 2040. This included 17,500 new residents and just over 8,000 new lots.

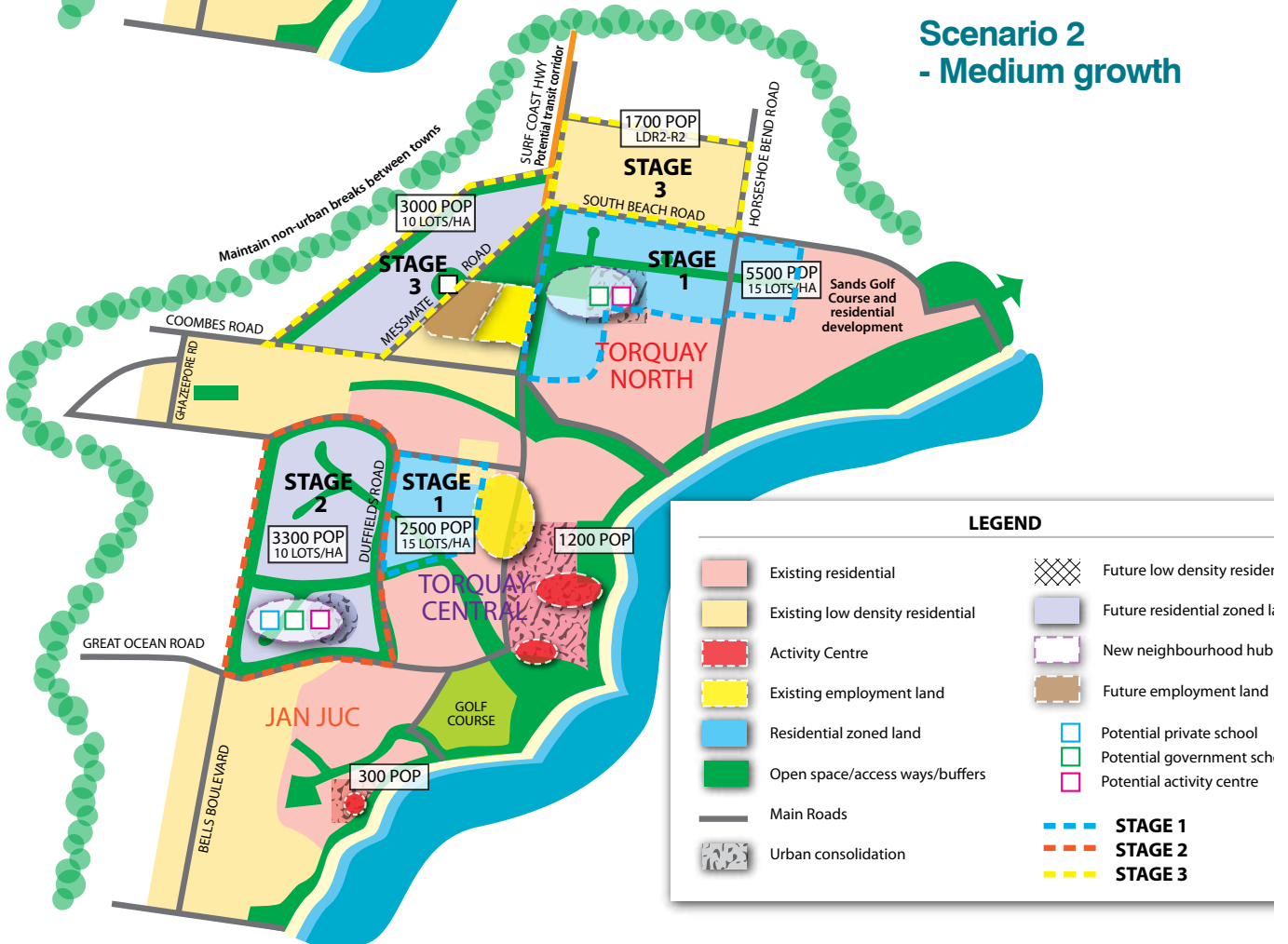
Its key features included:

- Protecting key environmental assets with a lower density of standard residential development around the rural green areas (averaging out at 10 lots per hectare).
- Redirecting population growth to the Torquay North and Central Torquay precincts through higher levels of urban consolidation.

Scenario 1 - Low growth



Scenario 2 - Medium growth



LEGEND

Existing residential	Future low density residential
Existing low density residential	Future residential zoned land
Activity Centre	New neighbourhood hub
Existing employment land	Future employment land
Residential zoned land	Potential private school
Open space/access ways/buffers	Potential government school
Main Roads	Potential activity centre
Urban consolidation	STAGE 1
	STAGE 2
	STAGE 3

STAGE 1 comprised approximately 8,000 new residents by 2020 with development occurring in land already zoned for development (i.e. Torquay North and Duffields Road East).

STAGE 2 comprised approximately 4,800 new residents by 2030 with development occurring west of Duffields Rd for approximately 1km (potentially 3,300 new residents) and potential urban consolidation in Central Torquay and Jan Juc (potentially 1,500 new residents).

STAGE 3 comprised approximately 4,700 new residents by 2040 with development occurring in the north-west area in the land between Surf Coast Highway and the town boundary (potentially 3,000 new residents), and consolidation opportunities in the Torquay Heights low-density residential area north of South Beach Road (1,700 new residents).

Scenario 3 – High Growth

This scenario proposed high-range population growth with a total population of approximately 35,400 people by 2040. This included 22,700 new residents and just over 10,200 new lots.

It addressed community values/needs by:

- Focusing growth in the northern precinct to accommodate more than 60 per cent of new growth and encouraging higher densities in new development areas to provide greater utilisation of infrastructure.

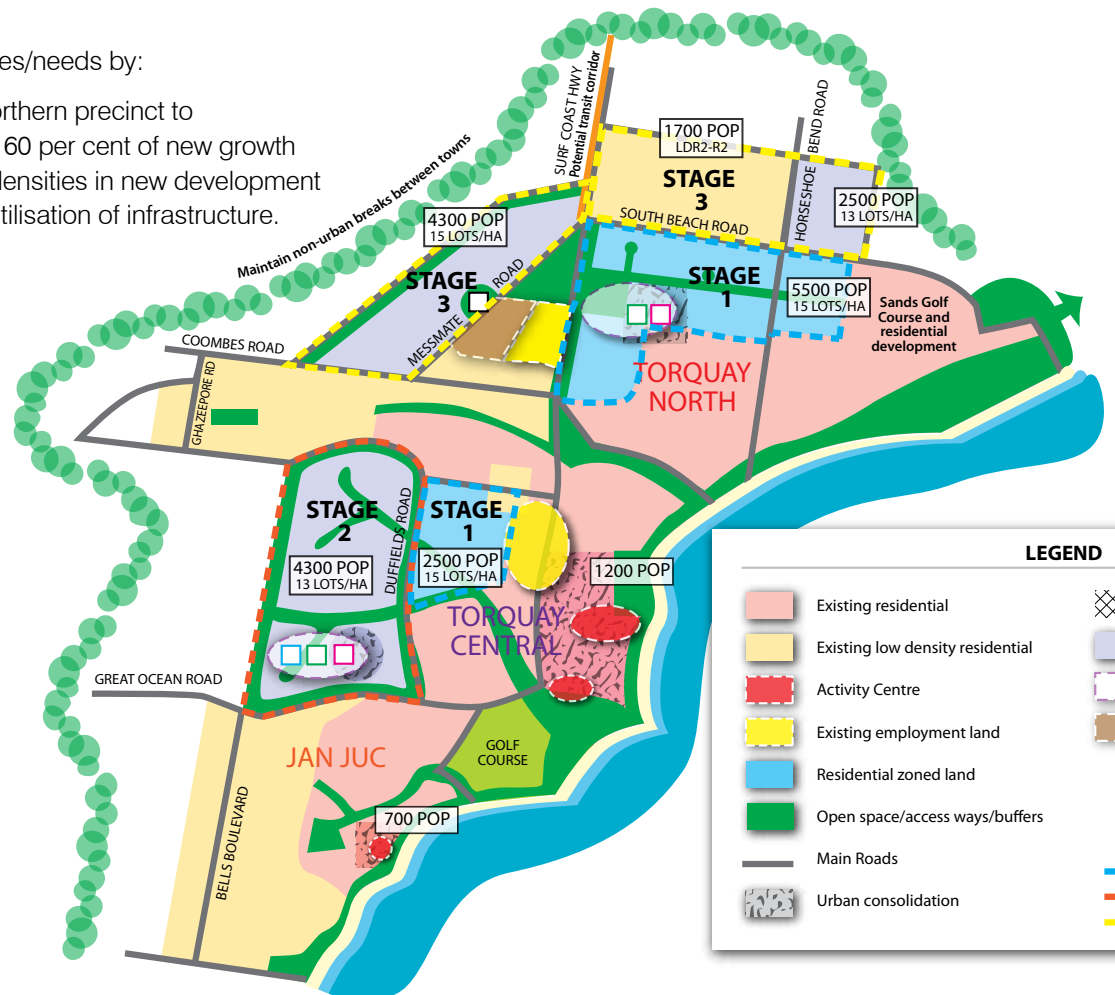
Scenario 3 - High growth

- Potentially providing additional services (e.g. arts and culture centre, aquatic facilities), which are more likely to be provided with this level of population.

STAGE 1 comprised approximately 8,000 new residents by 2020 with development occurring in land already zoned for development (i.e. Torquay North and Duffields Road East).

STAGE 2 comprised approximately 6,200 new residents by 2030 with development occurring west of Duffields Rd for approximately 1km (4,300 new residents) and potential urban consolidation opportunities in Central Torquay and Jan Juc (potentially 1,900 new residents).

STAGE 3 comprised approximately 8,500 new residents by 2040 with development occurring in the north-west area in the land between Surf Coast Highway and the town boundary (potentially 4,300 new residents), consolidation opportunities in the Torquay Heights low-density residential area (potentially 1,700 new residents) and a new area to the east of Horseshoe Bend Road (potentially 2,500 new residents).



Appendix 3:

Summary – Community and developer/land owner feedback

1. Community Feedback

Feedback from the community was sought and received throughout each phase of the project from a range of stakeholders.

During the project over 500 people actively contributed to the engagement process with some choosing to participate in all phases, through either the web forum, the listening/ information posts or the workshop sessions. Surveys and data collected at workshops helped to summarise the community's views during each phase.

Phase 1

Building on previous engagement for the Surf Coast 2020 Vision (1996) and Your Visions Community Plan (2004), the Torquay-Jan Juc Sustainable Futures 2040 Phase 1 reaffirmed a number of important aspects values and principles for sustainability by local community and other stakeholders.

On the whole most agreed with the values and principles from previous engagements were still relevant with some suggestions for improvement. The values and principles gained general acceptance during phase two as capturing the essence of what the community currently considered important.

There was frustration and anger expressed by some who participated during this phase on the former Minister for Planning's decision to include the first kilometre in Spring Creek corridor within the town boundary, via Amendment C37, prior to the project formally commencing.

Phase 1 of the Projects Community Engagement Strategy achieved the following:

- Previously non-engaged community members were informed and consulted through the listening posts and via the project website (haveyoursaysurfcoast.com.au)
- Through a series of public workshops, which were mostly attended by those previously engaged, community members who had the opportunity to meet, discuss, debate and seek creative solutions for planning issues.

The vision statement and the core values and principles identified build the SFP's foundation. They provide a framework for Torquay-Jan Juc's future development and addressed the need to balance stakeholders' sustainability aspirations (i.e. environmental, social and economic). Over the course of the 3 Phases of engagement these values and principles were collaboratively refined. Details of the final values and principles are included in Section 3 of the SFP.

Phase 2

As part of Phase 2 of the engagement process for the 2040 Torquay-Jan Juc Sustainable Futures Project, the Torquay-Jan Juc Values and Scenarios for Growth Brochure was exhibited and presented for comment and discussion during November and December 2010. The Values and Principles defined by the community in Phase 1 of the engagement process were included in this brochure, as well as three scenarios for growth based on these values and principles.

Scenarios

The three growth scenarios were based on the Context Report, stakeholder feedback during Phase 1, the ensuing values and associated principles. The scenarios were also influenced by the former Minister for Planning's decision to include the Spring Creek corridor within the town boundary during the approval of Amendment C37.

The scenarios represented low, medium and high growth options, based on 30-year population projections for Torquay-Jan Juc that range from around 25,000 to 35,000 people and were consistent with those identified in the G21 Regional Plan and the Great Ocean Road Strategy, both of which forecast population growth of 25,000-30,000.

The scenarios were high-level concepts developed with the intention of generating discussion amongst the community and other stakeholders to ascertain the type, location and level of growth. They were initially tested with the Project Control and Technical Reference groups to ensure they were generally consistent with current thinking about Torquay-Jan Juc.

While many residents expected a scenario showing 'no growth' in the Spring Creek corridor, this was not considered a valid option, given past strategic work supporting the potential of this land for future residential use and the former Minister for Planning's decision to include this area within the town boundary. Scenario 1 represented the option closest to community assumptions of limited growth in the Spring Creek corridor with lower densities in this area.

Conversely, there was also an expectation among developers/land owners with interests in the 1km Spring Creek corridor that a scenario would reflect the densities proposed in earlier planning. This presented a separate challenge, given some of the community's views about growth in this area. Scenario three reflected the closest option to developers/land owners' proposal with a higher density outcome.

The response to the scenarios was generally positive, with Scenario 1 being the most acceptable to respondents. Some respondents re-stated their view that there should be no growth or development, particularly in the Spring Creek area beyond Duffields Road. However, in the workshops some respondents previously opposed to any development in the Spring Creek area in the workshops stated that Scenario 1 was acceptable and were willing to move ahead on that basis.

There was positive reinforcement about the work that had been achieved in developing the scenarios. Some stakeholders were keen to move ahead with growth in Spring Creek and were dissatisfied with the low growth proposed in Scenario 1.

Some residents supported Scenario 3 as they were keen to have an arts centre. Development in the north with higher densities was acceptable to most. Many supported the idea of an arts centre or an aquatic centre as part of the plan whatever the outcome or decision regarding growth.

There was continued concern about the environmental impact of increased population and much support for guiding principles and a plan to manage that impact. There was also much support for the idea that infrastructure and services should keep pace with development. Some felt that the current population was under stress due to new developments going ahead without adequate infrastructure and services. There was much discussion about the 'look and feel' of more recent developments and, again, a desire for principles to guide the visual aesthetics and enhance a coastal feel.

Key solutions from the community included

- Minimising environmental impact of increased population through guiding principles
- Provide infrastructure and services to keep pace with development and population
- Maintain and enhance coastal feel through guiding principles.

More specifically the community suggested the following services and facilities:

- Sustainable energy and water supply (solar powered community buildings)
- A dedicated arts facility
- A recreation/aquatic facility
- Access to schools and community facilities.

Community members generally acknowledged newcomers were attracted to the township by the same reasons that originally drew them to the area. Many recognised that it was about sharing the place while planning and managing for future population growth. Nearly all supported the concept of a plan to manage growth and guide the future of their place.

The concept of staged development was included in the discussions of the three growth scenarios as a possible mechanism to manage the pace of growth. This concept attracted much discussion during the submission phase, particularly from the community, developers/land owners and Department of Planning and Community Development representatives.

While there are some positives associated with a staged development approach, there are equally issues against it, including potential over-inflation of land prices by limiting supply. Predicting the rate of land take-up is also difficult.

All who participated broadly accepted the need and wisdom in developing a Growth Plan.

With some additions and minor changes, all stakeholders broadly accepted the values and principles. Many residents expressed a hope that the values would translate into tangible actions. The community were also keen to see their values in action through the implementation of them into their everyday individual and community life.

Importantly there were many questions asked and answered about how the planning controls work. While the community are highly educated and informed, the engagement activities, in particular the workshops, offered opportunities for the enhancement of the knowledge of some participants, which in turn, fostered some very creative and collaborative discussions about potential solutions. There were as many questions asked as opinions provided, and discussions were lively on the streets and in the workshops.

Phase 3

Phase 3 of the engagement process commenced on Saturday 2 April 2011 and concluded on Sunday 17 April. A series of information sessions and place based information posts were used to inform and consult with the community on the final draft Sustainable Futures Plan (SFP). A survey was provided to participants regarding the SFP and the 2040 Project Process.

Three submissions were received from the community during phase 3. These submissions are summarised below:

Bellbrae Residents Association:

- Profound disappointment in the plan and in particular that there was no option excluding the Spring Creek Corridor (1km west of Duffield's Rd) from development. This is considered a major deficiency of the 2040 process.
- No options have been provided showing development to the north of the ridgeline and north and east of Horseshoe Bend Rd
- No strategic analysis has been undertaken to prove the Spring Creek Corridor should not be included
- Don't consider that the views of interest groups are reflected in the outcomes of the Plan – this was an expectation of participating in the process
- No defined areas for caravan parks and low cost tourist accommodation
- No support for a retail area in the Spring Creek south area

Andrew Cherubin:

- Proposed another option mixing suburban development, low density and rural 10 ha lots in the Spring Creek Corridor through to Bellbrae
- Believes further growth proposed should be to the north up to Blackgate Rd

Surf Coast Energy Group (SCEG)

- Does not support growth in the area 1km west of Duffields Rd
- Doesn't really support growth but if there is to be any more land designated for housing it should be to the north of Torquay.

Throughout Phase 3, participants overwhelmingly confirmed their view that there was a need for a plan and were keen to see the community's values and principles embedded in the planning scheme to guide future growth and development. Many people commenting that the SFP was a sensible and logical outcome to the process.

Spring Creek remained the only area where there was any opposition to the plan. With some participants holding a no growth position and stating that they were disappointed and angry that the process had been disrupted by the C37 decision. However just as many participants were

complimentary about the work that had been achieved by Council and the team. There was much recognition that the complexities of the project had been considered and a reasonable outcome achieved.

Across the community there was a general acceptance that Torquay – Jan Juc would undergo growth in the future and an appreciation existed for the need to manage this population growth. There was an agreement that a growth plan was needed and a 'wise thing' to undertake. In the final phase of consultation some people commented that the draft SFP was a sensible and logical outcome to the process and were complimentary about the work that had been achieved by Council.

The discussions on Spring Creek continued to provide the most varied response, with a range of views expressed, from no support for any development through to support with clear guidelines protecting the key aspects. Some people held a no growth position throughout the engagement process expressing their disappointment and anger at how Amendment C37 had disrupted the process and with no opportunity provided in the process to explore a no growth option in Spring Creek. This group expressed a preference that if there was to be more growth it should be in the north and potentially beyond the ridgeline. Others moved during the process to accepting some form of development in Spring Creek as long as guidelines were developed to protect key aspects. Then there were others that showed no major concern over development within this area, seeing it as a logical direction to expand the town.

Conclusion

Overall, the majority of stakeholders engaged through this process agreed with the need for a plan to manage growth and supported the values and principles identified in the SFP as well as many other aspects of the SFP such as the growth areas already under development in Torquay North and Duffield's Road East. Many participants expressed a hope that the values would translate into tangible actions and during the Phase 3 consultation articulated that these values and principles should be embedded into the planning scheme to guide future growth and development.

Most community members acknowledged the level of growth proposed over the next 30 years. While some would prefer a much lower growth rate many understood that Torquay- Jan Juc would continue to attract new people to the area seeking its beauty and lifestyle and that it was about managing the growth, sharing the spaces and not locking the door to newcomers.

The main issue for the plan continued to be development within the Spring Creek corridor. Again as outlined previously there were a variety of opinions expressed about what should happen in this area. For those who supported development in this area, many agreed with the idea of the community hub, public school and retail facilities proposed for the Spring Creek area.

Over the course of the engagement process there was continued concern about managing the environmental impact of increased population and much support for guiding principles and a plan to manage that impact. There was also much support for the idea that infrastructure and services should keep pace with development. Some felt that the current population was under stress due to new developments going ahead without adequate infrastructure and services.

2. Developer/land owner feedback

Phase 2

Nine submissions were received from developer/land owner groups during Phase 2. These are summarised below.

Summary points – 1km west land owners alliance group, Spring Creek

This group includes Amex Corporation (80 Duffields Road), A Rothel Holdings (151 Grossmans Road), 225 Grossmans Road Pty Ltd, V Fernbach (90 Duffields Road), Victorian Aboriginal Community Services Association Ltd (100 Duffields Road) and Torquay Project No. 1 Pty Ltd (170 Great Ocean Road).

Four submissions were received from the group including one overarching letter and individual letters from Amex, Val Fernbach and A Rothel Holdings. Key points raised include:

- significant concerns about the process, analysis and data used to develop the scenarios
- believe there is a lack of evidence for the information in the Scenarios for Growth brochure
- the scenarios represent a 'contrived' outcome with no application of proper planning principles
- the project has created unrealistic community expectations
- agree the values and principles are general and common sense for Torquay-Jan Juc
- no support for the proposed staging of growth

- no support for any of the proposed scenarios
- the Spring Creek corridor (1km) is within the town boundary as confirmed by Amendment C37
- the group's detailed investigations of the land reinforce there are no environmental constraints to its development for urban use
- the land can be developed to provide a range of facilities and services, such as open space, paths, improved bus services, diverse housing options, protection of environmental features and buildings responding to the coastal character
- proposed densities are too low – preferred approach is 15 lots per hectare and no staging
- State Government policy requires a minimum of 15 lots per hectare
- the proposed low density in Scenario 1 is considered poor planning, and
- consider the development of the scenarios to be driven only by community input with no developer input.

Summary points – Trinity and Southern Rose

Two submissions were received from Trinity Funds Management and Southern Rose/Parklea Pty Ltd representing the land owners to the south of Spring Creek within the 1km area. Key points raised include:

- support for the identified values and most of the principles except for the proposed approach to staging
- recognition that the South Spring Creek area is linked more closely with the existing Jan Juc community rather than the area to the north of the creek
- acknowledgement that this area could provide for some of the services that are currently inadequately provided in Jan Juc (e.g. road access points, retail, schools, tourism) and the employment opportunities that would come with these services and facilities
- support for a density of generally 13 lots per hectare in this area and no support for low density development, which is considered to be an under-utilisation of infrastructure - the final density needs to take into account topography, vegetation, amenity and sustainability, which will result in a range of densities in this area
- support for the community hub, school and retail facilities proposed, and for improved connectivity and safety

- the need for early rezoning of this southern area
- the inclusion of the Spring Creek land 1km west of Duffields Road within the town boundary, and
- concern about the proposed timing of development and the achievable densities in Scenarios 1 and 2.

Tract Consultants

Two submissions were received from Tract Consultants representing John Anderson and Woolworths. Both support the primary growth area to the north extending beyond the current ridgeline. They also present a fourth growth scenario which:

- includes a commercial/retail area relocated to the Surf Coast Highway immediately adjacent to the new Community and Civic Precinct and extending up to South Beach Road
- shows the urban form following along the Surf Coast Highway spine to the north towards Blackgate Road
- provides a range of tourism, recreation, employment and residential uses
- proposes growth beyond the ridgeline boundary to the north-west up to Blackgate Road with a mix of standard residential and a low density interface zone, and provision for a total population of approximately 30,000 people, and
- directs growth away from the southern part of Spring Creek.

Christian College

One submission was received from Christian College expressing support for Scenario 3 while indicating disappointment that the scenarios did not capture the school's interest in Torquay-Jan Juc. The college has requested this interest be included in future documentation.

Phase 3

During Phase 3 a further eight submissions were received from the developer/land owner group. These are summarised below.

Christian College

- Generally support exhibited SFP, including the five values and principles, and the confirmation of the 1km Spring Creek corridor within the town boundary.
- Support inclusion of the Christian College land within the South Spring Creek corridor area.

- Agree with the pedestrian connection across Spring Creek and believe a new vehicular crossing should also be provided to strengthen the connection between the two neighbourhood areas and allow access to both schools.
- Believe the rezoning of the Spring Creek area should occur in the very near future to allow the school to be provided.

Amex

- Notes the reaffirmation of the inclusion of the 1km Spring Creek corridor land in the town boundary.
- Support the inclusion of the company's land in the North Spring Creek area.

Jan Juc North land owners

(including Trinity, Southern Rose/Parklea, Geelong Christian College and Caseys)

- Support the initiative of developing a high level strategic document to guide growth over the next 30 years. In particular:
 - the separation of Spring Creek into two areas – north and south
 - inclusion of South Spring Creek in the Jan Juc neighbourhood
 - the potential new neighbourhood hub including schools and retail area
 - the proposal for higher density around the neighbourhood hub, and
 - general support for many of the proposed guidelines outlined in the SFP, including the open space features along the creek and the vegetation protection overlay area, principles of buffers/careful siting of lots to the creek, to the western boundary and north to south connections across the creek.
- Concerns in relation to the SFP include:
 - the assessment of existing and future land supply, and the finding that supply is adequate for the present
 - disagree that current zoned land will provide supply
 - the timeline for this development is uncertain, with no guarantees the land will be provided at a satisfactory rate
 - disagree with the assumptions used in the take-up of land (Context Report), and
 - implementation of the SFP fails to acknowledge the need for rezonings in the immediate future.

Trinity

- Generally support plan and the five core values and principles, and acknowledge the company's intention to apply these in any future development of its land.
- Disagree with the growth projection figures/land supply assessment - believe this is an underestimate.
- Believe the rezoning of the South Spring Creek land should be dealt with concurrently with the SFP planning scheme amendment process to enable the significant benefits for the Jan Juc community to be realised (i.e. provision of two schools and the neighbourhood hub).

Parklea Developments

- Support the SFP and the five core values and principles.
- Believe the Torquay North area and Spring Creek area are both very different and should be recognised as such.
- Assumptions used for the growth areas may be different (e.g. South Spring Creek could attract more holiday home ownership).
- The north to south connections to Jan Juc should be nominated along with the upgrade/duplication of the Great Ocean Road.
- Priority should be given to developments that add value to existing communities (e.g. South Spring Creek will provide a range of services to the existing Jan Juc community).

Patrick Casey

- Land owner in the Spring Creek Future Urban Growth Area.
- Support the values and principles, and the SFP's intent.
- Agree with South Spring Creek being part of Jan Juc and support well-serviced new development that encourages walkability.
- Acknowledge that the guidelines for South Spring Creek encourage larger lot transition along the western boundary, which impacts on the developer's site. Designers have been engaged to help respond to this.

Hansen Partnership on behalf of Blackwood Group (435 Great Ocean Road, Jan Juc)

- Believe the SFP overlooks the tourism component and where and how these facilities should be provided within or around Torquay-Jan Juc - this should be included in the SFP.
- Propose a tourist facility at 435 Great Ocean Road with this land to be designated for future tourist accommodation in the final SFP. Believe it has a strong strategic justification due to its location, attributes, limited site constraints and potential economic, social and environmental benefits.

Tract Consultants on behalf of Woolworths

- Disappointed that the proposed activity area in Torquay North is located away from the Surf Coast Highway. This will not be easily accessible for the Torquay community - retail facilities should be located on the highway.
- No provision for a neighbourhood hub in the Messmate Rd neighbourhood - a much more central location on the highway for retail facilities, which will provide better access for residents in the Messmate Road area.

Tract Consultants on behalf of Anseed Pty Ltd

- Request the Torquay North area be re-considered, specifically the urban boundary to be moved to Blackgate Road. The draft SFP should have included this area.
- Concerned that the draft SFP adopts a low growth scenario. Believe that, with an annual growth rate of around four per cent, the target population will be reached by 2034-2036. Prefer the higher growth scenario to be adopted.
- Development in the north will provide a variety of dwelling types and more affordable housing compared to other parts of Torquay. This will contribute to an accessible, affordable and sustainable community.

Appendix 4:

Summary of input from Technical Working Group

The following is a brief summary of key inputs from the Technical Working Group.

Department of Planning & Community Development

Detailed suggestions on improvement of the SFP and Context Report were received. Both the SFP and Context Report have been enhanced as result of these suggestions however not all suggestions were able to be accommodated.

Barwon Water

Highlighted the need to recognize that servicing across multiple growth fronts in the township may be problematic. In response the SFP has highlighted that consideration of demand and supply is considered an important aspect to determine the merits of rezonings combined with orderly sequencing of services.

Corangamite Catchment Management Authority

Suggested key environmental assets and pressure points are recognized better. Capacity to undertake such work within the project was limited noting that a significant environmental analysis of Torquay Jan Juc has occurred through the Torquay Jan Juc Structure Plan 2007, Torquay Jan Juc Neighborhood Character Study 2006 and flora and fauna analysis in the Spring Creek valley. The SFP has emphasised the importance of the environment in a Value and has detailed that peer review of flora and fauna assessments for future rezonings and development will be important.

Western Coastal Board

Raised issues of consistency with Victorian Coastal Strategy 2008 (VCS), lack of consideration of impacts of growth on the coast and better recognition of tourism issues. The SFP has been developed to specifically respond to policy in the VCS 2008. The SFP is considered to have responded to the policy summary of the VCS in the State Planning Policy Framework as detailed in Clause 11.05-5 below:

- Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.
- Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.
- Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
- Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.
- Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.
- Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.
- Encourage opportunities to restructure old and inappropriate subdivisions to reduce development impacts on the environment.
- Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
- Minimise the quantity and enhance the quality of storm water discharge from new development into the ocean, bays and estuaries.

The SFP is working at a high strategic level and has not detailed specific physical impacts on the coastal foreshore. Tourism issues are a core consideration in the SFP and the Values recognize this is a key feature of the place and the local economy. Further work in relation to tourism issues is also identified.

Environment Community Advisory Committee

Surf Coast Shire's Environment Community Advisory Committee detailed concerns to Council that the SFP should include:

- more detailed information on the environmental consequences of the growth proposed locally and other large transformational forces such as the ring road, Armstrong Creek, climate change and bushfire management;
- management strategies to mitigate negative consequences identified in the plan; and
- management strategies to realise positive consequences identified in the plan.
- stronger language be used to drive sustainable development in the Spring Cree growth area.

As detailed in the comments from the CCMA capacity to undertake such work within the project was limited and the plan has been prepared based on previous environmental analysis of Torquay Jan Juc that has occurred through past projects. The overall policy position of the SFP aims to ensure environmental features of the place are a key influence on growth and impact on and enhancement of the environment is a key outcome. Language to help drive such outcomes will be best paced in specific planning controls in growth areas which could also include ways of mitigating environmental impacts and realizing positive outcomes.



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