

Statutory authority submissions

No.	Name Address	Submission Type (support/objection/ no objection)	Summary of submission	Council officer response and recommendation
S1.	Wathaurung Aboriginal Corporation	No objection	Makes the following comments: Any high impact activity (as defined in the <i>Aboriginal Heritage Regulations 2007</i> ) within the Anglesea Tourism precincts and Torquay 'Town Centre Foreshore' precinct will trigger the requirement for a Cultural Heritage Management Plan.	<p><u>Response</u> Submission noted</p> <p><u>Recommendation</u> No action required</p>
S2.	Corongamite Catchment Management Authority	No objection	The Authority notes that the Anglesea Tourism Precincts are located close to the floodplain of the Anglesea River and may be subject to inundation during extreme weather events, however, the proposed amendment will not change the flood risk applicable to these sites. In light of this the Authority does not object to the proposed amendment C97.	<p><u>Response</u> Submission noted</p> <p><u>Recommendation</u> No action required</p>
S3	VicRoads	No objection	VicRoads would not object to the implementation of the proposed amendments	<p><u>Response</u> Submission noted</p> <p><u>Recommendation</u> No action required</p>

Public submissions

No.	Name Address	Submission Type (support/objection/ no objection)	Summary of submission	Council officer response and recommendation
S4.	Livingston Planning on behalf of J Magrath and N Orfali, Noble St, Anglesea	Objection	<p>Makes the following submission:</p> <ul style="list-style-type: none"> <li>• The land at the rear, or the western portion, of 105 Great Ocean Road also known as the <i>Great Ocean Road Resort</i>, is not included in the Anglesea Great Ocean Road Study 2013;</li> <li>• There is no strategic justification for the inclusion of this land in Amendment C97;</li> <li>• The rezoning of the western portion (rear) of 105 Great Ocean Road Anglesea, to Special Use Zone (SUZ8) should not be included in the proposed rezoning or Amendment C97.</li> <li>• The impact that the proposed Amendment will have on residents of 2A and 2B Noble Street, Anglesea.</li> <li>• It is requested that this parcel of land be removed from the proposed Amendment C97.</li> </ul>	<p><u>Response</u></p> <ul style="list-style-type: none"> <li>• Land to the rear or western portion of 105 Great Ocean Road, Anglesea was inadvertently excluded as part of the study area boundary in the Anglesea Great Ocean Road Study 2013. The proposed Amendment C97 corrects this anomaly by including this parcel of land to recognise the existing commercial use of the entire subject land for commercial/ tourist related purposes</li> <li>• The strategic justification for including the western portion of land at 105 Great Ocean Road in the Amendment is consistent with State and Local Planning Policies in the Planning Scheme. In addition the Anglesea Structure Plan 2012 identifies the entire land at 105 Great Ocean Road as part of the existing retail/commercial land in Anglesea.</li> <li>• The western section of the subject land comprising of motel units/serviced apartments, swimming pool, conference rooms, gym, tennis court is an integral part of the <i>Great Ocean Road Resort</i>. The Amendment not only recognises the commercial nature of the entire land but also more accurately defines the existing property boundary of the Resort.</li> <li>• It is considered that the land use and built form controls in the proposed Amendment address any potential amenity impacts on the surrounding area.</li> </ul> <p><u>Recommendation</u> Since this submission remains unresolved it is recommended to refer it to an independent Panel appointed by the Minister for Planning pursuant to the <i>Planning and Environment Act 1987</i>.</p>
S5	D. Cerantonio for Great Ocean Road Resort, 105 Great Ocean Road, Anglesea	Support	<p>Makes the following submission:</p> <ul style="list-style-type: none"> <li>• Supports the rezoning of the entire property at 105 Great Ocean Road, Anglesea (Great Ocean Road Resort) as proposed in Amendment C97 from General Residential Zone to Special Use Zone 8 'Tourism Development Precincts'</li> <li>• Historically, the land has been used for tourist</li> </ul>	<p><u>Response</u> Submission noted</p> <p><u>Recommendation</u> No action required</p>

No.	Name Address	Submission Type (support/objection/ no objection)	Summary of submission	Council officer response and recommendation
			<p>accommodation and ancillary facilities. There is a need to rezone this land to reflect the tourism nature of the property.</p> <ul style="list-style-type: none"> <li>• Amendment C97 complies with the Local Policy Framework in the Planning Scheme and other strategic documents namely <i>'Anglesea Great Ocean Road Study 2013 and Anglesea Structure Plan Review – Economic Assessment 2010'</i>. The Amendment is also justified in the <i>C97 -Explanatory Report'</i>.</li> <li>• The building design controls proposed in the Amendment will ensure that any future development to the site will have an appropriate design response.</li> <li>• The use of land at the rear or western portion of the subject land is closely related to a Tourism Development Precinct than development in a General Residential Zone.</li> <li>• Amendment C97 – Explanatory Report provides strategic justification for the Amendment The property offers not only tourist accommodation but a number of tourist activities which will increase visitor stays as well as provide activities/services to the local community.</li> <li>• The subject land has little frontage to Noble Street and therefore the rezoning of the land as outlined in Amendment C97 will have little impact on the Noble Street frontage</li> </ul>	