

ATTACHMENT 5

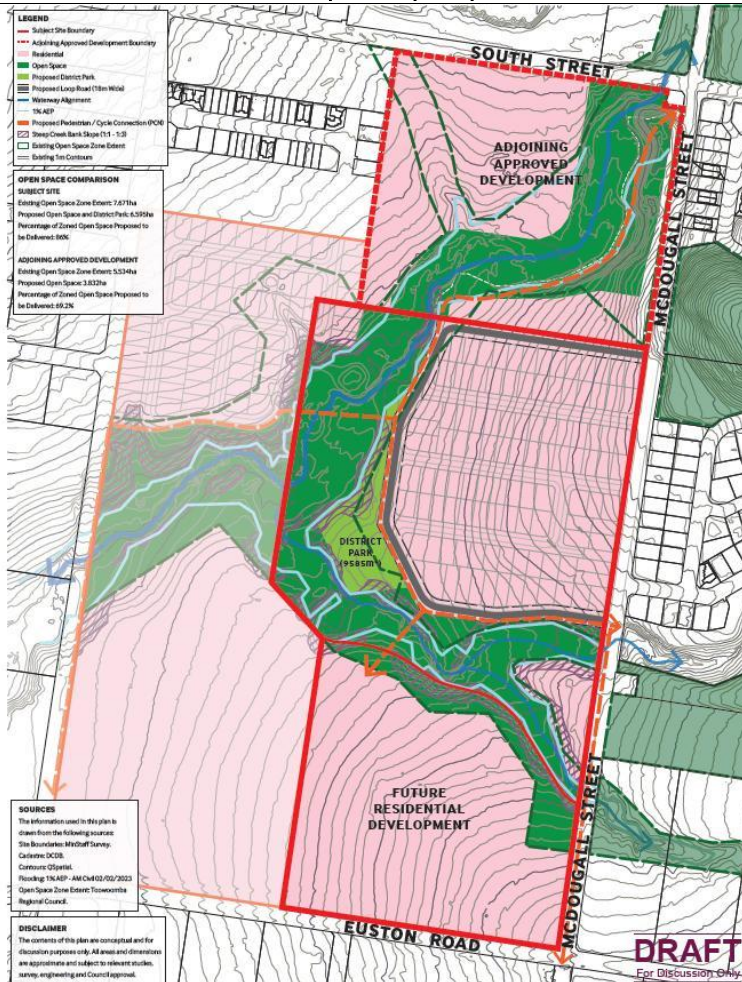
Local Plan Compliance Statement

Prepared by:

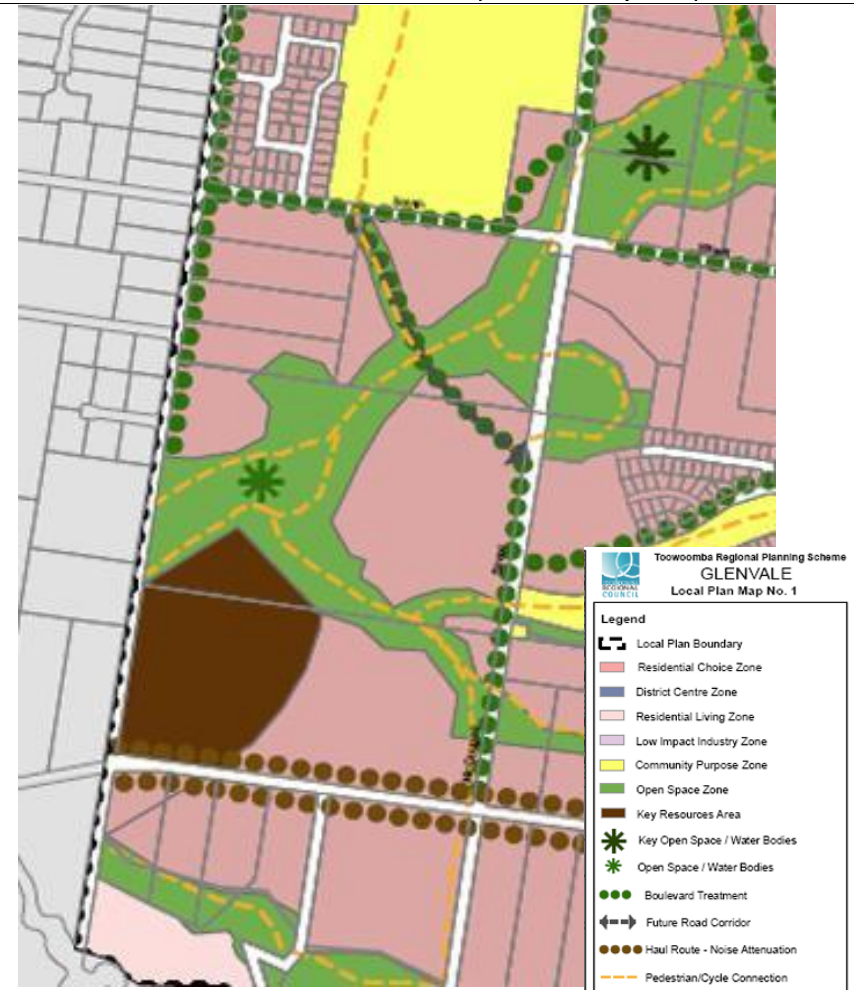
Property Projects Australia



Column 1 – Proposed Open Space Plan



Column 2 – Glenvale Local Plan Code (Local Plan Map No. 1).



Compliance Statement

An initial visual comparison between Column 1 and Column 2 above clearly illustrates that the development delivers on the intent of the Glenvale Local Plan Code. In particular, compliance with all performance outcomes of the Local Plan Code is achieved as follows:

- **PO1** – The open space and recreation parks are *consistent* with the Local Plan. With specific reference to the Variation Area, the proposal results in a net reduction in open space area of ~1.6 ha. This is consistent with the development outcome approved by Council to the immediate north. Despite this, it is noted that in Stages 2 to 5 of the Deer Valley Estate, a ~6,750sqm increase in open space area is proposed. To this end, within the whole site, the areas for open space will ebb and flow following completion of detailed design work. However, importantly, the reduction proposed as part of this development application does not compromise the intended function of the open space area (as demonstrated below).
- **PO2** – Road 1 runs almost entire length of the open space area, ensuring future lots (and therefore future dwellings) are oriented toward the open space area.
- **PO3** – An EAR is being finalised. However, the Applicant is agreeable to replacement planting within the open space corridor which will increase vegetation cover within the corridor. In addition to this, the Applicant proposes a stormwater quality response that will improve watercourse stability and, in the longer term, improve the establishment of riparian vegetation within the corridor.

- **PO4** – The District Activity Node is being delivered within Stages 2 to 5. This development will contribute to the broader establishment of the District Linear Corridor Park by creating a linear open space corridor that has direct public access via the proposed public road network. In addition, the development proposes to naturalise the corridor as part of the applicant's stormwater management response strategy, which will contribute to the rehabilitation of the riparian corridor.
- **PO5** – The development will deliver a high level of connectivity for pedestrian and cyclists and, importantly, deliver the indicative east/west connections shown in the Local Plan Map No 1. In particular, it is proposed that a shared path for pedestrians and cyclist can be co-located with the Road 1 road reserve, connecting the open space corridor to Boundary Street (which is intended to be upgraded to include an on-street shared path network). Whilst subject to further detailed design, an east-west connection across the open space corridor is also anticipated, which will connect the Variation Area to the PCN that is proposed with Stages 2 to 5 of the Deer Valley Estate. This will ultimately deliver the connection that is shown at Local Plan Map No. 1 (i.e. a shared pedestrian connection from the intersection of South Street/McDougall Street to the intersection of Euston Road/Boundary Street).
- **PO6** – No new intersections are proposed to Glenvale Road or Greenwattle Street.
- **PO7** – The proposed road alignments are consistent with Local Map No 1 and the concept civil designs show that the future widening and upgrade of Boundary Street is contemplated.

In view of the above, the Open Space Plan and the development application broadly provide for the establishment of an open space and active transport network that is consistent with the Glenvale Local Plan Code and Local Plan Map No. 1. Whilst not necessary, as the development complies with the performance outcomes of the code, for completeness, it is demonstrated that the development achieves compliance with the following relevant Overall Outcomes:-

- **7.2.2.2(c)** – The development achieves an integrated open space network that is centred on the riparian open space corridor;
- **7.2.2.2(d)** – The development will ultimately facilitate the update to Boundary Street, which will establish the intended boulevard treatment. It will also create Road 1, a boulevard road, that will provide public access for the entire length of the open space corridor. The proposal will also connect residents to a District Recreation Activity Node, which will serve future residents within the Local Plan Area.
- **7.2.2.2(e)** – The stormwater management response strategy proposes to naturalise and repair the drainage corridor. Furthermore, replanting of native trees within the corridor will also improve quality of the riparian corridor, making it a central and accessible landmark feature within the Local Plan Area.
- **7.2.2.2(f)** – The development achieves the active transport objectives of the Local Plan. Specifically, it facilitates a shared pathway adjacent to the open space corridor, in addition to other footpath connections established with the external upgrade to Boundary Street as well as the new roads established internal to the development. The development also contemplates future east-west pedestrian and cycle connections, across the open space area, which can be established at the time that these land parcels develop.