

Recommendation

That Council:

1. Abandon the draft Spring Creek Urban Growth Framework Plan;
2. States that it is in no way contracted, committed or obliged to proceed with development in the Spring Creek area;
3. Note that current policy in the Surf Coast Planning Scheme and Torquay/Jan Juc Structure Plan 2007, referred to in Amendment C37, considers residential growth in the Spring Creek corridor on land 1km west of Duffields Road;
4. May reconsider its stance on growth in the Spring Creek area if strategically justified. Council nominates Duffields Road as Torquay's western township boundary until investigations set out below are completed;
5. Initiate a research and community participation & engagement program called *Sustainable Futures – Torquay Jan Juc 2040*- which will:
 - 5.1 Review Torquay/Jan Juc's role as a settlement nominated as "high-growth capacity" (growth node), and clarifies what this means for this region in terms of ecologically sustainable development, optimal population capacity and the role and function of these settlements in the regional context;
 - 5.2 Analyse the implications for the Shire of the Armstrong Creek development and the Geelong Ring Road to identify and assess expected impacts on the social and economic conditions, environment and culture of Torquay, Jan Juc & Bellbrae;
 - 5.3 Reassess the Torquay /Jan Juc Structure Plan 2007 growth assumptions and directions for Torquay/Jan Juc and comment on the appropriateness of:
 - 5.3.1 The potential for residential development in growth corridors against or with agricultural/community/ recreational usage/habitat wildlife corridors;
 - 5.3.2 Possible green belts, including the role of low density, small acreage residential areas in growth corridors;
 - 5.3.3 Growth parameters to guide residential and commercial development in Torquay and Jan Juc.
 - 5.3.4 Themes in submissions on SCUGFP and advise on further research required to balance community aspirations with State and local policies for growth/environmental sustainability.
6. Complete the Bellbrae Structure Plan, ensuring non-urban green belts between Torquay/ Jan Juc and Bellbrae to support community identity, sense of place and define its settlement boundary;
7. Commit to seeking funding for a joint strategic project between the Federal, State and G21 local governments, using Torquay as a "case study". The outcomes of this study would be to:
 - a. develop a framework/principles to inform regional coastal settlement planning;
 - b. identify mechanisms and strategies to strengthen community resilience and social cohesion; and
 - c. preserve a sense of place in communities experiencing rapid change, especially related to the sea change phenomenon.