

Our Reference: 1600335

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Manager Planning, Community & Compliance
Ararat Rural City Council
PO Box 246
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Dear Veronica

**RE: GREENHILL LAKE ESTATE
PLANNING SCHEME AMENDMENT REQUEST**

Beveridge Williams acts on behalf of Greenhill Lakes Estate in relation to the above matter. It is requested that a planning scheme amendment be commenced to enable the development of land formally identified as Allotment 1 Section B, Parish of Ararat in the short term.

The subject land is located on the eastern side of the Ararat township, within the township boundary. The land is currently zoned General Residential Zone and Low Density Residential Zone. The land is also affected by the Development Plan Overlay Schedule 2, the Design and Development Overlay Schedule 1, the Design and Development Plan Schedule 2, the Environmental Significance Overlay Schedule 2 and Heritage Overlay Schedule (HO71).

An amendment to the Ararat Planning Scheme is required to allow for development of the site as envisage. It is understood that there is general agreement between Ararat Council Officers, the Department of Environment, Land, Water and Planning and our client as to the intended development outcome however the current planning controls impede the achievement of this.

The amendment is required to realign the common General Residential Zone and Low Density Residential Zone boundary. The current alignment will create future lots that are burdened by two zones. Realigning this boundary will create a logical planning outcome.

In addition, changes are proposed to the Design and Development Overlay Schedule 2 which currently mandate particular subdivision and design outcomes that do not align with the zone provisions. The proposed planning scheme amendment will provide consistency between the residential zone provisions and the overlay controls.

Amendments to the Design and Development Overlay Schedule 2 are also required to provide a level of flexibility in the planning controls to allow minor alterations to development design in the future, if necessary. This ensures that development can respond to market changes and the like when necessary without having to undertake a long and arduous planning scheme amendment due to inconsistencies in the future.

Minor amendments to the Development Plan Overlay Schedule 2 are required to allow for the staging of the Development Plan. This will enable development of the subject land in the short term and ahead of the broader development plan area. A staged Development Plan will still provide for indicative development sequencing and staging including, the delivery of key infrastructure being roadworks, service infrastructure, drainage, and landscaping. An Infrastructure Servicing Report prepared in support of the proposed development demonstrates that the subject land can progress ahead of the wider development plan area.



The proposed Planning Scheme Amendment will not impact the fundamental strategic intent of the Ararat Planning Scheme including Clause 21.07 which identifies the site as Township Residential. The amendment also maintains consistency with the planning intent of amendment C19 which supported the residential zoning of the land from the Farming Zone to General Residential Zone.

In light of the above, our client respectfully requests that Council seek authorisation from the Minister for Planning to commence a planning scheme amendment as sought.

In support of this planning scheme amendment request, the following documentation will be prepared and submitted to Council in accordance with Ministerial Direction No.11:

- Explanatory Report
- Instruction Sheet
- Amended 43.02 Schedule
- Amended 43.03 Schedule
- Town Planning Report and supporting documents

We trust that this proposal is sufficient to commence the Planning Scheme Amendment process. Should you have any further queries on this matter, please contact Fiona Wiffrie, Town Planner on 03 9524 8767 or email, wiffrief@bevwill.com.au

Yours sincerely,

BEVERIDGE WILLIAMS

A handwritten signature in blue ink, appearing to read 'FW'.

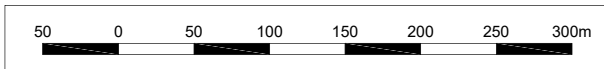
FIONA WIFFRIE

Senior Town Planner

CC: Greenhill Lakes Estate



- LEGEND**
- Subject Site
 - Ararat Township Boundary
 - Existing Major Road
 - Existing Local Street
 - Existing Railway Line
 - Local Access Street - Level 1
 - Local Access Street - Level 2
 - Unencumbered Open Space
 - Open Space/ Drainage Reserve
 - General Density Residential
 - Lower Density Residential
 - Wetland
 - ↔ Pedestrian Link
 - Existing Building
 - ★ Historical House
 - ★ Proposed Retirement Village



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