

Summary of Statement of Planning Evidence of Cameron James Drury on Behalf of Emerald Hills Joint Venture (EHJV)

- 1 EHJV made submissions on provisions relating to Subdivision.
- 2 While recommendations have been made by the Officer to accept some of the relief sought, my evidence provides planning analysis on the relief sought by EHJV in relation to:
 - (i) (standard) SUB-S3 pertaining to the minimum net site area for the Mission Rural Residential Precinct,
 - (ii) (standard) SUB-S7 relating to integrating provisions contained in DEV3,
 - (iii) (standards) SUB-S13 and SUB-S17 pertaining to stormwater and indicative public access routes,
 - (iv) Excluding the Mission Development Area from the SUB assessment criteria,
 - (v) (assessment criteria) SUB-AC1(c) pertaining to cul-de-sacs.
- 3 In short,
 - (i) Owing to its locational advantage and connection to residential environments the minimum net site area for the Mission Rural Residential Precinct is proposed to be reduced to allow a shift towards providing more for residential uptake than preserving the opportunity for ongoing farming and forestry activities. Amendments taking wastewater servicing considerations into account are proposed,
 - (ii) (standard) SUB-S7 relating to integrating provisions contained in DEV3 are proposed to be deleted as there are no rules or standards in DEV3,
 - (iii) (standards) SUB-S13 and SUB-S17 pertaining to stormwater and indicative public access routes need not apply given the existing stormwater discharge permit and direction already contained in DEV3-AC1, PREC2-AC1, PREC5-AC2 and PREC7-AC1,
 - (iv) Applications for subdivision within the Mission Development Area can be excluded from assessment under the SUB assessment criteria given the direction already contained in DEV3-AC1, PREC2-AC1, PREC5-AC2 and PREC7-AC1, which reflect matters developed through a specific Plan Change process which produced a specific assessment criteria to guide development,
 - (v) Changes are suggested to SUB-AC1(c) to refine how cul-de-sacs are considered.