



# TORQUAY

commerce & tourism

## Torquay Commerce and Tourism Inc

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1 Merrijig Drive  
Torquay, VIC, 3228

15 December 2014

By Email: [jpeeters@surfcoast.vic.gov.au](mailto:jpeeters@surfcoast.vic.gov.au)

Dear Jorgen

### Re: C101 Amended Parking Overlay

We refer to the above proposal and to the additional information provided by you on 19 November 2014 in your email to Corrine Nigro. Torquay Commerce and Tourism (TCT) make the following submissions in relation to the proposed amendments.

#### 1. Torquay a Town for Tomorrow

We confirm that the proposal appears to focus on reducing the car parking requirements for convenience stores and bar/taverns who wish to operate within Torquay CBD. In our submission, venues of this kind do not fall within the vision described in Torquay a Town for Tomorrow, which recommends unique, eclectic boutique shops. The vision for Torquay CBD is for a destination with a vibrant, appealing and pleasant environment for visitors to the town. This was dealt with at length in the C66 process. TCT is currently working with Great Ocean Road Tourism on Torquay destination planning. The final document will define why people want to come to Torquay. We do not believe the document will consider that convenience stores and bars/taverns are drivers for people to visit Torquay. The critical success factor for the CBD to thrive is visitor volumes that translate into jobs (for our children and grandchildren).

#### 2. Innovative Solutions and Public Transport

Torquay a Town for Tomorrow addresses the car parking issue that we are faced with in Torquay, especially during peak seasons and it was recommended that 'innovative solutions' should be taken. Reducing the requirement for establishments, especially licensed venues which can hold a fairly substantial capacity, does not appear to be addressing the need for increased car parking in the CBD.

It is licensed venues that could benefit from increased public transport options especially in circumstances where car park requirements are being reduced. Increased public transport was also recommended in Torquay a Town for Tomorrow. These amendments would further support the need for increased public transport options.

#### 3. Payment in lieu of car parks

We note that there is the option of businesses to make a payment to the Shire in lieu of providing car parks. We would like to understand what these payments will be used for, and how they will assist in addressing the need for more car parks within the CBD. A number of our members who are long standing business operators in Torquay have seen many waivers issued over the years to businesses seeking to avoid the car park provisions that should be a part of an equitable town planning arrangements. It is of concern to these businesses and to TCT that there has not been a transparent

accumulation and allocation of these funds over time. Taxation without transparency invites both poor administration and the generation of conspiracy theories and it should be a first order priority of the Surfcoast shire to establish a standalone trust account with clear guidelines for expenditure and public consultation for these monies.

It is the view of TCT that this level of transparency should be established prior to any further car parking waivers being issued.

#### **4. Discretionary application of State Amendments**

We have reviewed the State Amendments to the car parking overlay and it appears that the Shire is not implementing all of the same amendments, but have chosen to focus only on these particular venues. On our understanding the Shire has chosen to add the 'small venue' definition of venues with 100 square meters in size. We feel the need for an increased understanding of the Shire's application of the State Amendments in this regard. It is a concern to us that the small definition restriction could easily be removed by further amendment in the future and allow larger venues to also 'pay their way' out of providing car parks.

#### **5. Communication**

Lastly, we would like to address the fact that this proposal was not communicated directly to us by the Shire. As the representative body of businesses within Torquay it is essential that we are kept informed of proposals such as this so that we can represent our members' interests and assist the Shire to 'sell' critical policy implementations to the Torquay business community.

We were made aware of this proposal from members who received notification from Council, and did not understand what the proposal was about. This is a complex proposal that was communicated in a very technical manner. We were required to seek clarification from the Shire and to find and review the State Amendment document to properly understand the proposal and form a submission.

We look forward to discussing our submission in more detail, and gaining a better understanding about what exactly is proposed so that we can ensure consistency with the work that has already been undertaken with C66 and Torquay a Town for Tomorrow.

Kind regards,

A handwritten signature in black ink, appearing to read 'Barrie Sutherland', with a stylized flourish at the end.

Barrie Sutherland  
President