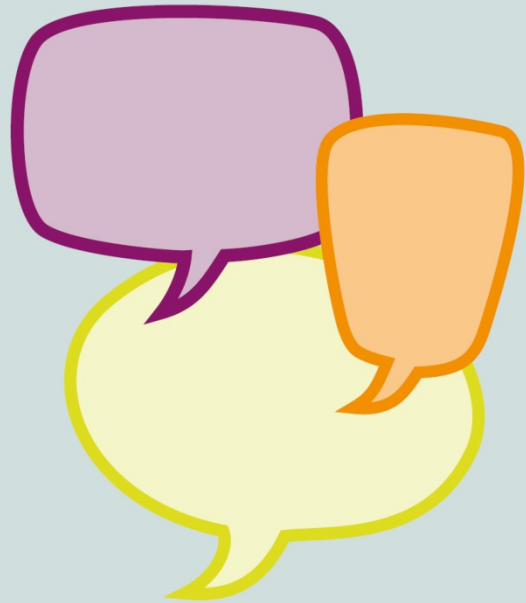


have
your
say
Baw Baw



**Baw Baw Shire Council invites
community feedback about the**

Draft Drouin Golf Club Development Plan



Draft Drouin Golf Club Development Plan



Project Summary

A proposal has been lodged for the land south of the Drouin Golf Club known as the Draft Drouin Golf Club Development Plan (DGCDP).

The land was rezoned Low Density Residential as part of Planning Scheme Amendment C89. The Development Plan Overlay 7 was also applied seeking to resolve a number of issues.

The draft DGCDP proposes approximately 154 new low density residential allotments approximately 2000m² in size. The developer is proposing to bring sewer into the precinct.

Submissions

Online

Visit www.bawbawshire.vic.gov.au/HaveYourSay for more information and to provide your comments online.

Alternatively comments can be emailed to bawbaw@bawbawshire.vic.gov.au

Written Submissions

All written submissions must be received by Sunday 26 November and be addressed to:

Drouin Golf Club Development Plan

Baw Baw Shire Council

PO Box 304, Warragul, VIC 3820

Enquiries

Name: Leanne Khan

Position: Coordinator Strategic and
Community Planning

Phone: 5624 2411

Email: Leanne.khan@bawbawshire.vic.gov.au

Draft Drouin Golf Club Development Plan



Purpose

A proposal has been lodged by Planning Central on behalf of Sowsee Pty Ltd for the land south of the Drouin Golf Club (and owned by the Drouin Club) for assessment by Baw Baw Shire Council. This proposal is known as the Drouin Golf Club Development Plan (DGCDP).

Background

The DGCDP applies to approximately 53 hectares of land situated on McGlone Road, between Princes Freeway (to the north) and Fairway Drive (to the south), approximately 4km north west of Drouin Town Centre.

The land was rezoned Low Density Residential as part of Planning Scheme Amendment C89, which was gazetted on 2 March 2017. More information about Amendment C89 can be found here: <http://www.bawbawshire.vic.gov.au/Building-and-Planning/Planning-Scheme-Amendments/Amendment-C89>

Why has this Development Plan being prepared?

Amendment C89 introduced the Development Plan Overlay – Schedule 7 (DPO7) McGlone Road Drouin. The DPO7 required a Development Plan to be prepared before a planning permit can be granted for subdivision.

The Development Plan must be to the satisfaction of Council as the Responsible Authority.

What are the requirements of the Development Plan?

The DPO7 set out a number of requirements for the Drouin Golf Club land with Council acting as the Responsible Authority. Initial assessment has indicated that the Development Plan could further minimise interface issues with adjoining properties and provide public open space within the Development.

What is a Development Plan?

A Development Plan shows how land could be developed for residential use. It identifies where future residential lots, roads, pathways, open space and physical infrastructure should be located.

Where can I view the full Development Plan?

A full copy of the Drouin Golf Club Development Plan and associated documentation is available for public inspection, free of charge, during office hours at the Baw Baw Shire Offices in Drouin and Warragul. You can also view it at www.bawbawshire.vic.gov.au/HaveYourSay

Is Council satisfied with Development Plan?

Exhibition of the proposed Development Plan will provide a better understanding of any issues and assist in finding solutions to concerns. Recommending that the proposal be put to public exhibition is not an indication that the Responsible Authority is satisfied with the Development Plan.

Draft Drouin Golf Club Development Plan



Is the Development Plan a Planning Permit Application?

No. Once the Development Plan is endorsed by Council, the developer must submit a Planning Permit Application. The Planning Permit Application is exempt from Notice and Review if it is generally in accordance with the Development Plan.

Providing Feedback

How do I provide my feedback?

The draft Drouin Golf Club Development Plan is on public exhibition from 27 October 2017 to 26 November 2017.

- Complete the Comments Form at the back of this hand out.
- Complete the online form at: <https://www.surveymonkey.com/r/DrouinGolfClub>
- Visit [www.bawbawshire.vic.gov.au/Have YourSay](http://www.bawbawshire.vic.gov.au/HaveYourSay)
- Email bawbaw@bawbawshire.vic.gov.au
- Visit a Council Customer Service Centre.

Please note that all details within submissions received will be made publically available unless specified otherwise by the submitter.

Open House

An 'Open House' information session is being held on Wednesday 1 November 2017 from 5.30 pm to 7.00 pm. Community members can come anytime between these hours to view the documentation and discuss the Drouin Golf Club Development Plan proposal with Council officers. The session will be held at Drouin Library, 136 Princes Way, Drouin VIC 3818.

If you are unable to make the 'Open House' session another meeting time can be arranged by appointment.

How do I know my feedback has been received?

All forms, submissions or correspondence will be acknowledged either by email or letter so that you know your comments have been received.

After consultation closes

Submitters to the Drouin Golf Club Development Plan will be kept informed throughout the different stages in the process. More information will also be provided on Council's website as it becomes available.

Draft Drouin Golf Club Development Plan



Overall Development Plan Drouin Golf Club, SowSee Pty Ltd

ref: WC201/608
 ref: N
 date: 19 July 2017
 drawn: HW



LANDSCAPE & URBAN DESIGN
 dcnr 79 68/ 437 584

Please note:
 This plan is based on preliminary information only and may be subject to change. The Council/Authority retains the right to refuse or vary the site investigations and confirmation by us.

DEVELOPMENT ANALYSIS	
30CC Land	19.44/17
Total Site Area	8.08 ha 315A
Residential	0.04 ha 0%
Golf Club Surrounds	2.39 ha 30%
Net Developable Area	5.65 ha 30%NDA
Roads	1.11 ha 20%
Residential	4.44 ha 80%
Avg Lot Size	21.62 m ²
Lot Density	4.6 dw/ha

DEVELOPMENT ANALYSIS	
30CC Land	19.44/17
Total Site Area	44.9 ha 315A
Residential	4.23 ha 9%
Golf Club Surrounds	4.01 ha 9%
Net Developable Area	36.7 ha 30%NDA
Roads	8.36 ha 23%
Residential	28.32 ha 77%
Lot Density	4.2 dw/ha

DEVELOPMENT ANALYSIS	
30CC Land	30.00/17
Total Site Area	12.68 ha 315A
Residential	0.03 ha 0%
Golf Club Surrounds	1.97 ha 16%
Net Developable Area	10.61 ha 30%NDA
Roads	2.84 ha 27%
Residential	7.77 ha 73%
Avg Lot Size	584 m ²
Lot Density	1.71 dw/ha

- LEGEND**
- Site Boundary
 - Low Density Residential
 - Conventional Density Residential
 - Drainage Reserve
 - Wetland/Sediment basin
 - Existing Road
 - Proposed Primary Circulation Network
 - Shared Path Network
 - Proposed Landscape Buffer
 - Existing Golf Course
 - Proposed Golf Course
- Connect to existing right-of-way

Draft Drouin Golf Club Development Plan



Feedback Form

Please submit your ideas, questions and feedback by **5.00pm on 26 November 2017**.

Contact Details

Name:

Phone:

Email:

Address:

Please tell us more about you
(Optional)

Gender:

Year of birth:

What social media do you engage in?
(Tick all that apply)

- Facebook
- Instagram
- Twitter
- LinkedIn
- Other

Please tell us how you participate in Baw Baw life? (Tick all that apply)

- Resident
- Business owner
- Worker
- Student
- Shopper/visitor
- Other

I would like to be kept informed about progress and outcomes of the ...?

Yes No

Privacy Statement: The personal information collected on this form will be used solely for the purpose of providing feedback in this Have Your Say process. You can gain access to your own personal information by contacting Baw Baw Shire Council's Privacy and Freedom Information Officer on 5624 2411.

Draft Drouin Golf Club Development Plan



Engagement Survey (*Optional*)

To ensure 'Have Your Say Baw Baw Engagement' works for our community we seek responses to the following questions and value your input.

1. How important was it for you to have your say today? And overall, how satisfied were you? (1 least to 7 most). Please circle your response.

Importance: 1 2 3 4 5 6 7

Satisfaction: 1 2 3 4 5 6 7

2. To what level do you want to be engaged? (please tick)

- Being Informed
- Being Asked and listened to
- Being Involved
- Being a partner
- Being the decider

3. Did this involvement today, meet that level? Y/N

4. What ideas do you have for engagement in the future?

5. Did you want to be involved in future sessions to explore engagement? Y/N

If so please provide your details:

Name:

Email:

Phone:

Address: