

Spring Creek Precinct Structure Plan

Community Panel Recommendations

August 2015

Preamble

A people's panel comprising of 19 Community members, 9 landowners 3 of which are developers, and 3 Community groups (3228 Resident's Association, Bellbrae Resident's Association, and Surfrider Association), participated in four workshop sessions during August 2015. The task was to make recommendations to Council regarding the Spring Creek Structure Plan, specifically "How to do we design urban growth that is in balance with the surrounding environment?". The workshops were independently facilitated by Fire Light Consulting. Relevant technical reports, council papers and interim progress reports from the workshops were compiled on a shared drive. This report features key recommendations to Council. All the key recommendations in this report received greater than 80 % support. Minority reports are attached in the appendix for reference.

At the fourth and final session the themes were prioritised.

This report is guided by the following values:

- Places for People
- The Natural Environment
- The Built Environment
- Services and Infrastructure
- A local economy

Because there remains significant community objection to this development, we encourage the council to adopt an environmentally sensitive and minimalist approach when developing the site.

Recommendations

Recommendations in this report were supported by at least 80% of the panel. Any recommendation that received less than 80% support are included as minority reports in the appendix. The recommendations are included in order of highest to lowest priority.

Majority recommendations

Priority #	Idea	Reasoning
1	Ensure enforceable PSP wide building design and planting covenants that deliver consistent and sustainable outcomes for all residential allotments.	Road and drainage infrastructure are considerate of natural terrain and topography. Built form orientation for environmentally efficient housing - (solar, water, energy rating). Limit individual building footprints - (each property has the smallest impact on the land and provides sufficient open space for native gardens). Cut and fill kept to a minimum. Design house to suit the site. Not modify site to suit the house. Limit height of retaining walls as far as possible. Visible retaining walls restricted to low heights. Limit building heights to 7.5 metres above natural ground level. No front fences - (maintain open space and feel). Buildings to use natural/neutral tones. Use of indigenous plants - (listed by council to encourage responsible gardens)
2	A range of density housing allowing maximum preservation of land. Example, creek, trees, grasslands.	Wider cross-section of the community can be catered for with a range of housing densities.
3 (equal)	A defined and FINAL town boundary along the western edge of the precinct.	To prevent development further west. To create a definite town edge for both Torquay/Jan Juc and potentially for Bellbrae in the future.
3 (equal)	House-to-plot ratio to have a lower percentage than the state average. (increased proportion of garden to building/hard surfaces).	Encourage use of predominantly indigenous plants requiring low water use (give residents a proposed list). This could be included in a covenant. This is about reducing the house/hard structures footprint and increased surface permeability on each lot.
4	Include a small-scale area to encourage meeting places within the precinct with a community focus that allows for; - A cafe style business/milk bar and - A community building/space.	

Priority #	Idea	Reasoning
5 (equal)	Targeted surveys happen as soon as possible for Coastal Moonah; Bellarine Yellowgum; Growling Grass Frog; Western Plains Galaxiella; Yara Pigmy Perch. To also include a Eastern Grey Kangaroo management plan. With further studies to done in spring/early summer to identify potential, additional plant species.	Specific plans need to be developed to inform the structure plan. A concern that planning of development may occur before the reports and recommendations have been delivered.
5 (equal)	Prohibit the subsequent secondary subdivision of allotments.	To maintain the original vision of the PSP. To ensure that environmental services are able to cope with the population. To maintain percentages of open space and planted habitat. Does not allow future higher density. Population growth within the precinct. Maintaining coastal living quality of life. Ensures neighbours do not get built out and/or lose amenity. No battleaxe blocks.
5 (equal)	No Roads to be along or terminate at Western Boundary	An internal road network will protect the integrity of the western boundary Cul-de-sacs are acceptable provided surrounded by properties
6	Overlays which encourage indigenous flora & fauna systems to thrive. This is an opportunity for human communities to live in harmony with the natural environment.	We live in a world where the natural environment is being constantly diminished; increase in extinction rates of flora and fauna often largely due to human impact. If development is done with sensitivity this does not need to happen.
7 (equal)	Before the PSP is finalised, get all technical reports and follow through on all recommendations.	
7 (equal)	There should be a bridge across the creek for pedestrians and bicycles only	Needs to be a bridge not a culvert particularly to allow fauna access.
7 (equal)	A maintenance & commercial plan for open space - developer contribution plan. Special	To both establish and maintain a vision of an indigenous landscape. Commercial realities of maintaining an indigenous landscape need to be considered with shared responsibility of council

Priority #	Idea	Reasoning
	rates or fees targeted to Spring Creek Precinct residents.	and residents. Unrealistic for council to shoulder sole responsibility.
7 (equal)	Regenerate tributary (Jaar Nu Ruc) and areas on steep slopes of spring creek subject to erosion.	Opportunity to expand and enhance parts of the environment that have been degraded.
7 (equal)	Preserve significant stands of Bellarine Yellowgum, with a 15% coverage of the whole site.	This will create canopy access across the entire site and thereby a shared environment with existing flora and fauna. Create responsibility in lot purchases to maintain and enhance indigenous vegetation. A concern; perhaps needs to be expanded to include a mix of species and canopy heights to ensure there is not an imbalance of species.
8 (equal)	The Creek Buffer to increase beyond 30m and must link and integrate with other areas of open space within and beyond the precinct	Buffer will create an important biolink The bigger the better Critical for Open Space Strategy Increase the beauty Agree that a larger buffer is preferred Community gardens? Integrates with the Surf Coast Shire Open Space Strategy The distance of the buffers and where they integrate with open space requires further consideration in terms of land acquisitions, environmental objectives and maintenance.
8 (equal)	Best Practice water sensitive urban design is to be implemented in all areas, considered in initial planning of the precinct (upfront).	All infrastructure pre building Needs to be gutter water retention as well as water tanks for household use
8 (equal)	Maximise local employment through the development of the site.	E.g. Local apprenticeship scheme, local artist used for an art trail, local nursery/seed bank
8 (equal)	Bicycle path looping around both sides of the creek, creek edge and integrate with external paths. No bike path along Duffields Rd (too hard to ride on these hills, hence no need to widen road).	Allows access from both north and south. Links to existing paths east and west and north and south. Include link to beach.
9	Bring art into the landscape	There was a total consensus from the panel that art should be incorporated into the landscape.

Priority #	Idea	Reasoning
		To use local artists (not exclusively) but encouraged to bring sculptures that blend into the environment (but not dominate) or visual art to create a 'heart' for the community. The trails, creek and indigenous culture could be used for inspiration.
10	Use planning controls to protect significant scenic and natural areas preserving places where people can comfortably enjoy the natural beauty of the site	Eg Parks, cafe, winery Public use does not mean public land (eg a winery may be privately owned but still accessible to the public)

Minority Reports

Item #	Idea	Reasoning
1	Invite builders /architects to display in council chambers ideas for aesthetically pleasing buildings for public comment and feedback	The public can easily see what they like or dislike - as they find it difficult to plan something aesthetic without seeing it or technical knowledge
2	Retain Jan Juc sense of town entry at Western Edge	Jan Juc has a different feel to Torquay; Jan Juc feel is more rural, better environmental value, coastal feel; Housing character responds to specific environmental and coastal look and feel; protect the gateway vista; control imposing built form outcomes, over-bearing commercial outcomes i.e. signage, no petrol stations; maintain service road on basis of providing a buffer, maintain current pedestrian and cycle use; no large commercial structure or signage
3	No road access to GOR except from 260 Great Ocean Road.	Safety Traffic management? Service road should be used Because 260 GOR is on the western side of Christian College Don't think another corner is safe on GOR
4	An education zone to be located in the precinct	Located South of Creek in close proximity to Christian College. Land needs to be identified and set aside for future education use. Council needs to advocate for this with the Dept of Education.
5	Preferred lot sizes of 0.4ha minimum or Low-Density in all estates.	Removes flexibility and affordability of lots. Design should be able to be flexible and follow best practice for sustainability.
6	Planning for a medical facility	Up to private sector
7	Buffer zones	Minimum 100 meter either side of the creek + 50 meter all round perimeter i.e. Duffields Rd, Grossmans Rd and GOR
8	Traffic management	Critical to successful development of the precinct and surrounding areas. Precinct traffic management plan needs to be developed Road into north side of precinct @ Messmate Road

Item #	Idea	Reasoning
9	No commercial (retail, cafes) within the precinct	May take traders away from existing retail and cafes.
10	No WSUD (Water Sensitive Urban Design) to be located within any buffers (particularly Spring Creek but others too.)	Let experts decide Is this best practice? Needs more science behind it.
11	There should be a bridge for emergency vehicles.	
12	Planning near creek - smaller lots	
13	Locate a community centre in the southern part of the new precinct. This centre could include a primary school, local convenience retail, medical centre, council services and a meeting facility”	<p>The community hub will contribute to social and environmental sustainability by reducing the negative social/environmental impact of vehicular travel from Jan Juc and the southern part of the precinct into Torquay and more distant locations for day to day shopping and services</p> <p>The catchment for this hub is substantially the existing population of Jan Juc, and the Spring Creek Precinct should be integrated with surrounding areas socially, environmentally and economically</p> <p>It is consistent with the Torquay- Jan Juc Strategy and the Planning Scheme</p> <p>Delivers local employment opportunity</p> <p>The final elements of the hub should be determined by best practice urban design and sustainability criteria during the development of the PSP</p>
14	In considering any future buffer zones or similar within the Precinct, that the special needs of affected landowners (that are not developers) are carefully considered. Such considerations should encompass any compensation or the like where the impact of future development in the Precinct may have a deleterious impact – such impact being economic, social, or lack of amenity.	Given the uncertainty of the current or future status of any “buffer zones”, the impact of these on such affected landowners cannot be defined at this stage. As an example, buffer zone dimensions of up to 100m have been proposed, and in that situation it is possible that the entire landholding of affected landowners could be encompassed by a “buffer zone”. In that scenario, such affected landowners may suffer the dual disadvantages of development in neighbouring landholdings, yet have their own landholding the subject of potential restrictions.

Glossary

Buffer/Transition Zones	Could include open space, pathways, vegetation and/or setbacks on private property.
Community Hub/Centre	Multi-purpose community hall and other facilities providing local day-to-day services. These could include retail and educational and recreational community services
Density	Variety of lot sizes.as set out in Torquay/Jan Juc 2040
Building footprint	The percentage area of the block occupied by the building.

Appendices

APPENDIX 1

Majority recommendations including detail

Item #	Idea	Reasoning	%	Notes from the sheets Individual, unedited comments
1	Ensure enforceable PSP wide building design and planting covenants that deliver consistent and sustainable outcomes for all residential allotments.	Road and drainage infrastructure are considerate of natural terrain and topography. Built form orientation for environmentally efficient housing - (solar, water, energy rating). Limit individual building footprints - (each property has the smallest impact on the land and provides sufficient open space for native gardens). Cut and fill kept to a minimum. Design house to suit the site. Not modify site to suit the house. Limit height of retaining walls as far as possible. Visible retaining walls restricted to low heights. Limit building heights to 7.5 meters above natural ground level. No front fences - (maintain open space and feel). Buildings to use natural/neutral tones. Use of indigenous plants - (listed by council to encourage responsible gardens)	96%	Original wording: "Building allotment covenants that deliver individual lot environmental outcomes set by all stakeholders (community. Council, developer) Pros Ensures consistency of development and that all houses comply with PSP vision Avoids an ugly looking hill Will assist view shed objectives Cons Depends on what the standards are in design aspects
2	A range of density housing allowing maximum preservation of	Wider cross-section of the community can be catered for with a range of housing densities.	82%	Original wording "A range of density (both high and low) housing allowing maximum preservation of land (example: creek, trees, grasslands) Pros Allow higher density for 55+ Community development within needed for aging population

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	land. Example, creek, trees, grasslands.			Less lots rather than a range Not only for rich baby boomers Follow Paul Stoller models for agriburbs Cons Low density only (x 4) More low than high 04ha only or larger (x 2)
3 (equal)	A defined and FINAL town boundary along the western edge of the precinct.	To prevent development further west. To create a definite town edge for both Torquay/Jan Juc and potentially for Bellbrae in the future.	90%	Have added – “no roads to be along or to terminate at western boundary” Pros Need to be clarified Will assist preserve viewsheds from west Cons Not sure about the added text – what does it mean? Future generations may not support this decision – difficult to undo Larger lot sizes Must be legislated correctly to ensure strength ongoing Can cause road problems later on Outside scope of this panel to determine what will happen west of UGZ
3 (equal)	House-to-plot ratio to have a lower percentage than the state average. (increased proportion of garden to building/hard surfaces).	Encourage use of predominantly indigenous plants requiring low water use (give residents a proposed list). This could be included in a covenant. This is about reducing the house/hard structures footprint and increased surface permeability on each lot.	100%	Original wording “All housing has to have a certain amount of garden – made up of appropriate indigenous plants – expert list provided. List of banned species provide to residents” Pros Include fruit tree/food (agreement with this point) Could be covered in covenant Ratio of block size to build size to be specified; ensure adequate side setbacks to encourage openness Cons Prevents home ownership if you are unable to maintain a garden; need to allow people a certain amount of flexibility in planning their gardens – can be too rigid”
4	Include a small-scale area to encourage meeting places within the precinct with a		80%	Combining two ideas: Original wording: “Create precincts within the development that encourage innovative commercial, social and employment zones ensuring the area is not just a

Item #	Idea	Reasoning	%	Notes from the sheets Individual, unedited comments
	<p>community focus that allows for;</p> <ul style="list-style-type: none"> - A cafe style business/milk bar and - A community building/space. 			<p>dormitory” (57%)</p> <p>Pros We must create walkable places and places to walk to</p> <p>Cons Only cafes etc – not supermarkets etc (agreed x 1) Not sure precinct is large enough to support commerce Don't like the idea of commercial business coming into area No commercial, support Baines Crt Jan Juc Shops, Bell St and Gilbert St etc “Locate a community centre in the southern part of the new precinct. This centre could include a primary school, local convenience retail, medical centre, council services and a meeting facility” (61%)</p> <p>Pros Primary school and meeting facilities but already many medical centres Primary school and community facilities on one site new model Makes precinct part of T-JJ Part 220 next to school</p> <p>Cons Needs more words around community hub – not retail precinct (could be separated) would not want in....(illegible) No commercial</p>
5 (equal)	<p>Targeted surveys happen as soon as possible for Coastal Moonah; Bellarine Yellowgum; Growling Grass Frog; Western Plains Galaxiella; Yara Pigmy Perch. To also include a Eastern</p> <p>Grey Kangaroo management plan. With further studies to done in spring/early summer to identify potential, additional plant species.</p>	<p>Specific plans need to be developed to inform the structure plan. A concern that planning of development may occur before the reports and recommendations have been delivered.</p>	100%	<p>Pros Need to add that plans (specific ones are developed to inform the structure plan) otherwise why pay for reports in the first place!</p> <p>Cons Planning may happen before they are completed</p>
5	Prohibit the subsequent	To maintain the original vision of	89%	Original wording “restrictions firmly places on the subsequent secondary

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(equal)	secondary subdivision of allotments.	<p>the PSP. To ensure that environmental services are able to cope with the population. To maintain percentages of open space and planted habitat. Does not allow future higher density. Population growth within the precinct. Maintaining coastal living quality of life. Ensures neighbours do not get built out and/or lose amenity. No battleaxe blocks.</p>		<p>subdivision of allotments within the precinct”.</p> <p>Pros Plan now for what it will look like and what the community needs Block to plot size to be maintained Neighbours don't get built out</p> <p>Cons Leaves no scope for change if this version does not work</p>
5 (equal)	No Roads to be along or terminate at Western Boundary	<p>An internal road network will protect the integrity of the western boundary Cul-de-sacs are acceptable provided surrounded by properties</p>	86%	Included in above one – not separate?
6	Overlays which encourage indigenous flora & fauna systems to thrive. This is an opportunity for human communities to live in harmony with the natural environment.	<p>We live in a world where the natural environment is being constantly diminished; increase in extinction rates of flora and fauna often largely due to human impact. If development is done with sensitivity this does not need to happen.</p>	83%	<p>Original wording “Given steep slopes etc developers promote development as biolink in partnership with environment” and “Create the ‘woodlands city’ (agriburb) with a site responsive design covenant’</p> <p>Pros Shares space with wildlife and promotes sensitive environmental use of flora on blocks This will help preserve viewsheds and increase public space Commercial tie is critical Be innovative Have the agriburb model by Stoller</p> <p>Cons This idea needs to be clarified in more simple terms it is a good idea badly conveyed Inconsistent with biodiversity principles</p>

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				Vague
7 (equal)	Before the PSP is finalised, get all technical reports and follow through on all recommendations.		96%	Pros Tech recommendations must be acted upon otherwise PSP wears huge risk And environmental reports Not just reports but also best practice proposals for the actual site Cons None
7 (equal)	There should be a bridge across the creek for pedestrians and bicycles only	Needs to be a bridge not a culvert particularly to allow fauna access.	86%	Original wording "There should be a simple bridge across the creek for pedestrians and bicycles only" Pros Connectivity, walkability and ridability Allows kids to walk to Grossman Schools Possibly more than one, access to creek precinct should be encouraged Creates loop Cons Need access over the creek for emergency vehicles Environmental impact
7 (equal)	A maintenance & commercial plan for open space - developer contribution plan. Special rates or fees targeted to Spring Creek Precinct residents.	To both establish and maintain a vision of an indigenous landscape. Commercial realities of maintaining an indigenous landscape need to be considered with shared responsibility of council and residents. Unrealistic for council to shoulder sole responsibility.	82%	Original wording "A maintenance and commercial plan for open space – a different model, can't all be DCP" Pros Could be supported by a special charge (rates) Perhaps community group for vegetation Seed bank Good sentiment but will be up to council How about a shire ranger? Cons Isn't this council job? Should be included in rates on these properties only (can't afford it don't buy)
7 (equal)	Regenerate tributary (Jaar Nu Ruc) and areas on steep slopes of spring creek subject to erosion.	Opportunity to expand and enhance parts of the environment that have been degraded.	82%	Pros Must be done under advice Beautiful Apply to all valleys Cons Regenerate to what? Have no information about what was there previously Must keep public off sensitive areas

Item #	Idea	Reasoning	%	Notes from the sheets Individual, unedited comments
7 (equal)	Preserve significant stands of Bellarine Yellowgum, with a 15% coverage of the whole site.	This will create canopy access across the entire site and thereby a shared environment with existing flora and fauna. Create responsibility in lot purchases to maintain and enhance indigenous vegetation. A concern; perhaps needs to be expanded to include a mix of species and canopy heights to ensure there is not an imbalance of species.	82%	Pros Essential Create indigenous canopy across entire site which will help share environment with existing flora and fauna Plant more Cons Should be an individual responsibility of lot purchasers to maintain and enhance vegetation Create an imbalance in species – need a mix of species and canopy heights and structure What is 15%
8 (equal)	The Creek Buffer to increase beyond 30m and must link and integrate with other areas of open space within and beyond the precinct	Buffer will create an important biolink The bigger the better Critical for Open Space Strategy Increase the beauty Agree that a larger buffer is preferred Community gardens? Integrates with the Surf Coast Shire Open Space Strategy The distance of the buffers and where they integrate with open space requires further consideration in terms of land acquisitions, environmental objectives and maintenance.	80%	Original words to left new words in reasoning Pros Cons Buffer zone should be developed in conjunction with water and environmental heritage management in mind and not be a set distance. I would agree with this if rewritten Need to define 'buffer' Buffer width should be flexible to accommodate topography
8 (equal)	Best Practice water sensitive urban design is to be implemented in all areas, considered in initial planning of the precinct (upfront).	All infrastructure pre building Needs to be gutter water retention as well as water tanks for household use	97%	No change made to wording Pros Cons

Item #	Idea	Reasoning	%	Notes from the sheets Individual, unedited comments
8 (equal)	Maximise local employment through the development of the site.	E.g. Local apprenticeship scheme, local artist used for an art trail, local nursery/seed bank	93%	Original wording "outline opportunities for e.g. local apprenticeship scheme, e.g. local artists. Local employment captured through development of site Pros Rather than bringing in builders from Melbourne Employment is great Art trail would be cool Local nursery – seed bank Cons None
8 (equal)	Bicycle path looping around both sides of the creek, creek edge and integrate with external paths. No bike path along Duffields Rd (too hard to ride on these hills, hence no need to widen road).	Allows access from both north and south. Links to existing paths east and west and north and south. Include link to beach.	93%	Original wording "Bicycle path looping around both sides of the creek edge and connected to external paths" Pros Allows families with prams Cons Might not need to be both sides with a targeted crossing or 2. Difficult for bike path north of creek
9	Bring art into the landscape	There was a total consensus from the panel that art should be incorporated into the landscape. To use local artists (not exclusively) but encouraged to bring sculptures that blend into the environment (but not dominate) or visual art to create a 'heart' for the community. The trails, creek and indigenous culture could be used for inspiration.	100%	Pros Could be in partnership with art precinct already on Stu Guthries land further up valley Local artists; encourage local skills; sounds nice if connected by trails Cons Can be ugly re: Yellow Peril
10	Use planning controls to protect significant scenic and natural areas preserving places where people can comfortably enjoy the natural beauty	Eg Parks, cafe, winery Public use does not mean public land (eg a winery may be privately owned but still accessible to the public)	93%	Original wording "High spots on land reserved for public use" Pros Depend on many factors No Necessarily public ownership but certainly available and no obstructed Houses on high spots will destroy vistas

Item #	Idea	Reasoning	%	Notes from the sheets Individual, unedited comments
	of the site			Cons Need clarification on public land? What is public use? Why high spots - is it views? Why? How much? What for?

APPENDIX 2

Minority Reports including detail

Item #	Idea	Reasoning	%	Individual, unedited minority comments
1	Invite builders /architects to display in council chambers ideas for aesthetically pleasing buildings for public comment and feedback	The public can easily see what they like or dislike - as they find it difficult to plan something aesthetic without seeing it or technical knowledge	77%	Slight rewording undertaken Pros Gives the community a say in what they feel Torquay/Jan Juc should look like Cons Would rather specifics like a covenant or not Not necessary can be covered by specifications of covenants No point should be whole of Torquay
2	Retain Jan Juc sense of town entry at Western Edge	Jan Juc has a different feel to Torquay; Jan Juc feel is more rural, better environmental value, coastal feel; Housing character responds to specific environmental and coastal look and feel; protect the gateway vista; control imposing built form outcomes, over-bearing commercial outcomes i.e. signage, no petrol stations; maintain service road on basis of providing a buffer, maintain current pedestrian and cycle use; no large commercial structure or signage	70%	Left on wall – needs to be reconsidered Pros No commercial zoning on G.O.R. (x3) No ugly signs Cons Does Jan Juc currently have this 'sense of entry'? Some parts of it are unattractive and not worth copying
3	No road access to GOR except from 260 Great Ocean Road.	Safety Traffic management? Service road should be used Because 260 GOR is on the western side of Christian	70%	No change made to wording Pros Allowing access on any property along Ocean Road must be considered carefully

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		College Don't think another corner is safe on GOR		<p>Dangerous Already many traffic lights there</p> <p>Cons Service road should be used Increase traffic along Duffields Rd That G.O.R. will be an accident zone Multiple access points required for good urban development Ruin safety/fire escape options May need access for safety reasons 220 GOR would also need access</p>
4	An education zone to be located in the precinct	<p>Located South of Creek in close proximity to Christian College. Land needs to be identified and set aside for future education use.</p> <p>Council needs to advocate for this with the Dept of Education.</p>	67%	<p>No change to original wording</p> <p>Pros Required for Jan Juc and Torquay Essential for future of Torquay Torquay PS now has over 1,000 students Jan Juc has no PS Will provide relief to Bellbrae PS</p> <p>Cons Should be on South of Creek to avoid duplication with Grossman's Schools Only if need and proper access (x 2) There are better locations – will be close to existing</p>
5	Preferred lot sizes of 0.4ha minimum or Low-Density in all estates.	Removes flexibility and affordability of lots. Design should be able to be flexible and follow best practice for sustainability.	61%	<p>Pros Maximum protection for environment Otherwise Torquay boundary will spread</p> <p>Cons No necessarily smaller/larger lots just less of them Removes flexibility and affordability of lots, design should be able to be flexible and follow best practice for sustainability Inefficient use of xx (illegible) resource – means residential development forced into other more sensitive areas Why? Only for millionaires? Worse environmental outcome Makes the area exclusive</p>

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				Not practical really Variety of sizes needed Could even be larger Opposite to information given in 'expert' presentations
6	Planning for a medical facility	Up to private sector	57%	Pros Allied health/education/mixed use Senior citizen and aged care Takes the pressure off existing one Cons New ones built on highway already Can look ugly Outside scope of this proposal Enough facilities close by (ditto)
7	Buffer zones	Minimum 100 meter either side of the creek + 50 meter all round perimeter i.e. Duffields Rd, Grossmans Rd and GOR	57%	Original wording: "Buffer zones Minimum 100 meter either side of the creek + 50 meter all round perimeter i.e. Duffields Rd, Grossmans Rd and GOR" and reasoning was "It has been suggested to increase it even more to 200m either side of the creek to allow for that wildlife connection. A wider buffer retains habitat of existing wildlife and plants and allows for regeneration of the creek ecosystem. Creek buffer fits into already steep landscape which is not suitable for development Boundary buffer protects existing vegetation and allows space for revegetation" Pros 200m either side of creek Creek is a beauty – maximise beauty! Building hard up against roads is ugly Must be connected 100 metre buffer along G.O.R Cons Nominated creek buffer not practical – some areas require wider and others less

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				<p>Won't achieve what you think it will No clear definition of 'buffer' zone within building regulation – maintenance who pays etc? These buffers should be created by experts this should be redefined to : _____ expert(s) should advise ideal buffer zones for the site (I would change my vote if it was) Homes with yard in zone!? Should be performance based distance</p>
8	Traffic management	<p>Critical to successful development of the precinct and surrounding areas. Precinct traffic management plan needs to be developed Road into north side of precinct @ Messmate Road</p>	54%	<p>Pros Traffic makes/breaks a place – must be well planned Citical to successful development Must have community input</p> <p>Cons No building hard up against main roads – ugly and desperate Would depend on topography This point needs to be expanded and fleshed out I voted confusion but all are good ideas? Not sure about Messmate road option No straight roads – follow contours of land Leave to the experts Need to see broader plans before determining shape of roads etc</p>
9	No commercial (retail, cafes) within the precinct	<p>May take traders away from existing retail and cafes.</p>	46%	<p>Pros Not required – plenty in rest of Torquay – takes away from existing traders Protect and support current business in Torquay and Jan Juc Required if low impact and small scale</p> <p>Cons Cafes and general stores Employment opportunities Small commercial retail is vital to foster community eg. Bomboras at Fishos etc these places draw people out of their commuter shoeboxes Local shop/café needed (agreed x 2 second said but only if needed) Need to encourage small business activities if no commercial ventures this does not encourage small business Undermines social sustainability</p>

Item #	Idea	Reasoning	%	Individual, unedited minority comments
				Scale Employment would be a bonus Need some hospitality businesses to drive community precinct
10	No WSUD (Water Sensitive Urban Design) to be located within any buffers (particularly Spring Creek but others too.)	Let experts decide Is this best practice? Needs more science behind it.	32%	Pros None Cons Let experts decide Opportunities for WSUD in buffer is appropriate Good planning integrates WSUD in buffer Is this best practice? Environmental management needs to be done in partnership with existing waterways Not best practice Creates lots of problems What buffer? WSUD should be directed by topography and environment, not rules and boundaries Needs more science behind it and natural land falls to determine
11	There should be a bridge for emergency vehicles.		21%	Pros Yes but also to allow communication between north and south creek Cons Plenty of other roads for emergency vehicles – leave habitat corridor Not needed at all (x 2) Must do more than that
12	Planning near creek - smaller lots		11%	Pros None Cons Creek edge should be as open as possible and road and cafes and community use spaces will draw people to the creek precinct, make it a safe and useable space (deep creek can a bit creepy!) Too many things on this to consider as one topic
13	Locate a community centre in the southern part of the	The community hub will contribute to social and environmental sustainability by reducing	Included during	

Item #	Idea	Reasoning	%	Individual, unedited minority comments
	<p>new precinct. This centre could include a primary school, local convenience retail, medical centre, council services and a meeting facility”</p>	<p>the negative social/environmental impact of vehicular travel from Jan Juc and the southern part of the precinct into Torquay and more distant locations for day to day shopping and services The catchment for this hub is substantially the existing population of Jan Juc, and the Spring Creek Precinct should be integrated with surrounding areas socially, environmentally and economically It is consistent with the Torquay- Jan Juc Strategy and the Planning Scheme Delivers local employment opportunity The final elements of the hub should be determined by best practice urban design and sustainability criteria during the development of the PSP</p>	<p>session 4 - no voting %</p>	
14	<p>In considering any future buffer zones or similar within the Precinct, that the special needs of affected landowners (that are not developers) are carefully considered. Such considerations should encompass any compensation or the like where the impact of future development in the Precinct may have a deleterious impact – such impact being economic, social, or lack of amenity.</p>	<p>Given the uncertainty of the current or future status of any “buffer zones”, the impact of these on such affected landowners cannot be defined at this stage. As an example, buffer zone dimensions of up to 100m have been proposed, and in that situation it is possible that the entire landholding of affected landowners could be encompassed by a “buffer zone”. In that scenario, such affected landowners may suffer the dual disadvantages of development in neighbouring landholdings, yet have their own landholding the subject of potential restrictions.</p>	<p>Included during session 4 - no voting %</p>	