

SUBJECT LAND

Address	33-59 Cricket Street, Rosedale
Lot Details:	Lot 1 on Title Plan No. 173948A
Title Particulars:	Volume: 06729, Folio: 423
Title Restrictions:	None
Area & Shape:	4.28 hectares formed in roughly trapezoidal shape
Soil Type:	Crooke: Grazing of sheep or cattle with no horticultural potential
Strategy Plan:	"Residential Growth Area; Land Subject to Inundation Overlay"
Zoning:	Farming
Overlays:	Land Subject to Inundation
Planning Unit:	4A: Rosedale – Stradbroke; which is "characterised by flat to gently undulating plains that support sheep & beef grazing (& limited dairying)"
Improvements:	There is a small steel storage shed in the south-east corner of the site and shelterbelt vegetation growing around the south and west boundaries, along with three north-south running strips across the site. Otherwise, the site is vacant, fenced and covered in pasture grass.

ADJOINING PROPERTIES:

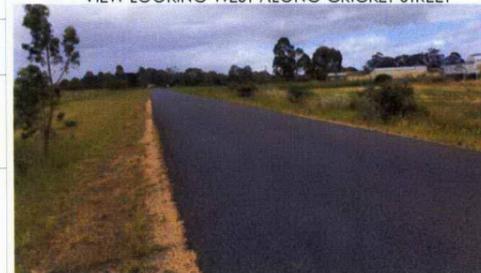
The subject site abuts:

- Cricket Street along the full extent of its 284 metre long north boundary. This road reserve has a width of approximately 80 metres adjacent to the western end of the frontage and tapers down to a width of approximately 40 metres at the eastern end of the frontage. It accommodates a two-way, bitumen-sealed local road that has grassed, rural-style drainage down both sides. It connects to Moore Street approximately 350 metres to the east and the Princes Highway approximately 400 metres to the west;
- A Crown Land Reserve along the full extent of its 166 metre long east boundary. This reserve has area of approximately 4.8 hectares formed in a roughly rectangular shape. It has frontage to Cricket Street at its northern end and frontage to Rosedale-Flynn's Creek Road at its southern end. It is vacant of improvements and covered in pasture grass;
- 166 Rosedale-Flynn's Creek Road along the full extent of its 321 metre long south boundary. This property has area of approximately 12.4 hectares formed across two irregularly shaped land parcels. It contains a dwelling near the south boundary frontage that is located approximately 420 metres from the common boundary with the subject site and a large farm shed to its northwest that is located approximately 385 metres from the common boundary. The southern portion of the land is divided into paddocks with what appear to be horse shelters. The balance of the property is covered in pasture grass and appears to be used for minor grazing activities;
- 61-71 Cricket Street along the full extent of its 138 metre long west boundary. This property has area of approximately 7.5 hectares formed in an irregular shape. It accommodates Blind Joes Creek and appears to be a reserve set aside for that purpose. It has a width of between 100 metres and 125 metres where it abuts the subject site. Riparian vegetation is growing along both sides of the creek, which sits in a reasonably deep gully.

VIEW OF THE CROSSOVER TO SUBJECT SITE FROM CRICKET STREET



VIEW LOOKING WEST ALONG CRICKET STREET



VIEW LOOKING EAST ALONG CRICKET STREET



VIEW OF THE REAR INDUSTRIAL USES ON THE NORTH SIDE OF CRICKET STREET, OPPOSITE THE SUBJECT SITE



STREETSCAPE VIEW OF 61-71 CRICKET STREET, SHOWING BLIND JOES CREEK

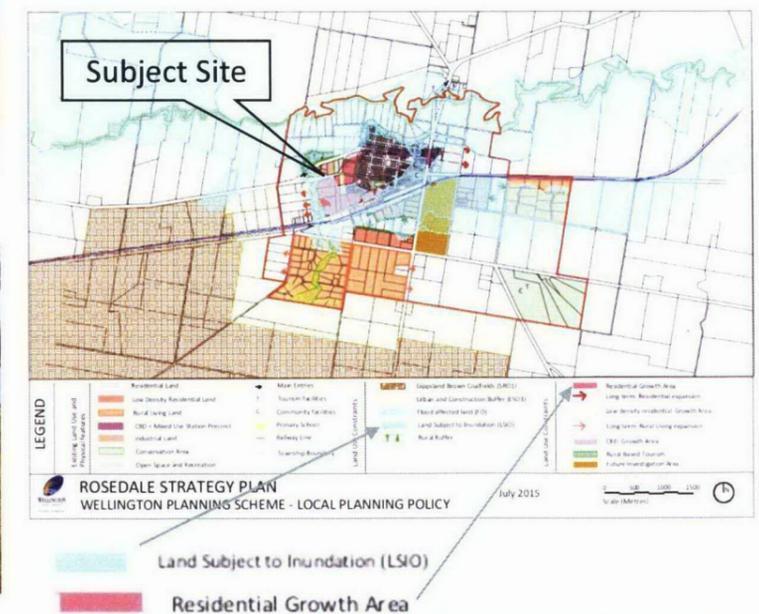
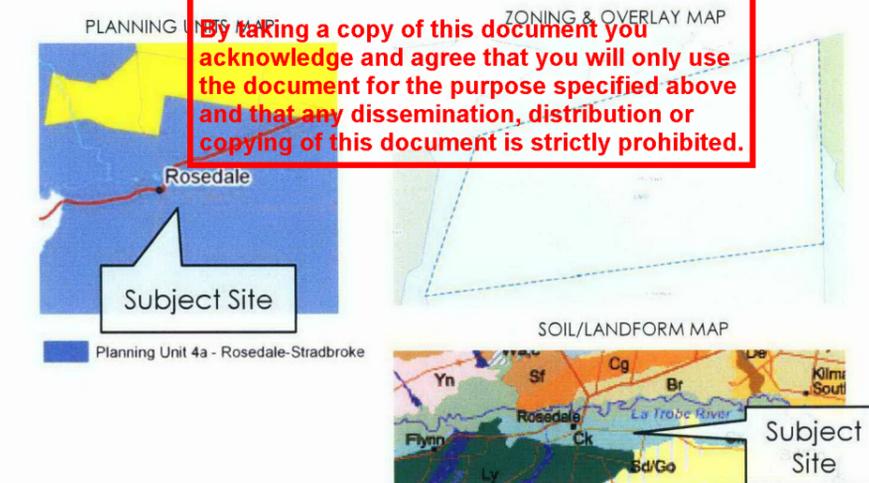


AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED YELLOW) & SURROUNDING LAND



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Planning Policy Framework

John Atkinson is seeking permission to establish a dwelling in the southeast corner of the subject land so his daughter can live on the property and graze her 3 alpacas. The proposed dwelling is to be located in a flat cleared area that is:

- ideally positioned to monitor her alpacas; and,
- set back more than 100 metres from Blind Joes Creek and the industrial land uses to the north.

This outcome will satisfy the Planning Policy Framework of the Wellington Planning Scheme by:

- Proposing a residential development on land that is earmarked in the Rosedale Strategic Framework Plan as a "Residential Growth Area" upon which the facilitation of "new residential development" is encouraged "subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent";
- Siting the proposed dwelling in a portion of the land where it will suffer the least amenity impacts and have the least impact on or from flooding in the Blind Joes Creek catchment, in accordance with **Clauses 13.03-1S** and **21.14-3**;
- Siting the proposed dwelling in a location that will improve close proximity to the existing agricultural shed in order to minimise the loss of agricultural land and where the alpacas can be most easily monitored, in accordance with **Clauses 14.01-1S, 21.17-2 & 22.02**.

The purpose of the zone and overlays

The proposed use and development has been designed to satisfy the purpose of the Farming Zone & Land Subject to Inundation overaly by siting the proposed dwelling:

- In a location where it will facilitate more intense farming across the land through the introduction of up to 3 alpacas, which is commensurate with the location of the site within township boundaries and the carrying capacity of the pastures available;
- In close proximity to existing facilities in town in order to maximise the amenity for the landowner;
- In portion of the site where it will enjoy the maximum setback from Blind Joes Creek in order to limit the impacts to the dwelling and/or flood behaviour in the event of a flood in the Blind Joes Creek catchment; and,
- In portion of the site where domestic wastewater can be managed with minimal potential risk to water quality in Blind Joes Creek.

Any other matters required to be considered under the zone, overlays or other provisions:

The proposal is designed to respond to the decision guidelines at **Clause 35.07-6** by:

- Avoiding impacts upon Blind Joes Creek, in accordance with the Catchment Management Strategy;
- Locating the proposed dwelling as far away from the adjoining industrial uses to the north in order to avoid land use conflicts;

- Locating the proposed dwelling adjacent to an existing farm shed in order to reduce the amount of pasture lost to farming; and,
- Locating the dwelling to maximise surveillance of the property to improve monitoring of the grazing alpacas.

The proposal is designed to respond to the decision guidelines at **Clause 44.02-1** by locating the proposed new dwelling as far away from Blind Joes Creek as possible to mitigate impacts on and from floodwaters and conforming to flood advice received from the West Gippsland Catchment Management Authority.

Orderly Planning

The proposed new dwelling has been designed and located to assist John's daughter in establishing her alpaca grazing use. Council has consistently granted planning permits to allow the use & development of dwellings on Farming zoned properties that are within township boundaries in similar circumstances. Hence, approval of the proposal will provide a consistent, or orderly approach to town planning.

The effect on the amenity of the area

In order to limit the visual & amenity impacts upon surrounding landowners, the proposed dwelling has been sited:

- 125 metres from Cricket Street;
- More than 100 metres from the nearest dwelling; and,
- More than 100 metres from Blind Joes Creek.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality;

The proposed dwelling will be drained to water tanks to allow the re-use of stormwater on the farm. Wastewater management will be able to occur on a flat portion of the site with ample setbacks from property boundaries and Blind Joes Creek. This will avoid land degradation, salinity impacts and water quality reduction.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

The stormwater falling onto the roof of the proposed dwelling will be directed via downpipes to rainwater tanks. Any excess will be drained to Council's preferred legal point of discharge. Hence the proposed dwelling will maintain the quality of stormwater entering and exiting the site.

The extent and character of native vegetation and the likelihood of its destruction.

No native vegetation will need to be removed to facilitate the proposed building and works.

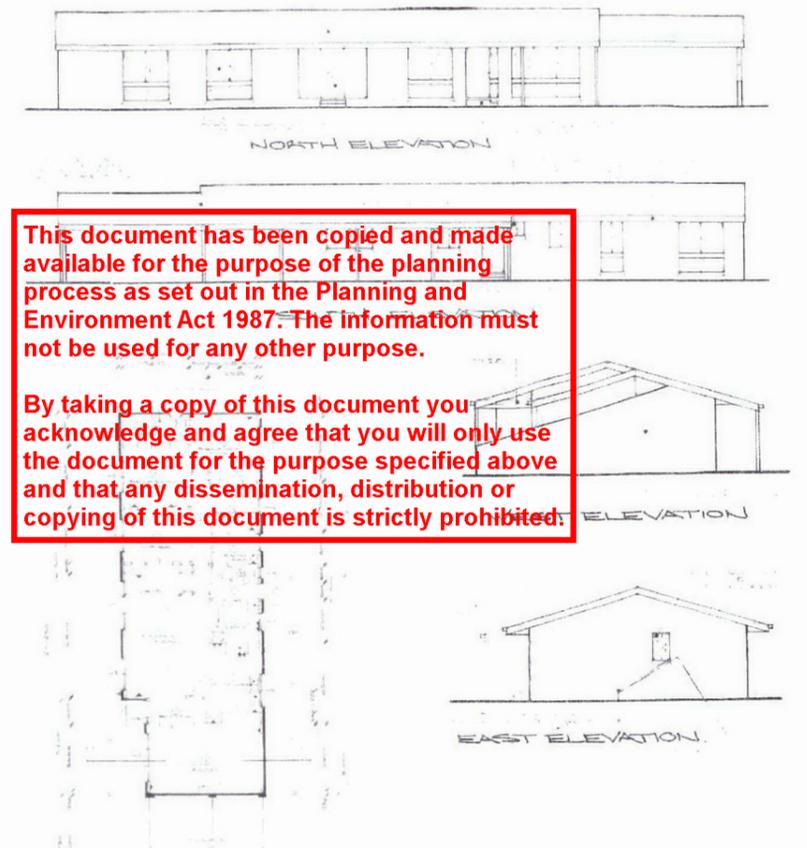
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

As above.

Flood, erosion or bushfire risk.

The site is not recognised as being susceptible to fire or erosion risk. Flood risk is discussed above.

PROPOSED SITE PLAN



The adequacy of loading/unloading facilities and any associated amenity, traffic flow and road safety impacts.

The subject site will retain ample space for loading/unloading of vehicles in line with a small scale agricultural and residential use.