

SUMMARY OF STATEMENT OF EVIDENCE OF JOANNE SKUSE, BRUCE WEIR & PHILIP BLAKELY FOR SUGARLOAF VINEYARDS LTD

It is the intention of this submission that the site-specific relief only apply to the submitters land that is currently zoned LLRZ(P2). The submitter asked for their land to be able to be subdivided down to 1,500m² per lot and for residential development under a multi-unit or comprehensive development rule to be allowed to a density of 1 dwelling to 250m².

In light of comments that have been received from the Council's s42A report and without prejudicing the submitter's position in relation to their general relief sought this submission proposes the following as the site specific relief to find a way forward.

The submitter is seeking a Large Lot Residential Precinct 2a to apply to their site. Precinct 2a would enable a maximum residential density of 1 dwelling per 1,500m² of gross site area (with urban design controls in place). Additional design controls include a high percentage of open space provided across the entirety of the site and boundary standards to protect the amenity of adjoining sites. All development, would be subject to a discretionary assessment including against urban design principles.

The Urban Design evidence provided by Urban Designer Bruce Weir of Saddleback Planning Limited (Attachment 1 and 2) demonstrates the difference between a design lead development incorporating these standards, as opposed to a survey lead development, restricted only by minimum lot size.

Should the Council be willing to grant this relief as an option for its site, the submitter will accept retention of the general approach for a minimum lot size for a subdivision (that is not design lead i.e. without a comprehensive development component to the application), remaining 3,000m².

As explained in the urban design evidence, subdivision is the 'bottom' line scenario featuring minimum lot sizes which provides little certainty of built form outcomes. Comprehensively designed development on the other hand, typically work on larger sites and feature higher densities because effects can be quantified and assessed at the design stage. They also have the ability to provide attributes and amenities that subdivisions can't or won't implement because there's little incentive to do so.

Landscape evidence is provided (Attachment 3) from Landscape Architect, Philip Blakely, of Blakely Wallace Associates to demonstrate the potential effects on landscape character and visual effects from the relief sought. In summary, although there will be some reduction in open space and lawn, this will be replaced with a more interesting, compact and diverse village landscape and environment, with controls on building design and materials. Development of this type can easily be absorbed on this site with positive benefits for the landscape character (and community) of Lowburn.

Visual effects from the proposed change (as sought by Sugarloaf Vineyards Ltd) compared to large lot residential is likely to be only marginally different and minor in effects. More than likely a positive effect will result from a comprehensive, well planned, cohesive development which will strengthen and enhance the village character and sense of community.

Consequently, the relief sought for Comprehensive Development is:

- a) A residential density of 1,500m² applied to the entire site.
- b) A minimum lot size of 3000m² if comprehensive development not followed
- c) A Discretionary activity status