23 June 2021

Our Reference: 20 Valley Drive Development Plan

Your Reference: Valley Drive Development Plan – 7 & 20 Valley Drive, Halls Gap

Evert Grobbelaar

Head of Planning and Development

Northern Grampians Shire Council

PO Box 580

**STAWELL VIC 3380**

Dear ,Evert,

**RE: 20 Valley Drive Development Plan**

I refer to your email dated 5 March 2020\, the peer review report undertaken by Mesh Planning and further discussions around priovision of Public open space in respect to the Valley Drive Development Plan for 7 & 20 Valley Drive, Halls Gap.

I have reviewed the Mesh Planning peer review and have subsequently updated documentation to address key matters raised in the peer review. Specifically, the following key changes have been made to the following documentation:

* Updated Development Plan to now only apply to 20 Valley Drive, Halls Gap.
* The number of lots on 20 Valley Drive, Halls Gap has been reduced from 7 lots to 6 lots to manage bushfire risk identified in the updated Bushfire Management Statement.
* The Development Plan report has been updated to address key matter raised in the peer review and the changes to the development plan boundaries and reduction in lot numbers. Please refer to Appendix A attached with this letter regarding my detailed response to key matter raised in the peer review. This plan has also been updated to include an area of public open space along Valley Drive that is to be transferred to Council as part of the subdivision process.
* Updated Bushfire Management Statement to only apply to 20 Valley Drive, Halls Gap and reduction in lot numbers.
* Updated landscape plan to reflect the changes to the Development Plan boundaries and reduction in lot numbers.

I look forward to Council’s consideration of this matter in due course.

If you have any issues, please don’t hesitate to contact me on 0408 577 880 or email james.ips@iinet.net.au.

Yours faithfully,

**iPLANNING SERVICES P/L**

James Iles

**Director/Town Planner**

**APPENDIX A –** **RESPONSE TO ISSUES RAISED BY MESH PLANNING**

|  |  |
| --- | --- |
| **Mesh Raised Issues** | **Response** |
| 1. Development Plan report may not adequately address the requirements of the Northern Grampians Planning Scheme including the requirements of the Development Plan Overlay Schedule 1
 | The Development Report has now been amended to include a new section 4 which clearly outlines how the Valley Drive Development Plan addresses and meets the relevant planning policies and requirements of the Northern Grampians Planning Scheme and in particular the requirements of the Development Plan Overlay Schedule 1. |
| 1. Development Plan Summary Report
 | As per the above response to issue 1.Additionally, the Development Plan Report now has a clear objective and vision for the development of the land and how these have been informed by the supporting studies and the key opportunities and constraints associated with the location.Key Design considerations and planning permit application guidelines are now provided in Section 5 and 6 of the report which will provide guidance and direction as to what future developments within the land must comply with.Regarding staging, given that the Development Plan now only affects 20 Valley Drive and a future subdivision is only to create 6 lots, it is considered that having a staging plan is not required. |
| 1. Bushfire Management Plan
 | The bushfire risk associated with the future development of the Valley Drive area was already considered as part of Amendment C44. A key part of Amendment C44 in reducing the risk to life, property and community infrastructure from bushfire risk was to:* Direct residential growth to existing settlements;
* Provision of a buffer from the Grampians National Park; and
* Recognition of settlement scale defendable space to improve the resilience to bushfire.

The Development Plan is now just delivering on the outcomes identified for the land as part of Amendment C44.An updated Bushfire Management Assessment has been prepared to support the Development Plan and its recommendation of achieving a BAL 19 rating and required defendable space incorporated.Therefore, it is considered that the current response to the bushfire risk associated with the location has been adequately addressed in line the BMO and Clause 53.02 of the Northern Grampians Planning Scheme. |
| 1. Cultural Heritage Management Plan
 | A CHMP for the land has been completed and approved. The CHMP is provided as part of the Development Plan report.  |
| 1. Landscape Plan
 | An updated Landscape Plan is provided which clearly outline the vegetation to be retained/protected on site and per the lots created. |
| 1. Vegetation Assessment Report
 | Refer to above comments regarding Landscape Plan.Additionally, clearer guidance is now provided in section 6 of the Development Plan report regarding the protection of vegetation on site and the requirements to be addressed if removal of vegetation is required. |
| 1. Environmental Management Plan
 | Clear guidance on environmental management is now provided in section 6 of the Development Plan report which incorporates the recommendations of all supporting technical reports.This now provide guidance and direction as to what future developments within the land must comply with. |
| 1. Subdivision Pattern
 | The proposed subdivision pattern is considered to be appropriate and functional for the land but most importantly it has been designed to ensure that lots created take advantage of existing service and utilities connection points within the land. |
| 1. Drainage
 | Section 6 of the Development Plan report now provides clearer guidance and direction as to what future developments within the land must comply with from a drainage and stormwater perspective. |
| 1. Movement Network
 | Given that the Development Plan now only affects 20 Valley Drive, the movement network is confined to Valley Drive and the road within the common property. The road within the common property will be maintained via an Owner’s Corporation and this is considered to be appropriate for a development of this nature.Additionally, Section 6 of the Development Plan Report, provides clear directions regarding the access requirements for fire fighting purposes which a future a subdivision application of the land will need to address for the road within the common property. |
| 1. Open Space
 | Given that the Development Plan now only affects 20 Valley Drive (where it originally included 7 Valley Drive which is where the proposed open space was to be located) no public access/ open space area is proposed given that the area is to be developed for private residential development. |
| 1. Mesh Alternative Design (Option A)
 | Given that the Development Plan now only affects 20 Valley Drive and the response outlined above regarding the subdivision pattern issue, this design option is not considered to be an appropriate outcome for the site. |
| 1. Mesh Alternative Design (Option B)
 | Given that the Development Plan now only affects 20 Valley Drive and the intent of the land to be developed for private residential development, this design option is not considered to be an appropriate outcome for the site. |