

Statutory authority submissions

No.	Correction Item No.	Name Address	Submission Type (support/support subject to change/ objection)	Summary of submission	Council officer response and status
S1	Item 14 - Moggs Creek	CFA	Support/ request change	CFA supports the amendment subject to the inclusion of the entire land as WMO/BMO. For ease of administration, clarity and future development, CFA recommends that WMO/BMO be extended to include the entire allotment at 35 Boyd Avenue Moggs Creek.	<p><u>Response</u> Submission supported</p> <p><u>Status</u> Support change.</p>
S2	Item 12 - Crown Land a Karaaf Wetlands and Thompson Creek, Torquay	Dept. of Environment Land Water & Planning	Support	The Dept. supports the proposed rezoning of Crown land at Karaaf Wetlands and Thompson Creek, Breamlea.	<p><u>Response</u> Submission noted</p> <p><u>Status</u> No action required</p>
S3	All Items	VicRoads	Support	VicRoads has reviewed the amendment and has no objection to the proposed corrections.	<p><u>Response</u> Submission noted</p> <p><u>Status</u> No action required</p>

Public submissions

No.	Correction Item No.	Name Address	Submission Type (support/request change/objection)	Summary of submission	Council officer response and status
S4	Item 17 - LDRZ in Torquay /Jan Juc, (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> • Objects to the proposed change to the preferred housing density for sewerer Low Density Residential Zone (LDRZ) land from 2,500m² to 2,000m² in Table 1 to Clause 22.09, as it will create an incentive for increased urban development in Castaway Crescent. Concerns: <ul style="list-style-type: none"> • Residents have not been consulted about the proposed change. • It is contrary to Clause 21.08-2 to limit housing growth and change in areas with significant vegetation or landscape values, high bushfire risk or predominant single dwelling character. • It will affect property values. • It will increase traffic and noise. • It will affect the existing character. • It will create division amongst residents between those wanting to subdivide and those wanting to maintain the character. • Follow-up submission received supporting reinstatement of 4,000m² minimum lot size 	<p><u>Response</u></p> <p>After further investigation this submission is not supported for the following reasons.</p> <ul style="list-style-type: none"> • The need for consistency with the State standard provisions in the LDRZ for 2,000 sq. m minimum lot size for sewerer lots. • Only a small number of existing lots have the potential for subdivision and it is considered that future subdivision of land should be considered on its merit.. <p>It is proposed to amend Table 1 to Clause 22.09 - Torquay-Jan Juc Residential Development and Neighbourhood Character Policy for the Low Density Residential areas, to include wording to the effect that any subdivision applications will be considered on merit and where relevant will take into consideration wild fire, vegetation protection and landscape significance controls in the planning scheme.</p> <p><u>Status</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	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> • As above. • Follow-up submission received supporting reinstatement of 4,000m² minimum lot size 	<p><u>Response</u> As above</p> <p><u>Status</u> As above</p>

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S6	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above. Follow-up submission received supporting reinstatement of 4,000m² minimum lot size 	<u>Response</u> As above <u>Recommendation</u> As above
S7	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above 	<u>Response</u> As above <u>Status</u> As above
S8	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above 	<u>Response</u> <u>Status</u> As above
S9	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above Follow-up submission received supporting reinstatement of 4,000m² minimum lot size 	<u>Response</u> As above <u>Status</u> As above
S10	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above Follow-up submission received supporting reinstatement of 4,000m² minimum lot size 	<u>Response</u> As above <u>Status</u> As above
S11	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above 	<u>Response</u> As above <u>Status</u> As above

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S12	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above Follow-up submission received supporting reinstatement of 4,000m² minimum lot size. 	<u>Response</u> As above <u>Status</u> As above
S13	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> As above 	<u>Response</u> As above <u>Status</u> As above
S14	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> Objects to any reduction in the minimum lot size in this area. Concerned about urbanisation of the coastal township, resulting in increased housing and further pressures on the natural environment. Allowing lot sizes to be decreased in this precinct would mean: <ul style="list-style-type: none"> Further degradation of vegetation and consequently another impact on local wildlife; Increased human population with associated pressures such as dogs, cats, noise and light pollution, etc; Increased traffic; Reduction in natural vegetation and increase in invasive plant species; A significant change to the character of the precinct. 	<u>Response</u> As above <u>Status</u> As above

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S15	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Objection	<ul style="list-style-type: none"> Supports introducing a local variation to set a minimum lot size of 4,000m² in order to limit development and retain the character of the area.. 	<u>Response</u> As above <u>Status</u> As above
S16	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Support	<ul style="list-style-type: none"> Support the proposed correction of the wording at Clause 22.09 to replace the 2,500m² minimum lot size for sewered LDRZ lots with 2,000m². Does not support introducing a minimum lot size of 4,000m² as it would remove current rights to potentially subdivide. 	<u>Response</u> Support for amendment noted <u>Status</u> No action required.
S17	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Support	<ul style="list-style-type: none"> Supports the amendment. Higher density effects greater bushfire safety, is a more efficient use of resources and infrastructure, and relieves pressure for development in more significant natural areas. 	<u>Response</u> Support for amendment noted <u>Status</u> No action required.
S18	Item 17 - LDRZ in Torquay /Jan Juc (Castaway Crescent Precinct)	Resident	Support	<ul style="list-style-type: none"> Supports a preference for min lot size of 2000 sq m for Castaway Cres Precinct. 	<u>Response</u> Support for amendment noted <u>Status</u> No action required.
S19	Item 17 - LDRZ in Torquay /Jan Juc	Resident	Support	<ul style="list-style-type: none"> Supports replacing the preferred housing density for sewered lots (i.e. 2,500sqm) with a 2,000sqm at Clause 22.09. 	<u>Response</u> Support for amendment noted <u>Status</u> No action required.

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S20	Item 23 - Lorne DDO12	St Quentin Consulting	Support/ request change	<ul style="list-style-type: none"> Supports Amendment C103, in particular the change to the subdivision provisions of the DDO12 to enable a variation to the minimum lot size for land developed by 2 or more dwellings, but requests a change to the requirement for a permit.. Submits there is no value in requiring a permit under the DDO12 as none of the decision guidelines are relevant in considering an application for subdivision and a permit is already required under the provisions of the General Residential Zone. 	<p><u>Response</u> Requested change not supported for the following reasons:</p> <ul style="list-style-type: none"> the objectives and decision guidelines of DDO12 are relevant in considering an application for subdivision of land developed by two or more dwellings. As a permit is also required under the General Residential Zone (GRZ), it would not trigger an additional permit requirement. <p><u>Status</u> Submission unresolved – refer to Panel.</p>
S21	Item 23 - Lorne DDO 12	Planning Property Partners	Support/ request change	<ul style="list-style-type: none"> Supports the amendment subject to recommended changes to the wording of the exhibited version of the subdivision provisions '<i>The land is developed by two or more dwellings which were lawfully constructed and approved before 16 October 2008.</i> Suggests the following change to the wording of this exemption. '<i>The land is developed by two or more dwellings in accordance with a planning permit issued before 16 October 2008.</i>' 	<p><u>Response</u> Submission is supported with minor change.</p> <p>It is considered normal practice for planning schemes to specify that dwellings are either constructed or approved before the specified cut-off date to consider a certain matter.</p> <p>It is recommended that the exemption be redrafted as follows:</p> <ul style="list-style-type: none"> <i>The land is developed by two or more dwellings which were lawfully constructed or approved by a permit issued under this Scheme before 16 October 2008.</i> <p>This change is supported by the submitter.</p> <p><u>Status</u> Submission is resolved if change accepted by Council</p>