

Amendment C106– Summary of Submissions

Referral authorities

No.	Submitter	Submission type	Summary of submission	Officer response / recommendation	Withdrawal of submission	Status
1	VicRoads	Support	<ul style="list-style-type: none"> VicRoads does not object to the implementation of the proposed amendment. <p>VicRoads has considered the planning application and has no comments to make in relation to the proposal</p>	Support for submission	N/A	No action required

Adjoining residents

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2	Resident, Torquay	Objection/concerns	<p>Raises concerns regarding the following issues</p> <ul style="list-style-type: none"> Dust & debris -The current chain fence does not provide any protection from dust or debris from the adjoining property. What measures will be put in place to eliminate dust and debris from coming into my property from significant earth moving that is required for this development. Privacy - currently there are trees that create privacy on the side of the fence, will they be preserved? 	<p>The proponent has agreed to remove the existing boundary fencing and provide a replacement 1.8m timber fence.</p> <p>The draft planning permit requires the provision of a Construction Management Plan to control, minimise the generation and dispersal of dust.</p> <p>The subdivision plan has been designed to minimise the removal of existing native vegetation, which is mainly located within the Grossmans Road</p>	No	Submission unresolved. Refer to Panel

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			<ul style="list-style-type: none"> <li data-bbox="779 496 1223 619">• Overlooking & overshadowing - what policies will be put in place to protect my large bathroom window from overlooking. <li data-bbox="779 868 1223 1082">• Building heights - will there be height restrictions on the land parcel as this development will significant effect my sky view and the general ambience of my property in the late afternoon and evening 	<p data-bbox="1249 252 1583 464">reservation. The proponents have also submitted a landscape masterplan for the site which provides for the planting of new vegetation within the estate.</p> <p data-bbox="1249 496 1583 831">The proponent has agreed to include in design guidelines, landscape treatment for lots abutting exterior site boundaries and minimum boundary setbacks. Overlooking and overshadowing will also be addressed through the building permit process.</p> <p data-bbox="1249 863 1583 1289">Design Guidelines must be prepared prior to subdivision to indicate height limits within the development site. The guidelines will at the minimum specify the maximum building height limit of 6.5 metres for dwellings on the estate's southern boundary and 7.5m limit for all other dwellings on the balance of the estates.</p>		
3	Resident, Torquay	Objection/concerns	<p data-bbox="779 1300 1223 1358">Raises concerns regarding the following issues:</p> <ul style="list-style-type: none"> <li data-bbox="779 1358 1223 1415">• Privacy - will be compromised with developments at the back of 	Refer submission 2	Yes	Submission resolved

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			<p>our home, especially if double storey homes are built.</p> <ul style="list-style-type: none"> • Natural sunlight - new developments will block natural light coming into our backyards and home. • Traffic - school traffic is already congested will become worse <ul style="list-style-type: none"> • Erosion - loose soil around the dam. • Noise, dust and dirt - new development will cause unnecessary noise, dust and dirt which is a nuisance. <p>If the project goes ahead the submitter requires:</p> <ul style="list-style-type: none"> • No additional fencing costs • Single storey dwellings only • The ground level not to be higher than their ground level (due to draining concerns) 	<p>Refer submission 2</p> <p>A Traffic Impact Assessment demonstrates that peak flows will not adversely impact the road network at Grossmans Road</p> <p>Refer submission 2.</p> <p>Refer submission 2</p>		
4	Resident, Torquay	Objection/concerns	<p>Raises the following concerns:</p> <ul style="list-style-type: none"> • Retain the privacy to my premises as overlooking my block in the direction of sea views. • -Noise control of earth works • - Dust (very concerned) • -Starting and finishing times of construction work • -The replacement of an already existing ringlock fence separating 	Refer Submission 2	No	Submission unresolved. Refer to Panel.

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			<p>my boundary (at who's expense)</p> <ul style="list-style-type: none"> - Any damage to my property from vibration of earth works 			
5	Resident, Torquay	Objection/concerns	<ul style="list-style-type: none"> Submitter's main concern is that this area has an unusual lay of land. Requests to know what has been put in place to indicate how far and high the houses can be built on our boundary and neighbouring fences. 	Design Guidelines must be prepared prior to subdivision to indicate height limits within the development site. The guidelines will at the minimum specify the maximum building height limit of 6.5 metres for dwellings on the estate's southern boundary and 7.5m limit for all other dwellings on the balance of the estates.	No	Submission unresolved. Refer to Panel.
6	Resident, Torquay	Objection/concerns	<ul style="list-style-type: none"> The water basin is Crown land and culturally significant and represents a history of early settlement and establishment of the area. The basin's ability to provide an essential service to Torquay residence, for many years, should be continued, through rezoning the land as Public Park and Recreation Zone (PPRZ). If the subject land is not considered for rezoning to PPRZ then proposes - a 20 m green wedge separating the proposed development from the Seaview Estate properties. 	<p>Barwon Water, the proponent of the Amendment, advises that the subject land is surplus to their operational requirements and, as such, an alternative use is being sought.</p> <p>The suggested 20 m green wedge is not supported as this will result in on-going maintenance issues for Council and security concerns due to the</p>	No	Submission unresolved. Refer to Panel.

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			<ul style="list-style-type: none"> • Objects to the proposed linkage at 14 Sea Breeze Drive as this will result in anti-social behaviour and subject the concrete laneways of Sea View estate to graffiti. 	<p>proposed location at the rear of new lots.</p> <p>As an alternative it is proposed that the Design Guidelines to be prepared will include maximum building height limits and setback on the southern boundary.</p> <p>Utilising the property at 14 Sea Breeze Drive to link the proposed development with existing development is considered appropriate to increase connectivity. This linkage will facilitate appropriate access connection to open space within the development and to the public open space areas to the south.</p>		
7	Resident, Torquay	Objection/concern	<ul style="list-style-type: none"> • Concerned about dirt pollution from major earthworks • Concerned about noise pollution • Concerned about invasion of privacy 	Refer Submission 2.	No	Submission unresolved. Refer to Panel.
8	Resident, Waurn Ponds	Objection/concern	<ul style="list-style-type: none"> • Due to the position of the land and the likelihood of double storey dwellings to maximise views, there is a high chance of overshadowing. • There are privacy issues that would arise given our home 	Refer Submission 2	No	Submission unresolved. Refer to Panel.

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			has a purpose-built balcony area facing this site.			
9.	Resident, Torquay		<ul style="list-style-type: none"> • Considers that information about site levels should be provided upfront to enable the impact from future development on Sea Breeze Drive properties to be ascertained. • Submits that the subject site should be affected by a DDO that limits building height to 7.5 metres, consistent with surrounding residential development. 	<p>Indicative site levels and cross-sections provided by the proponent demonstrate that the development site will maintain finished site levels to accord with the existing surrounding properties.</p> <p>A Design and Development Overlay (DDO1) to restrict the heights of dwellings to 7.5m without a permit was inadvertently omitted from the exhibited amendment.</p> <p>Following a mediation meeting with the submitters, the proponent has agreed to prepare design guidelines prior to subdivision to include maximum building height limit of 6.5 metres for dwellings on the estate's southern boundary and 7.5m limit for all other dwellings on the balance of the estate.</p> <p>As a result it is not intended to apply DDO1 over the subject land.</p>	Yes	Submission resolved

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			<ul style="list-style-type: none"><li data-bbox="824 252 1225 432">• Questions the purpose/status of plans showing standard housing product from volume builders since this causes confusion and false expectations.	The proposed plans showing standard housing product are indicative only.		