

Amendment C114 – Spring Creek Precinct Structure Plan
Summary of Submissions and SCS Response

Sub. No.	Submitter	Issues Raised	SCS Comment / Response	Recommended Action
1	Adjoining landowner	<ul style="list-style-type: none"> Raises concerns relating to the western rural-urban interface, including: loss of rural atmosphere, privacy and views; noise and dust during construction and thereafter; increased traffic on Grossmans Road; impact on livestock (horses) from possible incursion by new neighbours and dogs; intrusion by kangaroos displaced by development; property devaluation and financial impact on existing business. Requests establishment of a green wedge between rural and residential properties and 4,000m² lots along the western boundary. Abutting landowners were not specifically consulted when the plan was drafted and were not allowed to join the Community Panel. Submits the group of large significant trees close to the western boundary should not be destroyed, but will not be able to be incorporated in the size of blocks currently shown on the plan. Objects to the routing of the main water supply line to the planned new development outside the precinct's western boundary. This, and any other utilities, should be located within the development area. 	<p>The PSP provides lots of 1,500-2,000m² along the western precinct boundary, with building setbacks of 20m to provide for a sensitive rural-urban interface. A construction management plan will be required as a condition of permit for each subdivision to reduce off-site amenity impacts such as dust and noise during construction.</p> <p>4,000m² lots are not supported as the UGZ encourages urban densities. In order to address the interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities. The Council Report considers 4 options, with council officers recommending Option 3 - Controls on private land, including a 20m building setback from the western boundary, a 10m wide vegetation buffer and fencing that restricts access.</p> <p>Abutting landowners were given an opportunity to comment on the draft Framework Plan, which was a pre-cursor to the PSP. Half of the Community Panel were randomly selected residents from the Torquay, Jan Juc and Bellbrae communities.</p> <p>The group of trees are shown in the NVPP as being able to be removed, but their 'practical retention' is encouraged. The detail and practicality of this will be explored at the detailed subdivision design stage (note the DELWP submission has requested further detail of the mechanism of this approach).</p> <p>Plan 9 'Utilities' in the PSP shows a proposed water main aligned along the full length of the precinct's western boundary between Grossmans Road and Great Ocean Road. The main, referred to by Barwon Water as the Torquay West Feeder Main, is shown on adjoining rural properties. Barwon Water advised that the plan provided for the PSP was indicative and the exact location of the main not known at that stage as further design work and consultation with landowners was required. This was not expected to be until 2020. In a further submission however Barwon Water have advised that, following discussions with affected landowners and preliminary site investigations, it is Barwon Water's preference for the northern section of the water main to be located in a future road reserve within the PSP area. Detailed design, which is not expected until at least 2018, will identify a final alignment for the remainder of its distance to the Great Ocean Road. Dependant on a number of factors including ground conditions, environment, slope, available land and constructability issues, the final route may run inside and/or adjacent the PSP south of Fernbach's Drive.</p>	<p>Refer submission to a Panel.</p> <p>Require the establishment of a vegetation buffer within private land along the rural-urban interface.</p> <p>Continue discussions with Barwon Water about the alignment of the water main.</p>
2	Barwon Water	<ul style="list-style-type: none"> Refers to correspondence previously submitted to the draft Framework Plan in relation to the provision of servicing infrastructure. This confirms that Barwon Water can provide water and sewerage to the Spring Creek precinct. The provision of Class A recycled water via a dual pipe system is not viable due to the high cost and limited demand. Does not object to the amendment provided references to the provision of recycled water via a dual pipe system are removed from the PSP. In an updated submission Barwon Water provides further advice about the alignment of the Torquay West Feeder Main. 	Submission supported – references to recycled water to be removed as requested.	<p>Remove references to recycled water from the PSP document.</p> <p>Continue discussions with Barwon Water about the alignment of the water main.</p>
3	Southern Rural Water	No objection	Submission noted	No action required
4	Adjoining landowners	Request that a 300 metre exclusion zone be applied around the egg farm to any housing opposite in Spring Creek to safeguard the ongoing operation of the farm.	Development of sensitive uses like dwellings within vicinity of an intensive animal industry such as an egg farm may result in complaints from new residents about adverse amenity impacts, in particular odour, noise and dust. Separation distances are recommended between industrial land uses, including intensive animal industries, that emit odour or dust and sensitive land uses (<i>Recommended separation distances for industrial residual air emissions</i> , EPA Publication No. 1518, March 2013). The <i>Victorian Code for Broiler Farms 2009</i> specifies minimum separation distances around broiler (chicken meat) farms to minimise the risk of adverse amenity impacts. There are no specific codes for egg farms incorporated in the planning scheme, however, the egg industry has prepared industry guidelines (<i>Environmental Guidelines for the Australian Egg Industry</i> , Australian Egg Corporation Ltd, June 2008). The guidelines recommend a separation distance of at least 500m between an egg farm activity area and a residential zone.	Refer submission to a Panel.

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			<p>The Code for Broiler Farms and the Egg Industry Guidelines provide useful guidance when considering residential development within vicinity of an existing poultry farm. The Code states that when considering land use and development applications (including subdivisions and rezonings) that will permit the establishment of dwellings and other sensitive uses nearby an existing farm, responsible authorities should consider the impacts of farm emissions on potential future sensitive uses and restrict their encroachment into the separation distances required under the Code. In principle, encroachment of sensitive uses into the required separation distance or identified odour impact area should only be allowed if:</p> <ul style="list-style-type: none"> • there are sound planning reasons for the distance to be varied • the impact of the farm on the potential sensitive use will be no greater than if the separation distance is maintained • a risk assessment (including odour modelling) is conducted that shows there is minimal risk of sensitive uses being exposed to offensive odour. <p>The Code further states that where an existing zoning will allow further subdivision near an existing farm, the responsible authority must consider the amenity of future residents of the proposed subdivision. In cases where the subdivision is permitted, the responsible authority should require the lot layout and / or building envelopes to be designed in such a way that no dwelling is within the required separation distance or within the area identified as being at risk of being adversely impacted by farm emissions.</p> <p>Council recognises the need to allow for the continued operation of the egg farm, whilst taking into consideration the need to protect the residential amenity of surrounding properties and providing opportunities for residential development consistent with settlement planning for Torquay-Jan Juc. The farm has existing use rights and is entitled to continue operating in accordance with its approvals and existing land use rights, however any expansion or increase in capacity is likely to be problematic as it would need to consider any off-site impacts. The site context has significantly changed from when the farm was first established, with low density residential development encircling the farm to the north, east and west and land to the south zoned UGZ. The adjoining Frog Hollow low density residential estate was approved and developed without any separation or buffer distance requirements, with residential lots directly abutting the farm and houses sited within vicinity of the boundary. The only limitation imposed on the development was the prohibition on the keeping of poultry on specific lots for so long as the egg farm is operating.</p> <p>The PSP proposes larger lots (1,500-2,000m²) along Grossmans Road in recognition of the rural residential interface. This will limit the number of new dwellings within vicinity of the egg farm. It is not considered that an exclusion zone should be applied given the context of the area and purpose of the UGZ. The farm can, to a reasonable extent, limit off-site amenity impacts by adhering to best practice management, maintenance and operation of the farm; complying with relevant environmental, public health and safety standards; providing landscaping and maintaining good neighbour relationships.</p>	
5	Resident, Bellbrae	<ul style="list-style-type: none"> • Supports the way the westward boundary is designed to minimise the likelihood of western expansion. • Does not support two new sets of traffic lights at either end of Strathmore Drive. One set should be adequate. • The plan does not provide for any new active play areas. • No new public school planned. The education department planning has been in error before. 	<p>Support noted.</p> <p>An alternative to traffic signals at Strathmore Drive East will be investigated.</p> <p>The need for active open space was recognised in the Community Infrastructure Assessment (ASR Research, 2015), however it was also recognised that the Spring Creek precinct does not provide suitable areas for active open space due to its topography. Significant earthworks would be required to create level playing fields. The report recommends that this be provided elsewhere in Torquay (e.g. Torquay North-West) to meet the active recreation needs of the future population.</p> <p>The Department of Education and Training has advised that the forecast population in Spring Creek is not sufficient to warrant the provision of a new public school. A new government primary school will be built in Torquay North and there are proposals for two new non-government schools (Christian College P-9 and Catholic primary school). Together with the existing schools in Torquay and Bellbrae, this will satisfy the schooling needs of the forecast population of Torquay-Jan Juc. The Mayor has written to the Department asking it to reconsider its position.</p>	Refer submission to a Panel.

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		<ul style="list-style-type: none"> Supports the building restrictions and varying block sizes. 	Support noted.	
		<ul style="list-style-type: none"> A small retail area (coffee shop/store) should be encouraged in the north area. 	The PSP provides opportunity for a small local centre in the northern precinct, which may feature a milk bar and/or café.	
6	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Suggests the use of roundabouts.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
7	Resident, Jan Juc	Objects to urban development of Spring Creek – loss of rural feel, traffic, noise, suburbia. Considers construction of a supermarket is unnecessary and states that Council should do whatever it can to minimise the impact of this development.	The precinct is zoned UGZ and development for urban purposes is therefore a given. A supermarket is required to provide grocery services to local residents to avoid the need for travel to other centres. The Economic Assessment showed a small supermarket (1,800m ²) can be supported in the short to medium term. The impact of development is minimised through retention of significant vegetation, provision of tree reserves along Great Ocean Road and Duffields Road, creation of an integrated open space network, application of larger lots in sensitive areas, introduction of residential design controls and provision of local services.	Refer submission to a Panel.
8	Resident, Jan Juc	Objects to the amendment.	Submission noted.	Refer submission to a Panel.
9	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road, in particular at Strathmore Drive East, as increased traffic along Strathmore Drive would exacerbate existing traffic issues. Submits development should be restricted to 1km west of Duffields Road, not 1.47km as proposed.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
10	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Would affect traffic flows and Strathmore Drive is not suitable for increased traffic due to current conditions.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
11	Spring Creek landowner	Requests a trafficable culvert/bridge crossing over Spring Creek to provide improved internal connections, alleviate traffic on Duffields Road and provide a better alignment for a sewer main and the north-south pedestrian link.	The Transport Infrastructure Assessment (Traffix Group, 2016) explicitly investigated whether an internal vehicle creek crossing would provide any benefits from a traffic management perspective. The assessment established that providing an alternative internal travel route between the north and south precincts would provide some traffic relief on Duffields Road, improve safety for traffic turning onto Duffields Road and provide a more direct route for buses to cover a greater area of the precinct. However, despite these benefits, the assessment concluded that an internal crossing is not required for the road network to operate satisfactorily and may be less desirable from an environmental and cost perspective. The optimal alignment of sewer mains and the north-south pedestrian link will be considered at the subdivision design stage.	Refer submission to a Panel.
12	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Should consider T-intersections or roundabouts.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
13	Resident, Jan Juc	Expresses concerns about signalised intersections on the Great Ocean Road, in particular at Strathmore Drive East as this would exacerbate existing traffic issues. Requests that this intersection be deleted from the PSP, with an intersection at Strathmore Drive West only.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
14	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West as this would affect traffic flows and the amenity and attraction of the area as a tourist destination. Suggests a better alternative is parallel service roads and roundabouts.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
15	Resident, Jan Juc	Considers the proposed lots too small. Overdevelopment will devalue the coastal town feel, increase population, traffic and congestion, and affect the local environment and habitat. Submits the statement to 'protect as many stands of Bellarine Yellow Gum and individual trees as possible' should be replaced with 'protect ALL stands of Bellarine Yellow Gum and individual trees'.	Submission noted.	Refer submission to a Panel.
16	Resident, Jan Juc	Questions the need for signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Council should consider roundabouts or only one set of traffic lights.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
17	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Suggests the Great Ocean Road between Spring Creek and Bellbrae Roundabout should be dual lane divided highway. Vehicles travelling from Bellbrae could have access via left hand turn. Other access should be via Duffields Road.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
18	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Council should consider other solutions, e.g. a staggered entrance to Spring Creek. Expresses disappointment with further development of the area. Severe planning restrictions should be in place to limit development.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
19	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Council should consider free flowing traffic solutions like staggered intersections.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
20	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.

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21	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West as they will affect traffic flows and cause people to avoid the area.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
22	Resident, Jan Juc	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West due to the impact on traffic flows, congestion and safety; and the effect on the aesthetics of the historic gateway and coastal environment.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
23	Resident, Torquay	Supports the size and location of the neighbourhood shopping centre and supports the road connections to the Great Ocean Road, because Duffields Road and Great Ocean Views Estate should not have to bear the brunt of all future traffic from Spring Creek. Does not support 3228 RA's plan regarding access.	Support for aspects of the PSP noted.	Refer submission to a Panel.
24	Resident, Jan Juc	Questions the need for more traffic lights on the Great Ocean Road. Other options should be considered to assist traffic flows.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
25	Resident, Jan Juc	Believes a right hand arrow is needed at Great Ocean Road/Duffields Road when turning right from Duffields Road (coming from Spring Creek). Questions the need for two more sets of traffic lights at Strathmore Drive. Other more free flowing traffic solutions should be considered, e.g. roundabouts, speed limits or other engineering options before adding more traffic lights.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
26	Department of Economic Development, Jobs, Transport and Resources (DEDJTR) (including VicRoads and PTV)	<p>Public Transport</p> <ul style="list-style-type: none"> • Advises the proposed connector road network and associated cross sections and the location of higher density residential development, community facilities and neighbourhood centre provide opportunity for an effective bus service. • Requests correction of Plan 7 of the PSP, which incorrectly shows an existing bus route along Strathmore Drive West. • The provision of bus stops should be included in the Developer Contributions Plan. <p>Arterial Roads and Intersections</p> <ul style="list-style-type: none"> • Submits the spacing and number of intersections proposed on the Great Ocean Road (GOR) will have an adverse impact on traffic flows along the GOR. Requests removal of the intersection of GOR and Strathmore Drive East, with the intersection at Strathmore Drive West to be the primary connector road access point. • Supports the location of the intersection on the GOR at the western precinct boundary, but requests functional layout plans and a detailed traffic impact assessment to assess the operational and safety impacts on the GOR. • For safety and operational reasons the proposed service road along the GOR must have a minimum 80m separation from the GOR at the connector road intersection at Strathmore Drive West. • The following note should be added to Plan 7: "Access to the school and kindergarten must be provided via the internal road network before the connector road and intersection with the Great Ocean Road is created". • Submits alternative access to the school should be considered, as the agreed interim access for Christian College from GOR is too close to the proposed intersection at Strathmore Drive West. • Measures should be implemented to discourage traffic from using Ocean View Crescent. <p>Active Transport</p> <ul style="list-style-type: none"> • The location of the potential regional bicycle path on the north side of GOR must be agreed with VicRoads. • The off-road bicycle path on the south side of GOR must be removed as there is insufficient room for this to be safely accommodated within the road reserve. • The off-road shared path network within the southern portion of the precinct should be extended to complete the link between the creek and GOR. 	Further discussion with the Department is required to address the matters raised, including investigation of alternative access arrangements from the Great Ocean Road.	Further discussion to be held with DEDJTR / VicRoads.
27	Spring Creek landowners	Object to the proposed larger lot sizes and the area of public open space on their property. Submit that 600-900m ² should be applied as land can be fully serviced and should be developed to its full potential.	Lots of 1,500-2,000m ² are proposed along Grossmans Road to provide a sensitive interface to abutting low density residential estates. The open space is required to provide a buffer to the waterway (northern tributary).	Refer submission to a Panel.
28	Resident, Jan Juc	<ul style="list-style-type: none"> • Objects to development west of Duffields Road due to high wildfire risk and impact on natural environment (duty of care). • Requests reconsideration of Torquay/Jan Juc as a growth node by State and local government. 	<p>The Spring Creek precinct is zoned UGZ and therefore reserved for urban development. The development area is not covered by a Bushfire Management Overlay and, although within a designated Bushfire Prone Area, not classified as a high bushfire risk area. The PSP includes requirements to manage and mitigate any bushfire risk and impacts on the natural environment.</p> <p>Torquay/Jan Juc's growth is guided by the Sustainable Futures Plan 2040. The 'Permanent Town Boundaries' project (part of Council's Environmental Leadership Program for 2016/17) will assess</p>	Refer submission to a Panel.

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			the impact of continued growth on the environment and coastal township character.	
		<ul style="list-style-type: none"> In the event the development is approved then the low growth option proposed by the Alternative Community Plan Group should be considered. 	Support for alternative community plan noted.	
29	Resident, Torquay	Raises issues about the current state of Grossmans Road with development at Ghazeepore. Feels landowners on the south side between Messmate and Ashmore are disadvantaged and are caught between larger land holders and housing blocks. Requests that Council meet with the small landowners to discuss this issue.	The balance of the Spring Creek valley is not part of the PSP. The local planning policy framework in the planning scheme identifies this area to the west as a green break between Torquay and Bellbrae.	Refer submission to a Panel.
30	Residents, Torquay	Express concern about the level of residential development proposed and strongly support the Community Vision for the Spring Creek Precinct Structure Plan created by local community groups.	Support for alternative community plan noted.	Refer submission to a Panel.
31	Resident, Anglesea	Supports the Community Vision for the Spring Creek Structure Plan advocated by local community groups. Inappropriate development would ruin the natural environment and international reputation of the iconic Great Ocean Road.	Support for alternative community plan noted.	Refer submission to a Panel.
32	Resident, Jan Juc	Objects to the proposed signalised intersections on the Great Ocean Road at Strathmore Drive East and West due to the impact on traffic flows and increased traffic volumes on Strathmore Drive. Supports the plan prepared by 3228 RA with traffic directed onto Duffields Road.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
33	Resident, Jan Juc	<ul style="list-style-type: none"> Objects to the proposed lot density and suggests there should be less lots and more larger lots – up to 4000m² – in the north and along the western boundary, similar and in keeping with lot sizes in Ocean Acres. Considers another shopping centre is unjustified given there are already 5 existing or planned supermarkets in Torquay/Jan Juc. Submits there should be no entry/exits to Great Ocean Road, which would need to be signalised. 	The request for larger lot sizes is not supported as it is not consistent with the purpose of the UGZ. The economic assessment concluded that up to 5,000m ² of retail floor space will be required in the long term (3,000m ² in the short to medium term) to service new residents and the population in adjacent neighbourhoods. An activity centre within the precinct will reduce vehicle trips to other centres and is consistent with principles to create sustainable neighbourhoods. Access to/from the Great Ocean Road will be reviewed.	Refer submission to a Panel.
34	Resident, Torquay	Objects to signalised intersections on the Great Ocean Road at Strathmore Drive East and West. Roundabouts would be a better solution.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
35	Residents, Jan Juc	Supports the vision created by the Torquay/Jan Juc community for a more sustainable option for the Spring Creek Development.	Support for alternative community plan noted.	Refer submission to a Panel.
36	Surf Coast Energy Group (SCEG)	Raises concerns about the effects of urban sprawl, climate change, species decline and sustainability. Submits there should be a minimum of 27% public open space as per the community groups' plan for Spring Creek to respond to biodiversity decline and to provide suitable wildlife habitat corridor, forming the basis for "corridor for life botanic gardens" and "21 st century sustainable growth".	Support for alternative community plan noted. The PSP provides a total of 23% of public open space, consisting of conservation reserves, waterway/drainage reserves and credited open space (local parks). In accordance with Clause 52.01 of the Planning Scheme 10% credited open space can be required. Any more than this would need to be compensated by Council. Approximate valuation for the Spring Creek land is \$1 million per hectare.	Refer submission to a Panel.
37	Spring Creek landowners	<ul style="list-style-type: none"> Are disappointed in the Community Panel process and concerned about the effects of development, including traffic problems and overcrowding. Request deletion of internal service roads along Grossmans and Duffields Roads and provision of one acre allotments backing onto these roads to protect and integrate with roadside trees. Submit wind breaking trees should not be removed as they provide habitat for possums. The Kangaroo Management Plan is not reflective of the community's view of the need for a wildlife corridor through which wildlife could move freely. Roundabouts should be included on the Great Ocean Road instead of traffic lights. Consider that the process is being rushed and that the timing of the development should be delayed. New traffic surveys should be undertaken to inform proper planning of road infrastructure given the increase in traffic on Grossmans and Duffields Roads in the past 12 months. Residents should be protected from dust once construction starts. 	<p>Concerns noted.</p> <p>Not supported.</p> <p>The practical retention of these trees is encouraged ("G34").</p> <p>Alternative traffic solutions will be investigated. Delay not supported.</p> <p>A Construction Management Plan will be required for each subdivision to deal with matters such as dust during construction.</p>	Refer submission to a Panel.
38	Adjoining landowners	Concerned about the effects of development in Spring Creek, including the increase in traffic; the need for road upgrades, a primary school, more than one convenience store, upgraded services and public transport; increase in vermin and pest animals; displacement of kangaroos; the threat of wandering cats and dogs onto adjoining rural land; loss of key vistas and vantage points; soil runoff issues with small house blocks; amenity impacts from suburban development.	The PSP is a strategic plan that will guide future development. It identifies the community services and infrastructure that is required to support development, and includes measures to avoid or mitigate adverse impacts on amenity, natural environment and traffic. In order to address rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts.	Refer submission to a Panel.
39	Rural Estates (Adjoining landowner)	Detailed submission which submits that Council should have taken a broader view of the Spring Creek Valley and implemented the recommendations of the C66 Panel which suggested key links be provided to the area west of the UGZ boundary. Submits that the UGZ western boundary should not be the final town boundary and criticises the community panel process and Council's regard to politics rather than planning.	Council considers the western boundary to be the final town boundary and the PSP has been designed to ensure there is no expectation that development continues further to the west, consistent with the recommendations of the Community Panel. The local planning policy framework in the planning scheme identifies the area to the west as a green break between Torquay and Bellbrae.	Refer submission to a Panel.

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40	Department of Environment, Water, Land and Planning (DELWP)	Supports the key conservation strategies identified, including the retention of the large area of Bellarine Yellow Gum woodland south of Spring Creek and the protective buffer around Spring Creek. The Department is willing to provide a submission to Panel. Submits that more work is required on the rationale behind native vegetation proposed for retention or removal and that more detailed investigation on vegetation loss is required, including losses associated with road upgrades and intersections, wetlands and utilities. DELWP does not object to the 'practical retention' category but recommends more work on the detail of application. The submission also makes recommendations on kangaroo management and the protection of threatened species, provides support for removal of the VPO1 and retention of the ESO1, and provides detailed comments on the PSP, NVPP and UGZ1.	Further consultation with DELWP is required to provide further detail in the NVPP.	Meet with DELWP officers prior to panel hearing.
41	Reeds Consulting for Mondous (Spring Creek landowner)	Comprehensive submission criticising: larger lot sizes, specific plot ratios, drainage reserves, conservation reserves, removal of road connection to Grossmans Road, density and retention of significant vegetation on private land and makes detailed suggested changes to the PSP. Criticises lack of information on the DCP and requirements for subdivision.	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
42	AMEX Corporation (Spring Creek landowner)	Comprehensive submission disagreeing with the low prescribed average density, over-prescription of built form controls and subsequent diversity of housing, the included street cross sections and the stormwater management plan. Submits that greater clarity is required in the NVPP and DCP. Makes specific suggestions for alterations to the UGZ Schedule for lots less than 300m ² , local convenience centres, buildings above 7.5m permit trigger and restrictions on title for the residential design controls. Provides detailed list of suggested changes to the PSP.	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
43	Niche Planning Studio for Mack Property Development (Spring Creek landowner)	Comprehensive submission criticising a number of elements, in particular the biodiversity outcomes, NVPP and conservation reserve on 200 and 220 Great Ocean Road. Also disagrees with the large buffer to Spring Creek, the low density targets and the lack of diversity of housing. Recommends lot sizes of 500-600m ² within walking distance of the community facility and neighbourhood centre. Submits that the conservation reserve for Bellarine Yellow Gums should be included as part of their unencumbered 10% public open space contribution and accepted as an offset site. Submits that consultant reports on biodiversity, traffic management, road network and design, and stormwater reach different conclusions to Council's consultant reports and PSP.	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
44	Adjoining landowner	Raises concerns relating to the western rural-urban interface and requests the following changes: <ul style="list-style-type: none"> Provision of a 15m wide green break between rural and residential properties and secure and private dog-proof fencing to protect the financial viability of the existing equine business, ensure the safety of horses and future residents, and provide for privacy. The green break should be established early in the development phase to ensure vegetation is well established before the impacts of urban growth occur. Minimum 4,000m² lots along the western boundary with a minimum 20m building setback. Retention of existing fire emergency exit onto adjoining property. Provision of suitable habitat for wildlife to avoid relocation of kangaroos onto rural land. The plan lacks sufficient detail for anyone to understand the full significance and impact (e.g. number of residential lots along the western boundary). The proposed public open space reserve on the western boundary should be deleted as it may facilitate access onto adjacent rural land and generate noise from gatherings and sports activities by park users, which will unsettle horses. Concerned about the speed of the process. 	In order to address the rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities. The request for larger lot sizes is not supported as it is not consistent with the purpose of the UGZ. The Community Panel did not support any roads terminating at the western boundary, which will limit opportunities for a fire emergency exit. The proposed triangular open space reserve on the western boundary however, which connects with the internal road network, could provide emergency egress for adjacent landowners.	Refer submission to a Panel. Require the establishment of a vegetation buffer within private land along the rural-urban interface.
45	Resident, Jan Juc	Objects to signalised intersections at Strathmore Drive East and West. Submits staggered intersections or roundabouts would be a better option.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
46	Resident, Jan Juc	Objects to signalised intersections at Strathmore Drive East and West.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
47	Resident, Jan Juc	Objects to signalised intersections at Strathmore Drive. Submits roundabouts would be a better solution.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
48	Resident, Torquay	Concerned about increased traffic and noise on Ocean View Crescent and Duffields Road; the loss of the scenic rural tree view, vegetation and space for wildlife; and increased traffic as a result of high density lots (less than one acre) and shops.	Concerns noted.	Refer submission to a Panel.

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49	Resident, Jan Juc	<ul style="list-style-type: none"> Is opposed to the rezoning of the land west of Duffields Road for residential purposes, which is against the wishes of the majority of the people. Objects to expansion of the boundary to 1.47km from Duffields Road instead of 1km. Objects to traffic lights at Strathmore Drive. There should be no new entry points onto the Great Ocean Road from Spring Creek; traffic should be directed to Duffields Road. Alternatively, consider left hand turns only or roundabouts. Supports the Residents 3228 plan for the area. 	<p>The rezoning to UGZ was enacted by the former Minister for Planning. Council is now required to consider a PSP for the area to facilitate and guide future development. The PSP seeks to do this in a balanced manner, taking into consideration the landscape and environmental values of the precinct whilst allowing for urban development. The PSP applies to UGZ zoned land within the settlement boundary. The boundary was not expanded for the PSP.</p> <p>An alternative to traffic signals at Strathmore Drive East will be investigated.</p> <p>Support for alternative community plan noted.</p>	Refer submission to a Panel.
50	Resident, Jan Juc	Objects to signalised intersections at Strathmore Drive East and West. Suggests staggered intersections or roundabouts.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
51	Resident, Torquay	Objects to traffic lights at Strathmore Drive.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
52	Resident, Bells Beach	Is of the understanding that the development was to extend 1km west of Duffields Road, not the 1.47km that the plan seems to encompass. Is opposed to any development further than 1km west of Duffields Road.	The PSP applies to the area that is zoned UGZ and is consistent with the western town boundary of Torquay-Jan Juc established upon approval of Amendment C66. The area has been colloquially described as the "1km west" area, even though the southern precinct extends further than 1km west of Duffields Road.	Refer submission to a Panel.
53	Resident, Jan Juc	Objects to the signalised intersections at Strathmore Drive East and West. Suggests staggered intersections.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
54	Resident, Torquay	Objects to the amendment.	Submission noted.	Refer submission to a Panel.
55	Resident, Torquay	Objects to number of traffic lights. Development needs to be capped. Surf Coast is losing its uniqueness and becoming just another Geelong suburb.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
56	Adjoining landowners	<p>Raises concerns relating to the western rural-urban interface and a number of other issues, including:</p> <ul style="list-style-type: none"> Impact on rural amenity/lifestyle and equestrian activities and likelihood of complaints from urban residents. Need for a proper vegetation buffer, larger lots and dog-proof fencing along western boundary. Adjoining landowners were not adequately consulted and were not allowed to join the community panel The proposed Torquay West Feeder Main along the western boundary should be located within the PSP area, not on adjoining rural land Existing fire emergency exit onto adjoining property should be retained Bend on Grossmans Road should be realigned and speed limit reduced to 60km/h to increase safety to cope with increased traffic Plan should provide for water and gas connection to 231 and 235 Grossmans Road Staging of development should commence along Duffields Road Provision should be made for kangaroos to live within the precinct rather than being diverted onto adjacent rural land Questions what effect will be on council rates and property values As land will become less viable for farming in a few years' time, it should be rezoned to low density residential, together with land up to Ashmore Drive 	<p>In order to address the rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities.</p> <p>It is noted that adjoining landowners were not invited to join the community panel. Half of the panel were randomly selected residents from Torquay, Jan Juc and Bellbrae.</p> <p>Barwon Water have advised that part of the feeder main can be located in a road reserve within the precinct.</p> <p>The Community Panel did not support any roads terminating at the western boundary. The proposed triangular open space reserve on the western boundary, which connects with the internal road network, could provide emergency egress for adjacent landowners.</p> <p>It is recommended that Council review the speed limit on Grossmans Road.</p> <p>Staging will be determined by the readiness of developers to commence development and the logical sequencing of services.</p> <p>It is unlikely that open space reserves within the precinct will be of a suitable size and composition to support the kangaroo population, however Spring Creek will provide a movement corridor.</p> <p>The local planning policy framework in the planning scheme identifies the area to the west as a green break between Torquay and Bellbrae.</p>	<p>Refer submission to a Panel.</p> <p>Require the establishment of a vegetation buffer within private land along the rural-urban interface.</p> <p>Discuss the alignment of the water main with Barwon Water.</p>
57	Christian College (Spring Creek landowner)	<p>Supports the PSP as presented – in principle – with the following suggested improvements:</p> <ul style="list-style-type: none"> Provision of a third street frontage on the western school boundary. The "off-road shared path" shown on "Plan 7" should continue to the school. A secondary vehicular access across the creek would enable a safer and more convenient access for families on the northern side of the valley to access the school. 10 dwellings per net developable hectare is very low and will make the Spring Creek valley an extremely 'land-hungry' development, contrary to sustainability objective "O1". Part of the original planning rationale behind the smaller lot sizes (500-600m²) on Parklea's land was because it was surrounding a possible school. The same planning rationale for smaller lot sizes should apply around the Christian College school. A 75m setback from either side of the 10-year flood level along the creek ("R25") is excessive - it is a mostly dry drainage line this far up the valley. "R15" provides for the responsible authority to alter the distribution of public open space. This should probably reflect that this can be initiated by the land owner. 	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
58	Resident, Torquay	Submits that the vegetation, flora and land needs to be protected not developed.	The aim of the PSP is to protect vegetation and environmental values in balance with urban development. The most significant vegetation will be retained within the open space network, including conservation reserves, waterway/drainage reserves, parks and road reserves.	Refer submission to a Panel.

Sub. No.	Submitter	Issues Raised	SCS Comment / Response	Recommended Action
59	Resident, Torquay	Objects to the proposed lot sizes on the western boundary and requests lots of 0.4ha to 1ha to provide a suitable transition between urban and rural land.	In order to address rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities.	Refer submission to a Panel.
60	Resident, Torquay	Seeks a balance between development and conservation of environment and wildlife and is concerned about overdevelopment of Torquay.	The aim of the PSP is to protect vegetation and environmental values in balance with urban development. The most significant vegetation will be retained within the open space network, including conservation reserves, waterway/drainage reserves, parks and road reserves.	Refer submission to a Panel.
61	Resident, Jan Juc	Concerned about traffic impacts on Strathmore Drive.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.
62	Sherwood Management for Spring Creek landowner	Generally supports the PSP, but seeks resolution of a number of issues, including: <ul style="list-style-type: none"> Impact of land required for conservation, open space and waterway reserves, drainage assets and vegetation retention Location of local access road and connector road Supports 1,500-2,000m² lots provided direct access from Grossmans Rd is permitted Whether larger lots can be exempt from connecting to reticulated sewer 	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
63	Resident, Torquay	Objects on the following grounds: <ul style="list-style-type: none"> The density is inappropriate for the area. Lots along the western boundary should be 4,000m² to provide suitable transition to rural land. Land between the western boundary and Ashmore Road should be rezoned to LDZR. The plan provides insufficient provision for wildlife management, in particular kangaroos. 	In order to address rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities. Lots of 4,000m ² are not supported as they are not consistent with the purpose of the UGZ to provide for urban development. The local planning policy framework in the planning scheme identifies the area to the west as a green break between Torquay and Bellbrae. The PSP seeks to retain habitat within conservation and drainage reserves, including the 75m wide buffers along both sides of Spring Creek, and includes kangaroo management principles.	Refer submission to a Panel.
64	Resident, Jan Juc	Objects on the following grounds: <ul style="list-style-type: none"> Density too high. More larger lots required (up to 4,000m²) No need for another shopping centre There should be no entry/exits onto Great Ocean Road The PSP gives insufficient regard to climate change, loss of biodiversity and the accommodation of kangaroos Consultation has been poor and information hard to access or understand 7.5m height limit should not be discretionary The alternative community plan for Spring Creek has been ignored in the PSP 	The request for larger lot sizes is not supported as it is not consistent with the purpose of the UGZ. The economic assessment concluded that up to 5,000m ² of retail floor space will be required to service new residents and the growing population in the longer term (3,000m ² in the short to medium term). An activity centre within the precinct will reduce vehicle trips to other centres and is consistent with the principles to create sustainable neighbourhoods. Access to/from the Great Ocean Road will be reviewed, but some access points will still be required to avoid traffic problems on Duffields Road. The PSP seeks to protect biodiversity and includes kangaroo management principles. Information was made available online and at the Council office during exhibition. A mandatory height limit is not preferred. Height variations should be able to be considered. Support for alternative community plan noted.	Refer submission to a Panel.
65	Parklea (Spring Creek landowner)	Comprehensive submission regarding the Neighbourhood Activity Centre, dwelling density, site coverage and lot controls, building height and transport and movement. Submits that due to the slope of the land and other factors the NAC will require approximately 3 hectares of land rather than the 2.1 ha shown on the PSP. Contends that medium or higher density housing (200-300m ²) should be permitted in and around the centre. Believes site coverage controls should vary according to allotment size, and does not support the proposed front, side and rear setback, building height, fencing and retaining wall controls. Makes specific recommended changes to road cross sections, traffic management and intersection treatments.	Submission noted. Detail of submission to be considered at Panel.	Refer submission to a Panel.
66	3228 Residents Association	Does not support the exhibited plan for Spring Creek but supports the alternative community plan. Submits that much of the state planning work and guidelines for PSPs relate to Melbourne and not a regional town. Does not support the density and lot sizes in the PSP and believes the minimum lot size should be 0.4 ha. Submits that Torquay has sufficient lot supply for housing for the next 14 years and therefore lower density development can be planned in Spring Creek. To reduce visual impact, requests that Council rezones the majority of land to Low Density Residential with a target of 2.5 lots per hectare. The submission also criticises the community panel process, and provides commentary on Torquay/Jan Juc 2040. Does not support access to the Great Ocean Road, the level of open space or the removal of any existing native flora or fauna and considers insufficient attention has been given to the management of kangaroos. Supports the location of the commercial area but believes the size should be reduced to the size of a local centre and linkages/outlook to the creek improved. Provides comment on pedestrian and bike paths.	Support for alternative community plan noted. The notion of Spring Creek having lower densities than typical conventional housing densities is supported by the Torquay-Jan Juc Strategy at Clause 21.08 of the Planning Scheme, however the request for lot sizes of 0.4ha across the precinct and rezoning to low density residential is not supported as this would not be consistent with the purpose of the UGZ to provide for urban development. Although the preparation of the PSP has been guided by the PSP guidelines, the local context and characteristics of the precinct have influenced the outcome and have resulted in the variation of standard requirements to add a local flavour. Examples are the lower density, larger lot sizes, restrictive design controls, wider creek buffers and greater provision of open space. The economic assessment concluded that up to 5,000m ² of retail floor space will be required to service new residents and the growing population in the longer term (3,000m ² in the short to medium term). The assessment considered the anticipated future population of Spring Creek and the population within the surrounding catchment, as well as the impact on the primacy of the Torquay CDB.	Refer submission to a Panel.

Sub. No.	Submitter	Issues Raised	SCS Comment / Response	Recommended Action
67	Adjoining landowners	Object on the following grounds: <ul style="list-style-type: none"> Impact on habitat and vegetation Removal of windbreak trees will cause wind tunnel and loss of possums Other (flatter) areas of Torquay are more suitable for development Plan does not provide clear details of exact roads, paths and amenities 	The PSP seeks to protect vegetation and habitat through inclusion within conservation and waterway reserves and encourages the retention of wind breaks where practical. The precinct is zoned UGZ and therefore designated for urban development. It will provide an alternative to other growth areas in Torquay where densities are higher. The plan is a strategic plan that will guide future development. Details will be provided at the subdivision stage.	Refer submission to a Panel.
68	Resident, Jan Juc	Does not support the PSP in its current form as it would damage valuable environmental assets and provide for unsustainable development. Supports the Community Vision for Spring Creek.	The PSP seeks to protect environmental values and encourages sustainable development. Support for alternative community plan noted.	Refer submission to a Panel.
69	Resident	Submits there should be a fire exit/access on the north east side of Fernbach's Drive for 231 Grossmans Road. Queries the future of land west of the Spring Creek UGZ and supports Low Density Residential Zone for that area.	The Community Panel did not support any roads terminating at the western boundary. The proposed triangular open space reserve on the western boundary, which connects with the internal road network, could provide emergency egress for adjacent landowners. The local planning policy framework in the planning scheme identifies the area to the west as a green break between Torquay and Bellbrae.	Refer submission to a Panel.
70	Resident, Jan Juc	Submits that Council should negotiate more than 10% open space in the precinct to protect native flora and fauna, and all Torquay/Jan Juc should have mandatory planting of indigenous plants. Allotments should be orientated towards the north for free energy. Has concerns with the amount of increased traffic down Strathmore/Domain Road, especially during summer months and holidays.	The PSP provides a total of 23% public open space, consisting of conservation reserves, waterway/drainage reserves and credited open space (local parks and linear reserves). In accordance with Clause 52.01 of the Planning Scheme 10% credited open space can be required. Any more than this would need to be compensated by Council. The PSP encourages good solar orientation ("R4"). Access to/from Great Ocean Road will be reviewed.	Refer submission to a Panel.
71	Resident, Torquay	Raises concerns relating to the rural-urban interface along the western boundary.	In order to address the rural-urban interface issues, it is recommended that Council decide on a suitable solution to establish an effective buffer along the western boundary to mitigate any adverse amenity impacts and threats to the viability of adjacent rural activities.	Refer submission to a Panel.
72	Surfrider Foundation Surf Coast	Does not support development west of Duffields Road. Supports the alternative community plan for Spring Creek due to the larger lot sizes, permanent western boundary, no road connection to the Great Ocean Road, protection of coastal vistas and Great Ocean Road, protection of Spring Creek including 100m buffer on the south side and 75m on the north side, protection of Bellarine Yellow Gums and use of them as street trees. Development of the area will put families at risk of bushfire and vegetation clearing will lead to species decline.	Support for alternative community plan is noted. The precinct is zoned UGZ and is within the settlement boundary. Development is therefore a given. The PSP seeks to ensure that development is respectful of the landscape and environmental values of the precinct, e.g. through establishing an integrated open space network. The PSP also includes requirements relating to bushfire management. The signalised intersection at Strathmore Drive East will be reviewed.	Refer submission to a Panel.
73	Resident, Jan Juc	Does not support any development west of Duffields Road and is concerned about the impacts on the environment and wildlife. Does not support two new sets of traffic signals on Great Ocean Road or another shopping centre. Concerned about the road cross sections and lack of stormwater treatment swales. Supports the alternative community plan for the site and lower density.	As above	Refer submission to a Panel.
74	Resident, Torquay	Queries what the future will be for the balance of the Spring Creek valley. Objects to 231 Grossmans Road not having access from Fernbach Lane and queries the water main.	The balance of the Spring Creek valley is not part of the PSP. The local planning policy framework in the planning scheme identifies this area to the west as a green break between Torquay and Bellbrae. The alignment of the water main has been reviewed (refer response to Submission 1).	Refer submission to a Panel.
75	Resident	Queries what the future will be for the balance of the Spring Creek valley between 1km and Bellbrae.	The balance of the Spring Creek valley is not part of the PSP. The local planning policy framework in the planning scheme identifies this area to the west as a green break between Torquay and Bellbrae.	Refer submission to a Panel.
76	Resident	Recommends more thought for fire escape plans and access for emergency vehicles.	The PSP and UGZ1 require a bushfire management statement to be prepared prior to any subdivision works.	Refer submission to a Panel.
77	Corangamite Catchment Management Authority (CCMA)	Note that they have had involvement in the Integrated Water Cycle Management Plan for Spring Creek and the Stormwater Modelling Report. Has no objection and do not seek to make a submission to the Panel Hearing.	Submission noted.	No action required.
78	PJC Co (Spring Creek landowner)	Comprehensive submission raising the following issues: <ul style="list-style-type: none"> The Stormwater strategy is ill conceived and not suitable for the site. The extent of allocated open space is a significant burden on the property. Seek clarification as to how the credited open space areas were determined and why they do not include encumbered land that is suitable for open space. The proposed building design controls will create an onerous building environment with forced second storeys. The proposed prohibition of second dwellings will prevent any granny flats, units or dual occupancies, which is inconsistent with housing diversity policies. If the residential character objectives can be achieved then the number of dwellings on a lot is irrelevant. Oppose the Christian College request for a road along the school's western boundary. 	Developers will be required to prepare detailed stormwater managements plans as part of subdivision applications. The PSP provides a level of flexibility to consider alternative outcomes. Although encumbered land may provide some opportunities for (passive) recreation, the main purpose is for conservation or drainage. Inclusion as credited open space is not supported. The building design and lot size controls seek to encourage development that is respectful of the landscape and environmental values of the precinct, responds to topography and sensitive interfaces and minimises building bulk. The generous setbacks and limited building footprint will ensure there is sufficient space for landscaping and the 7.5m building height will reduce the visual impact of development (consistent with other residential areas of Torquay-Jan Juc and the coastal townships of Anglesea, Aireys Inlet-Fairhaven and Lorne).	Refer submission to a Panel.
79	Residents, Jan Juc	<ul style="list-style-type: none"> Submit the advertised distance along the Great Ocean Road as 1km is wrong; the distance is just over 1.5km. Object to road connections to the great Ocean Road and traffic signals at Strathmore Drive. 	<p>The PSP covers the UGZ area within the established settlement boundary.</p> <p>An alternative to traffic signals at Strathmore Drive East will be investigated.</p>	Refer submission to a Panel.

Sub. No.	Submitter	Issues Raised	SCS Comment / Response	Recommended Action
		<p>Past subdivisions have been designed without consideration of bus requirements with the width of all roads insufficient to accommodate large buses or extra traffic. A safer alternative would be directing traffic via existing and more direct routes of Duffields Road and not the highly populated streets of Strathmore Drive east and west.</p> <ul style="list-style-type: none"> • The subdivision will destroy the wildlife and vegetation. 	<p>The PSP has been designed to protect wildlife and vegetation as much as possible.</p>	
80	Resident	Objects to traffic lights on Great Ocean Road.	An alternative to traffic signals at Strathmore Drive East will be investigated.	Refer submission to a Panel.