

The following table entries summarise the Concerns, Statements, Proposals and Questions raised in emails received by SPCG. They also include comments made at the 2nd November Public meeting recorded from verbal statements and post-it notes. In some situations text has been cut directly from submissions to add clarity to the statement. The elements in each column have been ordered by the number of persons making the particular statement etc. It is for interest only and in no way implies any significance to the statement, concern etc.

Concerns	#	Statements	#	Proposals	#	Questions	#
1 Increased traffic; cars, cars+caravans; Cars+boats The report states that Site One “has a walking track that would provide safe passage to the centre oftown”. This is untrue as there are no existing pedestrian delineations along Ash Ave, Banksia Ave, The Blvd or Beach Parade. Unless Council have plans to pay for the construction of a new pedestrian path along one of these routes, there will likely be hundreds of additional people walking on the existing roads.	27%	1 In the broad scheme of things, the attraction of Sandy Point to the caravan/ camping tourists is the beach and therefore the current location of the caravan park is for that reason the best location – near the beach and close to the general store and takeaway shop.	14%	1 Council acquire the whole existing site including approved subdivisions ; Give notice to long term residents	9%	1 Is the preferred site available for purchase?	10%
2 Land Inundation a sea level rise of between 0.75m and 1.25m above the level that was ‘in balance’ with the Sandy Point frontal dune system prior to settlement.	20%	2 It is noted that the current operator of the existing caravan/camping site has obtained planning approval to build more townhouses on the existing site thereby reducing the number of sites available for caravan/camping sites. This suggests that townhouses rather than the provision of caravan/camping sites is the better commercial option.	7%	2 It seems to be overlooked that tourists could come to Sandy Point even if the caravan/ camping site were located away from Sandy Point but located within the surrounding region. The one attribute of the caravan/camping tourist is that they will travel to the areas that have a range of attractions including proximity to services – hotels, cafes, other eating places, food premises/ supermarkets, laundromats, doctors, dentists, pharmacy and being close to other attractions in the region such as wineries, nature reserves, etc and so a caravan/camping site located near Foster, Meeniyan or Fish Creek may, for example, be more economically justifiable and sustainable than one at Sandy Point.	7%	2 The report presupposes that there is some economic benefit in having a caravan park/camping ground within Sandy Point but there is very little in the way of a cost benefit analysis undertaken.	7%
3 Preferred site; Un-patrolled beach	19%	3 It is interesting to note that in the recently published Regional Tourism Review Discussion Paper July 2019 that of the some 70 million visitors to Regional Victoria in 2018, 67% were on day trips and for those visiting Gippsland the percentage was 63%. Our observation is that based on these figures the location of caravan parks would be largely an irrelevant consideration for the majority of tourists who visit regional areas in Gippsland.	7%	3 As ratepayers, we would expect that if the Council is to invest in a caravan park/camping ground in Sandy Point (it being highly unlikely that a commercial operator would invest in such a project particularly given the current direction taken by the owner operator of the current caravan park to invest in townhouses and reduce the number of available sites) that it would conduct a rigorous cost benefit analysis underpinned by more detailed research on probable, as opposed possible, users of such a facility. One would also expect such an exercise to include consideration of the advantages of using other locations within the surrounding region	7%	3 whether the existing use on the preferred site, is the only realistic and pragmatic use for that land under current legislation?	7%

4	<p>4 Flooding of sewerage system There is no existing reticulated sewer in the town of Sandy Point and a new caravan park development outside the existing town boundary would both be irresponsible and non-compliant to EPA Standards. The Code of Practice – Onsite Wastewater Management (EPA Victoria, 2016) states that any onsite wastewater management system shall have a vertical depth from the base of trench to the highest seasonal water table of 1.5m. Generally, areas with this proximity to the coast will have a permanent groundwater level between 0.5 – 1m above sea level. Given that the proposed site is approximately 2.0 mAHD this requirement could not be achieved. Even if the lowest seasonal groundwater level was at 0 mAHD this would only allow a 0.5m deep wastewater treatment plant. Following the worked example documented in the Code of practice for small wastewater treatment plants (EPA Victoria 1997), for the proposed caravan park size (250 sites x 4 people per site = 1000 people), there would be a requirement to store approximately 80m3 of sewerage onsite in a holding tank and have 3000m3 of sewerage in a maturation pond. Assuming a maximum depth 0.5m below existing ground level, the maturation pond would need to be approximately 100m x 60m. Based on these dimensions, it goes without saying that it is not practicable or an acceptable outcome for the community for a new caravan park to be developed without reticulated sewer.</p>	14%	4	<p>4 Existing site good as is close to the beach The current location of the Caravan Park is an ideal location for this type of park. It is close to the commercial centre of town providing much needed business for the shop and café. It is also walking distance to the Surf Lifesaver Patrolled beach and the safety this provides.</p>	7%	4	<p>4 If the aim is to increase the number of tourists visiting Sandy Point it would, in our view, be more commercially realistic to focus on what steps could be taken to improve access to Sandy Point’s main attraction the beach during peak and off peak periods. This could include considering the benefits of investing in more shower and toilet facilities adjacent to or in the vicinity of the patrolled beach as well as increasing access to parking nearby. Further consideration could be given to expanding viewing platforms or investigate the possibility of opening up areas that overlook the beach where tourists could have picnic lunches, etc.</p>	7%	4	<p>4 At the public meeting a diagram was presented to show that certain parts of Sandy Point are within 500 m of the beach and therefore the beach is “accessible”. Why is 500m the critical distance? Who said that 500m is the standard measure for convenient access to a beach? The distance from Ned Neales to the shop area and patrolled beach is more than 1Km, and people currently walk this distance. Again the data presented seems to be skewed to support the view of “no-caravan park here!”</p>	1%
5	<p>5 Flooding of camping sites</p>	14%	5	<p>5 Need more regulated camping, to avoid illegal camping and fire risk</p>	6%	5	<p>5 Short stay cabin-style accommodation available all year. Increase site availability to tourists</p>	4%	5	<p>5 Will Council approve the subdivision of current site?</p>	1%
6	<p>6 Acid sulphate soils</p>	10%	6	<p>6 Leave our caravan park alone. If Council acquire it for the Community it would be well looked after and run properly Maintain current park. Council acquire site. Work with current owner.</p>	6%	6	<p>6 More thought on other locations; Ash Av, toward inlet, Old Transfer site</p>	4%	6	<p>6 Will the Catchment Management Authority approve the subdivision of the current site?</p>	1%
7	<p>7 Preferred site close to existing properties will impact on their amenity</p>	10%	7	<p>7 We and our 6 children have been able to enjoy all the local activities at the rec hall and surf club. The caravan park is the central point of the community enabling families to participate in all the local attractions that are held at the new community hall. This caravan park has been our home away from home, we hope that it stays that way</p>	4%	7	<p>7 Better (alternative) management of current site to encourage short term stays</p>	4%	7	<p>7 Have Council a grant/budget to spend on Caravan Parks</p>	1%

8	Problems of escape in case of fire; one road and far from "Safe Place" While the Bushfire Management Overlay is mentioned, its impacts are very understated. In the event of a bushfire and subsequent evacuation notice there could be up to 1000 patrons leaving the proposed new caravan park and turning left onto Waratah Rd. Traffic travelling along Waratah Rd from the existing township would have right of way in this scenario and there is a risk that caravan park traffic would be unable to exit the area in time.	9%	8	AirBnB advertising 247 rentals in Sandy Point; Stayz advertising 159. Asswuming some overlap still 300+ short term rentals available. On-line, short term accommodation works well for SP	4%	8	in order to maximise the benefit to Sandy Point, a new caravan/camping ground needs to be as close as possible to the current camping ground. In other words providing the easiest possible pedestrian access to the Community Centre , the general store, the public toilet and shower block , the surf club and the patrolled beach.The closest area is behind Harbour View rd between Park Ave and 5th Avenue	3%	8	There is no data to support any caravan park at SP; new or current or the need to expand over the existing 10 campsites.	1%
9	Preferred site; No toilets nearby	9%	9	Having owned the store for over 10 years now, we have watched the Local caravan park slowly get smaller and smaller for overnight travellers and campers. This is obviously due to the owner greedily dividing up this essential area for small short term gain. This has substantially affected our trade in the shop. We rely heavily on tourism, especially short term, and, as the local community show us very little support, tourists equate to about 90% of our turnover. If the park becomes no more, our shop may not remain viable, and as such, closure would mean a trip to Fish Creek or Foster for your papers, bread and milk, as well as Australia post items.	3%	9	Refurbished site would have access to;- store, café, patrolled beach, community hall, designated safe place (fire)	3%	9	Can any organisation make money from a new caravan park? Where is the evidence?	1%
10	The relocation of the caravan and campground to a location outside the township boundary will place increased pressure on a fragile coastal ecosystem, in particular the primary dune which protects the land from storm surges and provides important habitat for many species. The existing coastal reserve within the township boundary is already under significant pressure due to weed invasion – we therefore do not support additional disturbance within an already fragile landscape. Preferred site impacts on habitat of endangered Hooded Plover and migratory Cape Barren geese	7%	10	as all you people who are objecting to a future Park are quite happy to have your own home built here, please consider that the only way many people will be able to enjoy Sandy Point, is by the use of a Camping area, or Cabins.	3%	10	I suggest that the blocks for which subdivision approval has already been given should only be used for accommodation that is part of the business of the caravan park, i.e. cabins/units, or camping sites. This would mean that Council would need to publicise its intention not to permit development for other purposes so that the blocks would not be sold off separately from the caravan park land.	3%	10	Who will pay for the new infrastructure?	1%
11	Preferred site; very limited parking (at Ned Neales)	7%	11	The extra influx of people would well and truly over ride any possible loss of trade to a camp shop. We have made inquiries, and papers, milk, magazines etc, would have to be supplied to such shop by us, such as we do for Waratah Caravan Park shop, which, we get a lot of trade from, incidentally. It has been stated that there is an estimated 2500 beds available already in Sandy Point, but what was not stated, was that most of this accommodation, is not overnight, and the costs are extremely expensive. We have a lot of people during the whole year that we have to send to Waratah Bay Caravan Park, because, unfortunately, there is no cheap overnight accommodation anywhere in Sandy Point. Also with no caravan park, where do the travellers with there own vans stay?	3%	11	I write to strongly support the essence of other positive submissions about the Sandy Point caravan/camping park. It is a nonsense to believe the current "caravan park" is an attractive, viable operation. The present owner was always going to proceed down the housing development path! What a missed opportunity to envisage a much bigger picture.--- A recreational complex, oval, tennis courts, etc. including a sufficient area for an adequate Caravan/camping ground --very close to the beach.The obvious practical site is east of Manuka St.(one of your options).Several current objectionsdisappear--no compulsory aquisition of farm land,area inundation,traffic congestion ,local amenity degradation etc etc.	1%	11	Will DELWP allow access through dunes for a new site? Who would maintain the path(s)? Would the public have access?	1%

12	Problems with Council on-line survey form and Community Consultation The recent meeting organised by Council was close to a farce. The format appeared to be designed to “inform” rather than “consult” Without local Councillors there was a lack of representation for the CommunityThe meeting format did not enable an exchange of information or discussion There has been no consultation or discussion by Council with the Community in regards the other sitesapparently assessed by Council	6%	12	To try to stop the current caravan park from being cut up any further would be a futile exercise, as the shire rezoned it residential years back, and any objection by the shire will be overruled by VCAT as has already happened.	3%	12	Given the climate, regular onset of extreme weather conditions, the fragile environment and minimal economic advantages, one would seriously question the need for - or the viability of – an expansive caravan/ tourist park in Sandy Point.Logically, the only viable, alternative site for and re-location of the existing van park is the abandoned Sandy Point Road tip site.	1%	12	How does locating a caravan and camping ground directly adjacent to a working farm preserve the farm’s biosecurity?	1%
13	Extra traffic will conflict with the encouraged bike/walk friendly nature of the town and kids playing in the street	6%	13	.	3%	13	SPCG failed to invite a representative from the huge community of caravan owners to attend the meeting to present their perspective. SPCG failed to invite a representative from the huge community of caravan owners to attend the meeting to present their perspective Stakeholders in this decision about a caravan park must include more than the lucky and wealthy few who own a beach house or second property at Sandy Point I invite Council to conduct a survey of stakeholders on this issue, and the list of respondents should include anyone in Victoria who owns a caravan	1%	13	How does the Shire plan to mitigate the risk of putting around 1000 additional people (at peak times) who are unfamiliar with local conditions and fire risks directly into an area deemed as high risk with only one exit road out of the town? How does the Shire ensure that current residents do not have their exit path blocked by the traffic jam that would result from evacuation of the proposed site?	1%
14	Departs from previous reports that stress land between Waratah and SP will remain undeveloped	4%	14	The current process and decisions has been undertaken without transparency and raises as a result unnecessary suspicion around the underlying motives This is most unfortunate at a time when the Council is under administrators It would be entirely inappropriate for a decision like this to occur in such circumstances and outside the normal best practice protocols for township expansion and urban rezoning. In these circumstances the proposal should not be undertaken in isolation and would be contrary to orderly Planning Outcomes as sought by State Policy in the rezoning of land. The subject land is some of the best farm land in the state and it makes no sense to repurpose this land for a use poorly aligned to the attributes of the site. The decision could potentially open up a Pandora’s box with no shortage of developers who would see lots of reasons to develop along beach frontage all the way to Waratah Bay. With a precedent for tourism , what is to say this cannot reoccur without environmental, economic or social impact assessment on adjoining land and why would it be any different for a whole suite of other options for township expansion without rigorous assessment?	3%	14	Council need to follow relevant State Planning guidelines	1%	14	How does the Shire propose to manage the discharge of sewerage in an area that is within an identified Coastal Acid Sulfate Soil (CASS) and LSIO area ? How does the Shire propose to avoid the adverse impacts of CASS during and after the construction of the preferred site?	1%

15	Closure will see a loss of amenity for those long term residents at current park	4%	15	Proximity to store and patrolled beach big positives for current site	3%	15	Get input from other regional sites on "effective" site management	1%	15	Has DELWP been informed of the Shire's preferred site and has the environmental impact of this proposal been considered?	1%
16	Existing site long term leases. Loss of ownership/amenity; financial loss;	4%	16	Access to beach from existing caravan park is wide, has boardwalk, change facilities, showers, toilets, barbecues, picnic tables	3%	16	Open bus to ferry people around to/from park site; small business opportunity	1%	16	What is driving Council to pursue this issue? The Community? Coming from lobbyists?	1%
17	Preferred site; Will force relocation or closure of current leash free dog walking area	4%	17	I am astounded that the council appears to be doing all the groundwork to identify, and potentially procure, a new site for a privately owned business to build a new caravan and camping park (CCP) when that business has happily subdivided its existing, and very suitable, site in the centre of Sandy Point. The business should be doing all the work itself and then presenting it for council approval or rejection on its merits, as would any other business. I am very unhappy that my rates are being used for this work	3%	17	Pay current owner to release existing site	1%	17	Has anyone identified and documented the positives/benefits of a new park	1%
18	A new site; with on site café/kiosk will detract from existing businesses	4%	18	OWNER STATEMENT We wish to point out the advantages of SITE THREE which far out way advantages of site one , (1) No cost to ratepayers. (2) Approx. 800m to patrolled beach access (3) Site available with willing land owner. (4) Site location by Council is not accurate in location and subsequent (some) facts re negative factors inaccurate or not relevant (note land owner was contacted) . (5) Allows sufficient land for proper diversity. (6) Falls within Township control boundaries as recommended by Council Strategy Plan for Sandy point (7) Will promote Sandy point Health living . (8) It is only 3 & ½ Blocks back from Shops (9) Set Back far enough to avoid the worst of the Wind/Salt spray to provide a better environment for camping .(10) Sufficient land to provide more and better facilities . (11) Will Allow council to concentrate on providing better and more basic facilities at Sandy point	1%	18	Council partner a world class beach with world class caravan park facility	1%	18	Is there a schedule for the subdivision and sale of the blocks	1%

<p>19 consider the impact the lack of a Caravan Park in Sandy Point will have on the businesses in this town, that purely exist because of the tourists.</p>	<p>3%</p>	<p>19 OWNER STATEMENT The existing park is NOT for sale and is to be operated in its current form for many years to come. Since 2002 we have been attempting to establish a second park to accommodate more seasonal campers. We have a site and a very willing vendor. Our latest meeting on site with Council was mid-2018. As the current owners of a profitable existing park, Prom Country Developments is in a good position to establish and run another park-without expecting ratepayers to foot the bill. Part of the park has been subdivided with the remainder still under application since July 2018. Council asked us to withdraw our application while they investigate a new site for camping. Our application has not progressed despite attempts to move it along. We strongly object to Council's misinformation about subdivision and subsequent sale of the park. The subdivision increases the land value for financing other projects. They know this and have been reminded on several occasions. Our annual site holders are a welcome and integral part of the Sandy Point community and over many years have established their own close park community. Comments from the Council and others who consider we would be better off without them are unwelcome and we reject any suggestion that we will evict them.</p>	<p>1%</p>	<p>19 Council should look at improved infrastructure in centre of town not new caravan park</p>	<p>1%</p>	<p>18 Has anyone , other than current owner expressed interest in running a new park?</p>	<p>1%</p>
<p>20 .The proposal to locate the caravan park on the western boundary of Sandy Point with pedestrian access to the beach via the fire track has the following disadvantages . To access the existing public facilities in Sandy Point, for pedestrians, is a walk of over 1000 meters . This is a significant disincentive and will result in almost total use of a car to visit the Comunity Centre , the shop , the public toilet and shower block, the Surf Club and the patrolled beach. .Providing pedestrian and bicycle beach access from the proposed caravan park via the fire track onto the off road loop to Ned Niel's lookout is a high risk proposal</p>	<p>3%</p>	<p>20 Planning Permits can be issued for flood-prone land to be used for caravan parks. Many of the park locations around Australia are in serious flood-ways, beside rivers and beaches.</p>	<p>1%</p>	<p>20 scrap the investigation wait for planning and rezoning requests to arise then assess them on their merits against the planning policy framework, and the numerous relevant documents such as the Victorian Coastal Strategy Framework refuse further subdivision of the current CCP as not being in community interest.</p>	<p>1%</p>		

<p>21 Submission technique was not transparent, highly directed – it was a very unfair and ill-informed submission process This was sent to me by the Sandy Point Community Group (not by council) which means that not everyone got this notification. Would like to see all land owners receive a copy</p>	<p>3%</p>	<p>21 The current camping and caravan park was positioned in the centre of Sandy Point for good reason , to allow easy pedestrian access to all the town facilities and with direct access to the patrolled beach .Any plan for redevelopment of the current caravan park should include provision , within the development, for the car parking patrons of any new proposed caravan park which regrettably will need to be located outside the town perimeter .</p>	<p>1%</p>	<p>21 Council should reference their own Planning Scheme document: updated October 2019 South Gippsland Planning Scheme Section 21.15-11 Sandy Point Future population growth in Point, when required, will be promoted within the existing zoned land and in the Sandy Point Framework Plan. The town will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the area. Local area implementation Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the Sandy Point Framework Plan Page 36 of 50 SOUTH GIPPSLAND PLANNING SCHEME Settlement Maintain the current housing density Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre Ensure that any expansion into the long term development areas identified on the Sandy Point Framework does not occur until the following development prerequisites have been met: – a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed – reticulated water and sewerage is available – further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate soils and flooding– further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance – further investigation is undertaken to confirm the location of sites of recognised environmental significance Landscape and built form Maintain the low key, holiday character of the village Promote development that respects and enhances the coastal character of the village Maintain the rural buffer between Sandy Point and Waratah Bay Promote environmentally -sustainable principles within the village, including the use of best practice water sensitive urban design measures for new developments</p>			
<p>22 The Council should not jeopardise the enjoyment of Sandy Point by its community of people from many socio-economic levels, so that the opportunistic owner of the caravan park site can receive a further windfall profit on his initial investment.</p>	<p>3%</p>	<p>22 A Kiosk at the Caravan Park: Naturally there should be a kiosk within the proposed park area. The people using the kiosk would be “new” visitors and would not represent a “loss” to the General Store. If the existing caravan park was changed into housing, the number of people living close to the Store would increase, and might therefore lead to an increase in sales and a new opportunity.</p>	<p>1%</p>				
<p>23 Should Council approve the subdivision of the existing caravan and campground, there is a significant risk that the town will lose this important function altogether. This is due to the lack of suitable sites elsewhere, which may rely on compulsory acquisition to secure. At this stage, there is no indication that the landowners are willing to sell, and it would appear unlikely the compulsory acquisition would be appropriate if the land is to be transferred to private ownership (to run the facility).</p>	<p>3%</p>	<p>23 Patrolled Beach: Currently the surf club provides one officially patrolled swimming area with flags. Presumably the people at a caravan park near Wattle Court could do the same thing that people currently do when staying in houses at the western end of the estate or the eastern end (Manuka)</p>	<p>1%</p>				

24	Our Sandy Point Community Group (SPCG) missed an opportunity to distributed to its members a balanced document structured in a “debate format”, with arguments for and against a caravan park as well as a list of advantages and disadvantages of the possible sites identified by Council.	1%	24	Council Planning Department accepts the view of West Gippsland Catchment Management Authority (WGCMA) that climate change will lead to flooding of the only road servicing Sandy Point, and hence egress from Sandy Point will be impacted. Council has already rejected an application for a pair of tiny 2-storey units, 7mx7m each, in Venus Bay mainly on the grounds of egress. See VCAT decision on Holland vs SGSC regarding an architect’s property at Canterbury Road, Venus Bay, August, 2018. Egress issues already prohibit certain developments within Sandy Point boundaries. For example, a proposal for a pair of one-bedroom units has been rejected by WGCMA. Therefore, Council needs to explain why a caravan park would not be subjected to the same egress considerations.	1%					
25	SPCG claimed that a study of homes for rent in the town showed more than 500 properties available. Apparently the result was based on a count of advertisements on Airbnb, Booking.com, Stayz, and SEJ real estate etc, but many properties are multi-listed and the counting is therefore very flawed. Worse still, one organizer of the public meeting then tried to extrapolate this data to claim (after dubious calculations) that the room rate in Sandy Point was \$20 per bed.	1%	25	I strongly support the concept of a new and larger caravan park at Sandy Point. I applaud and congratulate Council for having the foresight to plan ahead for an alternative site, given that the existing site is not only too small, its future as a caravan park is in doubt. If a Planning Permit is not issued to the current owner for a proposed sub-division and housing development, then the matter obviously could escalate to VCAT, and the result could easily be in favour the owner. So it is time to assess other options and to embrace a sensible and appropriate backup plan.	1%					
26	Criticism of a new and improved caravan park ignores the fact that “caravan holidays” are increasing in popularity and are strongly promoted by several Tourism Victoria groups	1%	26	Number of tourist (short stay) sites at current location inadequate; 10 camping remainder 74 long term lease	1%					
27	isolation of a sector of the community ie the towns people and the outliers (the caravan park renters)	1%	27	SPCG should be mindful of fact that current commissioners have the authority to proceed with matters such as this and will base their decisions on submissions made by Council employees or concerned members of public.	1%					
28	Of more serious concern than the sheer dimensions of this system is the biosecurity risk to human health. Any wastewater treatment facility would be both within an LSIO region and be exposed to the impacts of sea level rise (0.8m). Any failings of the wastewater system due to poor maintenance/leakage or inundation of the system due to flooding or sea level rise would be catastrophic for the health of local residents using bore water for food production, local flora/fauna and livestock in the adjacent farm.	1%	28	The Township Plans went through an extensive and democratic review a decade ago. The Town boundaries for Sandy Point were carefully mapped based on environmental constraints and land subject to inundation. Nothing has changed in that period that would warrant a variation to the town boundaries certainly there have been no technical or scientific justifications put forward for the proposed growth of the township. The report underpinning this proposed relocation lacks the necessary rigour to warrant such a major move.	1%					

29	Increase in overall population over busy periods will stretch resources within the township. The already busy inlet within the Coastal Park will see a further increase of boating and jetski activity, not wanted in this sensitive environment	1%	29	The identified problem of only a small number of short stay camping sites was created by the council's previous approval for housing units on the site. It does not necessarily follow that further subdivision is a good idea and the future development of this site should not be put ahead of retaining a caravan park in this ideal location.	1%				
30	Concern that interest of current owner appear promoted against strong community viewpoint	1%	30	It is noted that there is no mention in the Report that Site 1 lies within an Area of Cultural Heritage Sensitivity. The fact that in 2019, a Shire document blatantly disregards or ignores that this is an area of cultural significance to the traditional owners of this land beggars belief.	1%				
31	Sandy Point relies on significant volunteer contributions to maintain amenity; foreshore surf lifesaving; community centre. Implications with a significant increase in visitor numbers	1%	31	Cold winter Camping/Caravaning seasonal. Would challenge economic feasibility of new commercial park	1%				
32	In adopting the position of leading this initiative, council has placed itself in a position of conflict with the Sandy Point community who have concerns about safety, the environment impact, and over-crowding. Should a planning proposal be tabled, council must now take a decision considering the competing views of the passionate local Sandy Point residents and (mostly) more distant commercial business who will seek to gain economic benefit. The process by which the council will take this decision is very unclear to me. And when the process is unclear, suspicion of improper conduct spreads like a plague. Given that the confidence of residents in council has significantly declined recently, if council wants its decisions and officers to be respected, it can ill afford to continue with this process. Council does not need to place itself in this point of conflict, and I urge it to stop this process now.	1%	32	Exiisting park management favours long term stays over camping. Same wll happen with new park	1%				
			33	People value simplicity of SP lifestyle; quiet community Do not need "Big4" style park here	1%				
			34	We don't need a camp park	1%				
			35	The concern of the beach near preferred site being un-patrolled actually dismissed in Council report	1%				
			36	It is interesting to note that the Victorian State Govt have just declared the entire Bass Coast (and we are an extension of that coastline!!) a DAL Distinctive Area and Landscape to protect the character of the coast through inappropriate development.	1%				

		37	The Township of Sandy Point requires a publicly accessible caravan park open to all. This is a great thing from our community and also for to bring in people from all over Victoria to our beautiful Community and beach. By changing the use of the caravan park to private residential dwellings this facility will potentially be lost,As there is no guarantee that another caravan park will be able to be developed in the foreseeable future.	1%				
		38	Paul Stampton Council Compulsory acquisition improbable Had discussions with landowners Seeking Community Views Sub-division can be refused	1%				
		39	VCAT decision Implications for Park approval in SP In the absence of any strategy or work being undertaken in the Waratah Bay area on how the issue of climate change, rising sea level and increase in storm surges is to be addressed, including what mitigation works may be necessary and undertaken, we adopt the precautionary approach of the General Practice Note (December 2008). We cannot support a subdivision in the knowledge that without mitigation works, there will be no dune, no road, no access to the site and the site is likely to be inundated with sea water. To grant a permit in such circumstances would result in a poor planning outcome that will unnecessarily burden future generations.	1%				
		40	The council has stated that a camping ground is important to the community, and that new locations need to be investigated because the existing site is under threat from subdivision and residential development. This ignores the glaringly obvious issue that the only threat to the camping ground is the Council's approval of its subdivision. The entire problem would cease to exist if the Council would simply stand up for the wishes of the community and refuse any further subdivision and residential development on the camping sites.	1%				

