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Dear Kate

Re: Northern Grampians Planning Scheme Amendment C63NGRA

Thank you for the opportunity to provide feedback on the Northern Grampians Planning Scheme Amendment C63NGRA proposal for Lot 5 and Lot 11 of Ararat Road, Stawell.

█ note that the combined Planning Scheme Amendment and permit application includes rezoning of Rural Living Zone (RLZ) land into General Residential Zone.

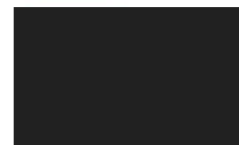
█ provides an integrated approach to planning, coordination and management of Victoria's transport system. Integral to our agenda is the improvement of productivity and liveability through integrated transport and land use planning.

█ received the following documents provided as part of the amendment:

1. Planning permit application 5.2022.7.1 explanatory report, Northern Grampians Shire Council exhibited 03 July 2023
2. C63ngra instruction sheet, Northern Grampians Shire Council – undated.
3. C63ngra Proposed Planning Overlay Maps, DTP – dated 7 June 2023.
4. C63ngra Notice of Amendment, Northern Grampians Shire Council – undated
5. C63 Planning Report, Spot Planning Pty Ltd 15 March 2023
6. Draft Planning Permit 5.2022.7.1, Northern Grampians Shire Council - undated
7. Amendment c63ngra factsheet, Northern Grampians Shire Council – dated May 2023
8. Stawell Structure Plan, Hansen Partnership – March 2021
9. Northern Grampians Planning Scheme, DTP – 04 July 2023

█ acknowledges the preparation of the Stawell Structure Plan. Desirably this comprehensive framework for the growth and development of Stawell township would have been completed prior to the lodgement of this planning scheme amendment and permit application. The Stawell Structure Plan contemplates a future Urban Growth Area of 135 ha and 800-1200 dwellings on the eastern side of Stawell that includes the land parcels that form this amendment. We understand that further work will be undertaken to finalise the Structure Plan and █ will need to see additional planning for the Urban Growth Area that includes a proposed road network layout and comprehensive assessment of traffic impacts.

From careful review of this application and pending Stawell Structure Plan under development, we would like to make the following comments for consideration:





Traffic Impact Assessment (TIA):

As part of the planned development for the Urban Growth Area, we strongly urge the undertaking of a comprehensive Traffic Impact Assessment (TIA) for the entire urban growth area. The TIA should include a thorough analysis of current and future traffic movements, potential intersection improvements, and constraints.

Of particular concern is the intersection capacity of Sloane Street with Ararat Road, given the anticipated growth in the area. The TIA should thoroughly assess this intersection's performance and propose necessary improvements to ensure safe and efficient traffic movement. Additionally, the TIA should consider how public transport routes and infrastructure will interact with the new development and identify opportunities to promote sustainable transportation options. The current proposal of 104 lots is of a scale where a TIA is not required at this time but do stress this will be required for future applications.

Ararat Road


█ have concern with the intersection capacity of Sloane Street with Ararat Road, given the anticipated growth of the Urban Growth Area to which this application rests.

█ would like to stress that we do not support any new additional road or property access connections to the Western Highway further southeast of Sloane Street (shown on subdivisional layout plan as unmade government road).

Superlot

The details are unclear as to the future use of this lot. Due to the proximity to an arterial road intersection and need to maintain safety and access, we request that any vehicle access to the superlot be located on Sloane Street or new internal access road.

█ would be happy to engage and provide further feedback as subsequent stages of the Structure Plan proceed.



2/08/2023

