

SurfCOAST SHIRE COMPREHENSIVE *Strategy Plan* FOR TORQUAY/JAN JUC

Minimal impact strategy

by John Rygiel

THE Comprehensive Strategy Plan for Torquay/Jan Juc specifies at the outset that there are key features of Torquay/Jan Juc that must be protected and enhanced.

Developed by the Torquay 2000 Committee and prepared by town planning consultants Henshall Hansen Associates, its recommendations include revegetation and the identification and protection of conservation sites along the area's beaches and foreshore.

Careful and selective development on those protected sites would include design improvements such as pedestrian

boardwalks along the full length of the foreshore, and carpark rationalisation.

Other areas of the town to remain essentially the same under the report's recommendations are The Esplanade and the area's creeks, parks and open rural landscape.

But the recommendation which could draw the most comment in the report is the retention and expansion of the Gilbert Street shopping centre as the town's traditional commercial heart.

The centre's traders and land owners have put forward a long term plan to acquire properties as they become available between Bristol and Boston roads, including the pri-



Worth saving ... the environment, such as the Jan Juc surf beach, rates highly in the plan.

mary school site, and extend the shopping centre from The Esplanade to the Surf Coast Highway.

The school, according to the traders, would be moved to a future education precinct along Grossmans Rd.

The report recom-

mends that future development of the town should have minimal impact on the environment.

As the population of Torquay/Jan Juc almost doubles by 2011, outward expansion should be slowed through encouraging medium density hous-

ing and more efficient use of existing residential land, especially in Old Torquay, the report says.

Other points raised include:

- new residential areas should be more 'low key' by toning down the dominance of buildings or

keeping them out of sight of main roads and beaches;

- a municipal precinct be developed to accommodate major local government facilities adjoining a planned education precinct with a new combined primary-secondary

school with park and playing fields;

- main roads, foreshore and key activity centres to be landscaped to improve appearances; and

- more jobs through expansions in community services and the surf, retail, tourist and crafts and cottage industries.

Community has been involved in plan

THE strength of the strategy plan for Torquay-Jan Juc was that it had been devised not only by the council and its appointed consultants but by the community itself, chairman of the Torquay 2000 Committee Harvey Price said this week.

Mr Price said the plan's origins went back to February last year at a public meeting attended by 60 people.

The meeting was chaired by former Surf Coast commissioner Toni McCormack and also attended by senior shire officers, including chief executive officer Peter Anderson and senior town planner Raewyn Hansen.

A committee of 16 residents was formed to look at all aspects of community life in Torquay-Jan Juc.

"There was a crying

need for an overall strategy plan for Torquay/Jan Juc," Mr Price said.

"The area had for many years been divided to its detriment between the City of South Barwon and the Shire of Barrabool.

"South Barwon, to my knowledge, did not even have a comprehensive planning commitment for Torquay.

"Planning for this fast growing area was pretty much a hotch potch and without the direction of the Geelong Regional Commission which set up a Torquay/Jan Juc plan back in 1982.

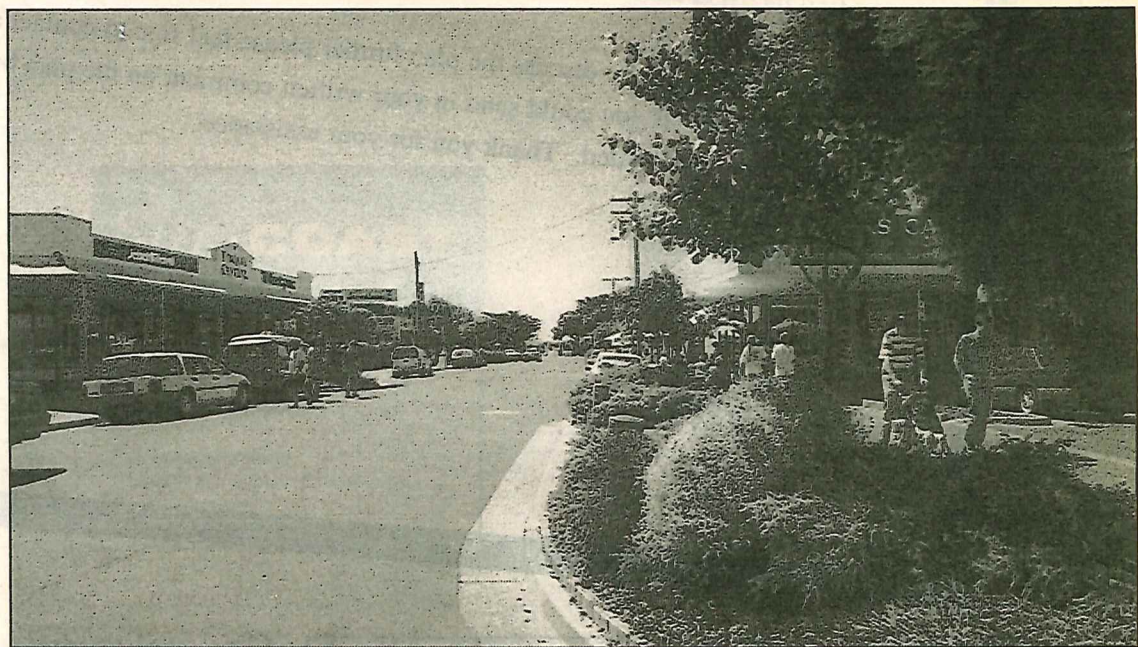
"Our plan basically is a review of the former GRC's amended 1992 Structure Plan and a comprehensive strategy to guide Torquay/Jan Juc's future planning and development into the next century."

He has invited members of the community to make submissions on the draft plan.

Copies of the more than 200-page report are now available for public inspection and can be purchased at the Surf Coast Shire Torquay offices in Grossmans Rd at \$10 per copy.

Submissions can be made until March 22 by writing to: The Manager, Planning & Development, PO Box 350, Torquay 3228.

The submissions will be considered by the Surf Coast Council and the Torquay 2000 Committee before a final draft is presented to council for adoption and inclusion at a later stage as an amendment to the Surf Coast Planning Scheme.



Gilbert Street is proposed to remain the commercial centre of Torquay.



Torquay's Esplanade is to retain its residential character.



Spring Creek Reserve and other open spaces are to be enhanced.

SurfCOAST SHIRE COMPREHENSIVE *Strategy Plan* FOR

TORQUAY/JAN JUC



To the residents and ratepayers of Torquay-Jan Juc

Dear Sir/Madam

The Surf Coast Shire Council is currently putting in place plans for the future enhancement of the Shire. You might have read recently about our 2020 Vision document which identifies quality of life and environment as major platforms on which we can build.

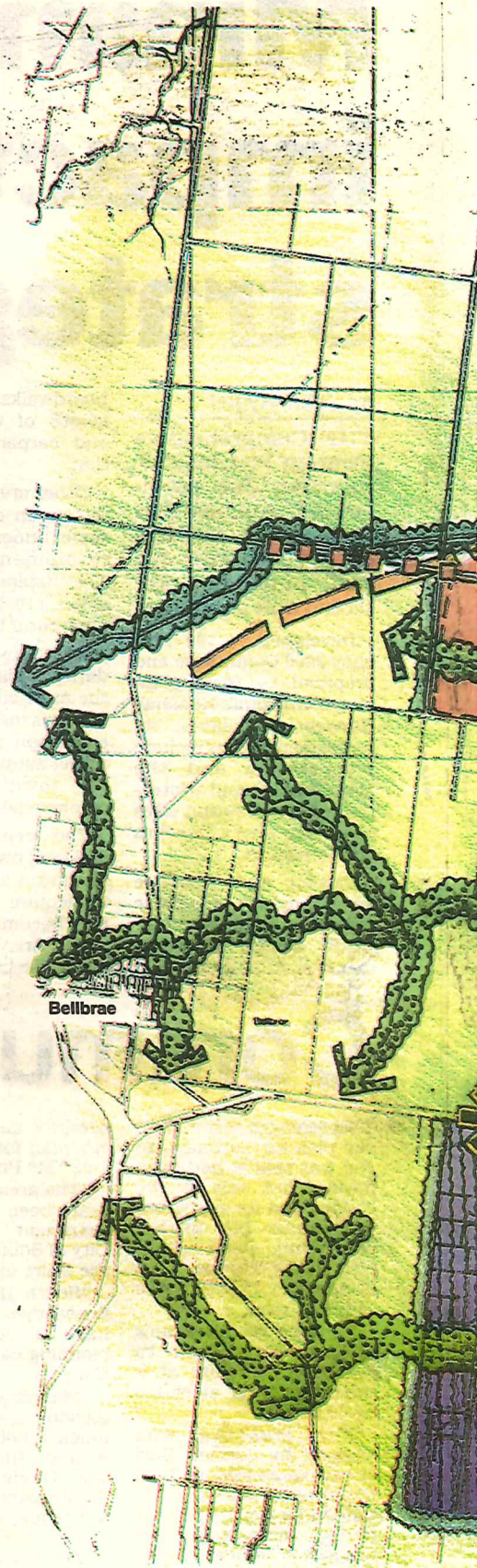
Torquay is the fastest growing town in the Shire. While detailed planning projects may be carried out for other towns in future, it is essential in view of this rapid growth, that the future of Torquay is well planned and that those of us who reside or own property in the town have a chance to have input to the plan. As a person with an interest in the town I hope you will take a moment to read the attached summary of the new strategy plan for Torquay. This plan has been developed by a community advisory committee however has not yet been considered by Council. This full document is available for perusal at the Shire Office in Grossman's Rd, Torquay, the Surf Coast Department Store in Gilbert Street, Torquay or the milk bar in Jan Juc.

Council would welcome your comment on the plan. Where for instance do you think future residential areas should be? How should the foreshore and other open space areas be presented? Where should the main shopping centre or centres be? What facilities will we need beyond the year 2000? All these questions and more must be answered and your views will help us find the right answers.

If you would like to discuss the plan further please feel free to contact any of the persons on the attached list. If you could send in your written comment on the plan by the 22 March 1996 this would be appreciated. Thank you for your assistance.

Yours faithfully

Cr. Noel Bates
Mayor



WE INVITE YOUR COMMENT

Council wants to hear your views about the recommendations made in the Torquay/Jan Juc Strategy Plan. Written comments would be appreciated before 22 March 1996. Just leave them at the Torquay Office, 25 Grossmans Road or post PO Box 350, Torquay 3228. Meanwhile, to find out more about the plan you can contact the following people:

Steering Committee members
Harvey Price Ph 612225
Christine Huber Ph 614451
Barbara Green Ph 616080
Brian Burch Ph 614711 (AH), 211338 (Bus)

Torquay Ward Councillors
Noel Bates Ph 614126
Keith Grossman Ph 612656
Carol McCallum Ph 614495



Comprehensive Strategy Plan for Torquay/Jan Juc

PREPARED FOR
Surf Coast Shire
By Henshall Hansen Associates
Planners and Economists
in association with
Chris Dance Land Design and
Ove Arup & Partners
January, 1996

"CAPITAL OF THE SURF COAST"

VISION STATEMENT THE VISION

Torquay/Jan Juc, Victoria's premier surfing town, home of Victoria's surf industry and the 'Capital of the Surf Coast', will fulfil its potential as the only town in the Surf Coast Shire with the ability to

grow. However, whilst this growth occurs, through careful planning and as a result of the community's courage to make difficult decisions about future development, the town will retain the essence of those features of its natural and built environments which define its character and identity and which make it such a popular place to live, work and holiday.

RESPECTING THE EXISTING

Key features which endear Torquay/Jan Juc to the people who live, work and holiday there must be reflected in the future form of the town, if its character and identity is to be retained in the face of population growth and new development. The features which are particularly important to the character of the town include:

The beaches and foreshore - where the need for protection and conservation will be balanced with sustainable levels of access and use. Significant improvements will occur such as revegetation, rationalisation of car parks, a pedestrian walk the full length of the foreshore, and the identification and protection of conservation areas. Urban design improvements will aim to enhance visual and pedestrian linkages to the beach throughout Torquay/Jan Juc, in order to strengthen its influence on all aspects of the town.

The Gilbert Street Shopping Centre - which is the traditional commercial heart of Torquay/Jan Juc and which contributes significantly to its 'coastal town' feeling. It will remain the main shopping centre and will be expanded to accommodate the

needs of a growing community.

The Esplanade - which will essentially retain its residential nature and general scale of buildings, although some change will take place as the Gilbert Street Shopping Centre is 'opened out' to the beach and as areas south of Gilbert Street intensify slightly and provide more accommodation for tourists and visitors.

The influence of surfing on the town and the presence of the surf industry - which will be reinforced through improvements to the Surf Coast Plaza (which will retain its high profile highway site) and will be enhanced by the introduction of urban art throughout the town in celebration of its surfing origins.

The importance of the creeks and parks to the char-

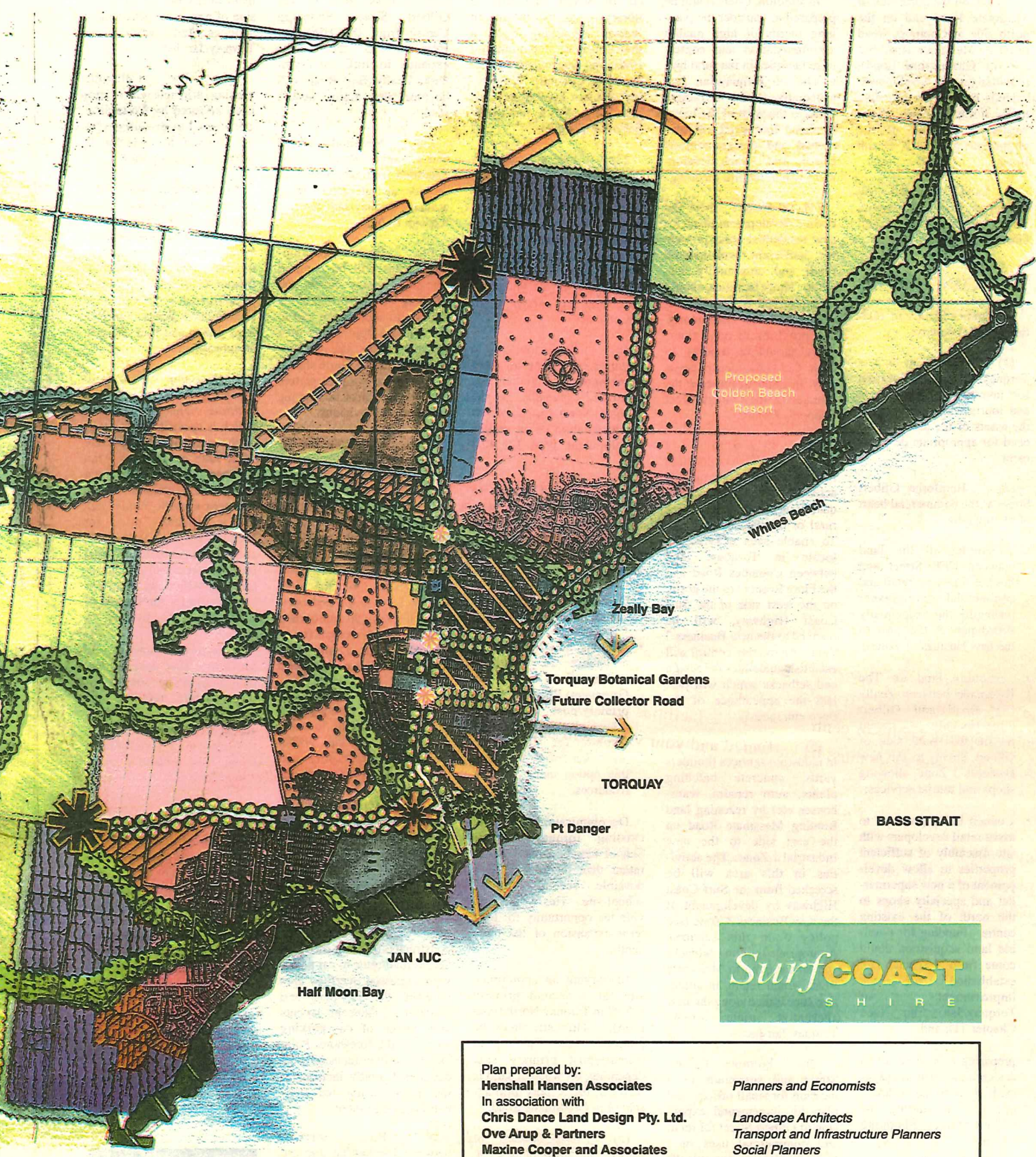
SurfCOAST
SHIRE

COMPREHENSIVE Strategy Plan FOR

TORQUAY/JAN JUC

Legend

- Focal-Point/ Gateway Treatment
- Tourist Focus
- Signalised Intersection
- Coastal Revegetation
- Revegetation Link
- Waterway Revegetation
- Coastal Avenue Planting
- Buffer Planting
- Major Indigenous Entry Boulevard
- Viewlines
- Ridgeline- Limit of Development
- Residential (Urban Consolidation Area)
- Residential (Normal)
- Residential (Future)
- Residential (Possible Long Term)
- Rural Residential
- Rural Residential (Investigation Area)
- Rural Living (Existing)
- Rural Living (Subject To ODP)
- Residential Resubdivision (Possible)
- Commercial
- Commercial (Possible Long Term)
- Industrial
- Industrial Park
- Surf Retail/Tourism
- Local Government/Community
- Tourist Commercial
- Special Use
- Conservation Zone
- Future Facilities (Subject to ODP)
- Alternative Route



Plan prepared by:
Henshall Hansen Associates
 In association with
Chris Dance Land Design Pty. Ltd.
Ove Arup & Partners
Maxine Cooper and Associates

Planners and Economists
 Landscape Architects
 Transport and Infrastructure Planners
 Social Planners

acter of the town, such as Spring Creek, Deep Creek, Jan Juc Creek and Taylor Park - which will be respected by adjacent development, conserved (where appropriate) and enhanced as part of the natural environment and as part of the open space system of the town.

The open rural landscape surrounding the town - which will be protected from inappropriate development to retain the beauty of the town's natural rural setting and its sense of separation from Geelong.

PLANNING THE NEW

Good planning will ensure that the Torquay/Jan Juc of 2011, whilst nearly double the population of today, will respect the above key features:

Consolidation of existing urban areas - will slow the rate of outward expansion and encourage quality medium density residential redevelopment, especially in Old Torquay, as well as the more efficient use of land in new residential areas.

New residential areas - will be well planned, well laid out and well serviced. The emphasis will be on improving the landscape of new estates to 'tone down' the dominance of buildings. In most cases new residential development areas will be 'out-of-sight' from main roads and beaches, and where they are not they will be planned to ensure an appropriate appearance.

More services and facilities will be available for residents - in an expanded municipal precinct in Grossmans Road,

which will accommodate major local government facilities and which will adjoin a new primary school and outdoor park and playing fields.

The appearance of the town will be improved - through extensive landscaping of main roads, the foreshore and key activity centres such as Gilbert Street, Bell Street and the Bird Rock Shopping Centre.

More jobs will be provided - by maximising the opportunities presented by the surf industry, as well in the community service and the retail industry as Torquay/Jan Juc becomes more self-sufficient, in the craft and cottage industries, and for businesses seeking the natural environment and lifestyle provided by the town.

The Comprehensive Plan prepared to guide the future

planning and development of Torquay/Jan Juc precedes this vision statement. The matters taken into consideration in preparing that plan and the detailed goals, policies and actions which explain the Plan are included in the body of this report. The main features of the Plan and the implications of its recommendations on Torquay/Jan Juc are summarised below.

POPULATION

Torquay currently has a population of about 5,500. It is anticipated that the population will grow to around 10,000 people by 2011 - i.e. it will nearly double. This relates to an average annual growth rate of about 3.6 % and to an average of about 250 to 300 new residents a year.

The Plan aims to accom-

modate ongoing population growth in Torquay / Jan Juc and to respond to 'natural' pressures for growth. Whilst the municipal strategy Surf Coast 2020 - A Preferred Future envisages 'limited expansion of the population' of the municipality, it is important to note that Torquay/Jan Juc does not suffer from the same environmental constraints as other towns in the municipality. Accordingly, the need does not exist to limit growth for either environmental or amenity reasons. Neither does the need exist to try to accelerate growth for economic reasons. The 'natural rate' of growth envisaged is sufficient to ensure a healthy economy, and yet is manageable in terms of accommodating the infrastructure needs of new residents and moderating the impacts of growth on the character of the town.

ENVIRONMENT

Recommendations in terms of the environment include:

- (1) Conserve and enhance the areas of highest conservation significance, such as the Breamlea Wetlands and coastal sand dunes (from White's Beach to Point Impossible) and the cliff top areas from Jan Juc around to Bells Beach and beyond. Access to these areas will be limited to those points where access is essential for beach and cliff access.
- (2) Emphasis on the main swimming and tourist beaches and foreshore areas, from Fisherman's Beach around to Jan Juc, will be on achieving a sustainable balance between pedestrian and vehicle access, and protection of environmental features. Detailed design concepts will need to

be prepared for these areas in conjunction with the Department of Conservation and Natural Resources and the Foreshore Management Committee, as appropriate.

Recommendations include:

- A major revegetation program and rationalisation of car parking at Fisherman's Beach, and linking that area with the native vegetation theme of Yellow Bluff and with Taylor Park.
- Enhancing Yellow Bluff and improving its linkages to Gilbert Street and Taylor Park. The tourist office will be removed and ocean views will be created from Gilbert Street.
- Reinforcing the 20th Century theme of the front beach as the centre piece of the Torquay foreshore.

Extend this theme towards Gilbert Street and also around the corner into Bell Street, as part of a comprehensive streetscape project for the Bell Street area.

Re-vegetating the foreshore at the main Torquay Surf Beach, redesigning and visually linking the beach (at least) to the Bell Street Shopping Centre, and strongly integrating it with Point Danger and Rocky Point. This will require rationalisation of the caravan park.

Undertaking special investigations regarding the establishment of a Surf Coast / Great Ocean Road Tourist and Interpretative Centre (with direct links to the surf beach and life saving club) adjacent to Spring Creek, off Davidson Street. The responsive design of such a facility should complement the revegetation and landscape concepts to be prepared for this area.

Improve the appearance and amenity of the urban areas of Torquay/Jan Juc generally through theme landscaping on major roads and entries, substantial landscaping within new residential subdivisions and enhancing visual and pedestrian links between urban areas and the beach and foreshore.

Build on the higher profile which Taylor Park will obtain as a 'town park' once the Gilbert Street Shopping Centre fronts the park, and revitalise and enhance its status as Torquay's Botanic Gardens.

Preserve the rural character of the rural areas surrounding Torquay/Jan Juc, especially the areas of high landscape value such as the Thompson Creek Valley and the Bells Beach/Ironbark Basin hinterland.

Plan the Torquay Hills area and the Torquay North area, adjacent to the Highway, as a transition zone between the rural areas of the Thompson Creek Valley and the urban parts of Torquay/Jan Juc.

Protect the natural features of Spring Creek and Deep Creek and ensure that adjacent development responds to the environmental features of these watercourses.

Enhance and integrate the municipal offices and Surf Coast Plaza precinct, which should have a subtle urban character evoking seaside, surf culture and a coastal landscape.

HOUSING

Recommendations in relation to housing:

(1) Promote urban consolidation in all residential areas in Torquay/Jan Juc, but with particular attention on quality medium density residential redevelopment in Old Torquay, especially in the core area around Gilbert Street, Taylor Park, Bell Street and the foreshore.

(2) Whilst promoting urban consolidation, continue to enable on-going urban development in designated fringe areas.

(3) Plan for at least two major residential fronts to coexist in Torquay/Jan Juc at any one time, in order to ensure competition and locational choice.

(4) Torquay North will be one of two major residential development areas, ultimately extending north to South Beach Road. No development will occur in this area until an ODP has been prepared. Horseshoe Bend Road will emerge as a new development focus and will be transformed into an attractively designed and landscaped avenue of generous proportions. A neighbourhood activity centre will be required in this area. Special measures will be taken to establish a strong, common landscape theme along the Surf Coast Highway, with low density activities, to retain the area as a transition zoned between the rural landscape of the Thompson Creek Valley and urban Torquay.

(5) Torquay West will continue as the second major residential growth area, in accordance with the ODP currently being finalised by Council. Consideration will be given to establishing a new 'residential' entry to the northern part of this area, possibly via Grossmans Road, as an alternative to the 'commercial' character evolving for the Beach Road entry.

(6) Duffields Road will be the interim boundary to urban development to the west of Torquay. No development will be considered to the west of Duffields Road until Torquay West is approaching full development. When this time approaches the decision regarding urban development to the west of Duffields Road should not be automatic, but should be the subject of a review of the overall development strategy for Torquay/Jan Juc.

(7) Infill development will continue to occur on remaining vacant land in Jan Juc, in the Strathmore Drive area.

(8) In relation to rural residential development:

the opportunity will exist for limited further subdivision in the Bells Boulevard area and in the area to the north of South Beach Road.

the possibility will be investigated of reducing the minimum subdivision size of land between Deep Creek and Coombes Road to 0.4ha.

Council will liaise with the owners of existing rural residential properties between Grossmans Road and Deep Creek, regarding possible resubdivision to large urban density lots.

The following areas are suggested for investigation by the consultants preparing the Rural and Environmental Strategy for Council:

Land on the north side of Messmate Road and on the north side of Coombes Road (west of Messmate Road but east of Ghazepore Road), provided that no development extends beyond the ridgeline to the north, or north of the westerly extension of the alignment of South Beach Road.

Land bounded by Coombes Road, Messmate Road, Grossmans Road and Ghazepore Road.

THE ECONOMY

Recommendations in relation to the economy:

(1) Promote Torquay/Jan Juc as a location for investment, employment and tourism bearing in mind the assets of the area and the need for appropriate development.

(2) Reinforce Gilbert Street as the commercial heart of the town by:

rezoning all the land between Cliff Street and Fischer Street for retail and commercial development (changing the residentially zoned part of this area to the new Business 1 Zone);

rezoning land on The Esplanade between Zeally Bay Road and Gilbert Street (including the vacant lot on the south side of Gilbert Street) to the new Business 1 Zone, allowing shops and tourist services;

Council being prepared to assist retail developers with site assembly of sufficient properties to allow development of a new supermarket and specialty shops to the north of the existing centre. Funding for possible land acquisition could come from a special rate established for the improvement of Torquay/Jan Juc (see Chapter 11); and

preparing a detailed urban design and traffic management study to assist developers in expanding the Gilbert Street Shopping Centre.

(3) Encouraging development of facilities and services for tourism (such as shops, restaurants, accommodation and surf-related goods and services) at the following locations:

Gilbert Street and the Esplanade;

Bell Street;

Surf Coast Plaza (the main focus for surf and related retail); and

Surf Coast Highway (the parcel of land immediately south of Grossmans Road which will require rezoning to the new Business 4 zone, possibly with a local variation to enable the provision of tourist related commercial activities such as take-away food establishments, restaurants, petrol stations, hotels, motels etc. Normal shops and surf retail will be prohibited in this area.

In addition, Council will be prepared to consider the planning merits of high quality accommodation and conference facilities in the rural hinterland of Torquay/Jan Juc, especially in the attractive areas to the west of the town, provided that strict environmental and design controls can be met. Such development would require rezoning.

(4) Ensure that the outline development plans for new residential areas provide for sufficient well-located retail and community services. These facilities, should be co-located to create focal points for the community. The provision of retail floor-space should be modest, to cater for convenience needs only, in order to preserve the primacy of the Gilbert Street Shopping Centre.

(5) Promote Torquay/Jan Juc as a location for industrial and commercial activities which require high quality accommodation in a rural or coastal environment. To enable such activities to locate in Torquay, land between Coombes Road and the Flora Reserve to the north, on the west side of the Surf Coast Highway, will be rezoned to the new Business 3 Zone. An overlay control will establish guidelines for design and setbacks which will protect the appearance of the town entrances.

(6) Provide for growth in industrial services (builders yards, concrete batching plants, auto repairs, warehouses etc) by rezoning land fronting Messmate Road on the east side to the new Industrial 1 Zone. The activities in this area will be screened from the Surf Coast Highway by development of the new Business 3 Zone (see policy 5 in this section). Appropriate building setbacks and landscaping to Messmate Road would retain an attractive appearance along the new alternative route around Torquay/Jan Juc.

(7) Promote Gilbert Street and surrounds as a location for small offices, and plan for incremental expansion of Gilbert Street for retail and commercial uses in a westerly direction towards the Surf Coast Highway, including the existing Torquay Primary School site.

(8) To support neighbourhood level convenience retail facilities on the vacant land on the north side of Beach Road, opposite the Surf Coast Plaza. The purpose of this centre would be to provide a service to employees in the area, as well as to residents of Torquay West.

COMMUNITY AND OTHER SERVICES

Recommendations in relation to community and other services:

(1) The municipal offices site in Grossmans Road will be developed as the main municipal precinct in Torquay/Jan Juc. Other major local government facilities required to meet the needs of a growing population will be located in this area. Potential uses include a further expansion of the municipal offices

(if or when required), a library, a large hall/theatre, an indoor swimming pool, a multi-purpose community centre (as determined as necessary by Council). A municipal outdoor recreation complex will also be established in this area.

(2) For a secondary precinct for municipal facilities (of a more local nature) to be established in Price Street, Old Torquay. This will require coordinated action between other public land owners in the area and the preparation of an integrated redevelopment concept for the precinct.

(3) For Council to commence planning for other neighbourhood clusters as required, especially in the Torquay North area, as part of the preparation of an outline development plan for that area.

(4) For Council to work with the Department of School Education (DSE) in relation to education planning in Torquay/Jan Juc, with the aims of:

Establishing a new primary school in Grossmans Road.

Seeking the Department's assistance in acquiring additional land in Grossmans Road for a joint primary/post primary school. If this is not forthcoming, for Council to assess whether it can retain this option using its own resources.

Decommissioning the existing Torquay Primary School site in Bristol Road, rather than retaining it as a possible second primary school site. This would provide the opportunity for long term expansion of the town centre.

Identifying an appropriate site for a second primary school in Torquay North (long term). This site may be planned as a joint primary/post primary site, depending on whether land is retained for a post primary school in Grossmans Road.

(5) For Council to resolve the outstanding issue of an indoor swimming pool in Torquay/Jan Juc.

(6) For Council to prepare a detailed Community Services Plan and Leisure and Recreation Plan to accommodate the existing and future needs of the community of Torquay/Jan Juc, and for these plans to be integrated with this plan.

TRANSPORT & ACCESS

Recommendations in relation to transport and access:

(1) The main access issue addressed by the plan is improving access onto and across the Surf Coast Highway and the Great Ocean Road, particularly during holiday periods. This will be achieved through signalisation of appropriate intersections with these roads, such as Darian Road and Duffields Road.

(2) In the short term, Bristol Road will be the prin-

icipal access road to the Gilbert Street Shopping Centre from the Highway. However, as the centre expands to link to Taylor Park, Zeally Bay Road will become the major access road.

(3) Messmate Road and Coombes Road will be upgraded and signposted to provide an alternative route around Torquay/Jan Juc for through traffic.

(4) Outline development plans will be required for the Torquay North and Torquay West areas to provide a guide to subdivision and to facilitate an appropriate road network pattern. The road network in Torquay North should generally have a grid pattern and provide links to existing adjoining subdivisions.

(5) The Esplanade has a multi-purpose role in the road network and provides access to foreshore facilities and attractions, access to abutting properties, access to the commercial precincts of the urban areas, and a tourist route and scenic drive. The emphasis along this route will be for a low speed environment through appropriate physical road design (eg a roundabout at Zeally Bay Road) and urban design treatments.

(6) The provision of formal car parking to meet peak period demands within the commercial centres and the foreshore area would result in excessive expenditure on infrastructure and undesirable visual impacts. Along the foreshore, formal car parking areas should be constructed to meet typical demands throughout the year, with designated overflow areas for use in peak periods. A paved area should be constructed abutting the main access road/route to car parks, with a grassed overflow area between the car park and shoreline. Concept layouts and design of car parking areas for the foreshore, Point Danger and Jan Juc need to be developed jointly incorporating urban design and engineering design input.

(7) Bus services between Torquay/Jan Juc and Geelong need to recognise and provide for secondary school students, particularly whilst no secondary school exists in the town. Service times must recognise start and finish times of the main schools in the Geelong area. More than one service may be necessary to cater for preschool or after-school activities by students.

(8) An internal local network bus may be appropriate to cater for the local needs of older/retired members of the community who are no longer able to drive, or provide access for families with one car with the car used for commuter purposes.

INFRASTRUCTURE FUNDING

Recommendations in relation to infrastructure funding:

(1) Council will establish a fair, equitable and efficient funding policy framework. This will identify the funds needed for improve-

ment works and for the provision of new local government services and facilities in Torquay/Jan Juc.

(2) The following funding principles have not been adopted by Council at this stage but are suggested for Council to consider in preparing such a policy:

Municipal wide local government services and facilities - That infrastructure which is commonly required by all residents/businesses in the municipality generally be funded from general sources of funds such as general rates, accumulated funds, borrowings, grants and user charges, as appropriate.

Township - wide local government services and facilities - That infrastructure which is specific to the needs of the residents of a discrete town such as Torquay / Jan Juc, generally be funded by a combination general funds and area specific funds such as a special rate for Torquay/Jan Juc. Such a rate could be established to fund improvements and infrastructure identified as required specifically for the benefit of ratepayers of the town.

Local area services and facilities - That development contributions be sought for infrastructure required for areas within Torquay which are undergoing development (ie residential development areas, new industrial areas, town centre etc).

Development specific infrastructure and services - That infrastructure that is required to be provided within a development for the benefit of that development, be provided by the developer.

Negotiations agreements - be entered into for additional items of infrastructure for which development contributions are not required, but for which developments can be reasonably expected to contribute.



Council wants to hear your views about the recommendations made in the Torquay/Jan Juc Strategy Plan.

Written comments would be appreciated before

22 March 1996.

Just leave them at the Torquay Office, 25 Grossmans Road or

post PO Box 350, Torquay

3228.