

## 1. Referral Authorities

No.	Authority	Summary of submission	Response
1	Southern Rural Water	No objection	Submission noted
2	Barwon Water	No objection to the rezoning of land or the issue of a planning permit subject to conditions regarding water supply.	Submission noted – Conditions to be included on planning permit.
3	VicRoads	No objection to the amendment or planning permit subject to the following conditions: <ul style="list-style-type: none"> <li>• At the subdivisional road/Bells Blvd intersection the following works must be completed: <ul style="list-style-type: none"> <li>○ A left turn lane</li> <li>○ Widening of the eastern shoulder of Bells Blvd</li> <li>○ Intersection lighting</li> </ul> </li> <li>• The applicant must enter into a works agreement with VicRoads to confirm design plans and works approval processes.</li> </ul>	Submission noted – Conditions to be included on planning permit where appropriate. Further negotiation between proponent and VicRoads to follow regarding the required level of works in Bells Blvd.
4	Corangamite Catchment Management Authority (CCMA)	Offers in principle support for the rezoning, but does not support the subdivision in its current form.  Expresses concerns about the impact of the proposed subdivision (in particular stormwater management) on the health of the designated waterway that traverses the property (upper tributary of Jan Juc Creek) and the removal of native vegetation.  Requests an amendment to the subdivision plan to show a 30 metre buffer on both sides of the waterway held within reserve land and alterations to the proposed road network to ensure the waterway buffer is not encroached by the road and to minimise the removal of native vegetation.	The requested changes to the width of the reserve will have significant consequences for the subdivision design. The road access has been carefully positioned taking into consideration slope and sight distance as per the traffic assessment report. Vegetation removal has been minimised and appropriate offsets are proposed in accordance with the Biodiversity Impact and Offset Report.  Upon further discussion between the CCMA and the proponent, the CCMA have accepted that the proposed reserve is wide enough to provide an adequate buffer to the waterway, in conjunction with appropriate stormwater management. – Submission resolved.

## 2. Public Submissions

No.	Submitter	Type of submission	Summary of submission	Response
5	Stephen and Melissa Sands – Jan Juc	Objection	Object on the following grounds: <ul style="list-style-type: none"> <li>• Proposed 4,000sqm lot sizes too high a density and inappropriate for the site. A 1.5ha minimum lot size should be adhered to, consistent with the surrounding area.</li> <li>• Future residential development should be focused within the designated growth corridor north of the Great Ocean Road and in Strathmore Drive.</li> </ul>	Refer submission to panel.

			<ul style="list-style-type: none"> <li>• Increase in traffic. Only one vehicle entry/exit point. There should be 2 entry points to the estate.</li> <li>• Development density is contrary to the Torquay-Jan Juc Strategy which encourages a transition from low density residential to rural land. The current proposal will be very visible and will have a high impact on the area.</li> <li>• The negative impact of the development on the environment, local community and Surf Coast culture outweighs any positives.</li> </ul>	
6	Graeme Stockton and Charles Brooks – SANE (Surfers Appreciating the Natural Environment)	Objection	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• No need for more housing. Results in urban sprawl.</li> <li>• Loss of natural landscape amenity and nature.</li> <li>• No support for subdivision as a given right.</li> <li>• Removal of native vegetation.</li> <li>• No adequate community consultation process.</li> <li>• Precedent for further subdivision of properties along Bells Boulevard and Great Ocean Rd.</li> <li>• Increased population in high fire risk area.</li> </ul>	Refer submission to panel.
7	John Foss – Surfrider Foundation Surf Coast Branch	Objection	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• No strategic need for rezoning. Currently more than 25 years supply of vacant land (zoned and unzoned) in Torquay/Jan Juc.</li> <li>• Inconsistent with western boundary of Torquay/Jan Juc at 1km west of Duffields Road. Would set a precedent for further development of land south of the Great Ocean Rd.</li> <li>• Negative impact on local traffic and Great Ocean Rd. No safe opportunity for vehicles to entry/exit land.</li> <li>• Negative impact on driver experience on Great Ocean Rd and coastal vistas.</li> <li>• Removal of native vegetation and potential impact on native wildlife by introduction of dogs, cats and other non-indigenous species.</li> <li>• The land is situated in a high risk bushfire zone.</li> </ul>	Refer submission to panel.
8	Philip Stockton – Jan Juc	Objection	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of natural landscape amenity and nature.</li> <li>• Impact on character and soul of Surf Coast by development in every direction.</li> <li>• Precedent for further subdivision of properties along Bells Boulevard and Great Ocean Rd.</li> </ul>	Refer submission to panel.
9	Cameron Gray – St Quentin Consulting (proponent)	Support	Supports Amendment C99 and the accompanying planning permit application as exhibited.	Submission noted.