

SUBJECT LAND

Address	52 Gibson Street, Port Albert
Lot Details:	The proposal involves Lot 1 on Lot 1 on Title Plan No. 84710 & CA2, Section 18, Parish of Alberton East. However, the property comprising CAs 1, 6, 7, 9, 10, 11 & 14, Section 18, Parish of Alberton East and Lot 1 on Title Plan 863349 is farmed contiguously with that property & overall has address of 52 Gibson St.
Title Particulars:	Volume: 03074, Folio: 620 & Volume: 10012, Folio: 846
Aboriginal Heritage:	Yes, the site is recognised as having potential sensitivity.
Title Restrictions:	None
Area & Shape:	Both lots are 2.23 ha formed in a flat rectangles. The overall farm has area of 30.8 ha formed in a roughly rectangular shape with a curved SE corner.
Soil Type:	Sand dune. Land with this soil type is typically used for livestock grazing.
Precincts Map:	The subject site sits on the NE fringe of town, adjacent to Precinct 4.
Zoning:	Farming
Overlays:	The site is partially affected by a Land Subject to Inundation, Bushfire Management, Environmental Significance 2 & Floodway. CA2 is only affected by the LSIO.
Planning Unit:	6 – Coastal West, Hinterland

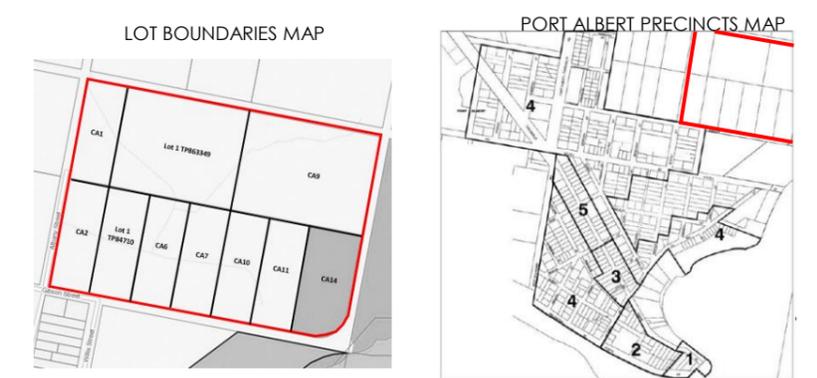
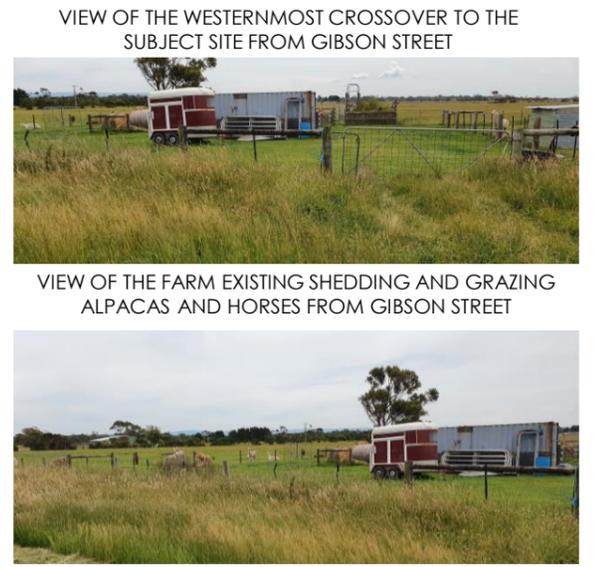
improvements. The site is covered in pasture grass and fenced with a post and wire treatment. There are cattle yards located in the south-west corner, and numerous water troughs. Land is otherwise cleared and covered in pasture, with the exception of the south east corner, i.e. CAs 11 & 14, which is retained as a native grassland/coastal scrub area. A declared waterway runs through the property, branching in various directions, as shown opposite. The topography of the land is flat. It is accessible via 2 gravel crossovers to Gibson Street at the west end of the south boundary road frontage.

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ADJOINING PROPERTIES:

- The overall farm abuts:
- Kilgowers Road Reserve along the full extent of its 660 metre long north boundary. This road reserve has a width of approximately 20 metres. It is unmade where it abuts the subject site;
 - Gibson Street along the entire length of its 420 metre long east boundary and its entire 670 metre crooked south boundary. This road reserve has a width of approximately 20 metres. It is unmade along the eastern abuttal and the eastern portion of the southern abuttal. It is made as a two-way gravel road for a distance of approximately 420 metres along the western balance of the south boundary. There is a deep open drain and regrowth vegetation along the south side of the road, but the north side is relatively flat and clear along the length of the made portion.
 - Albany Street along the entire length of its 465 metre long west boundary. This road reserve has a width of approximately 20 metres and is made with a 2-way gravel road for a distance of approximately 100 metres at its south end, but is otherwise grassed with some trees growing in the northern portion of the abuttal.
- Otherwise, it is noted that:
- The nearest dwelling to the subject site is located 85 metres to the southwest at 37 Gibson Street;
 - Port Albert's central activity district is located approximately 800m to the south.



Any significant effects the environment, including the contamination of land, may have on the use or development.

The land is not recognized as being subject to contamination or other significant environmental effects, apart from flood and bushfire, which are discussed below.

Planning Policy Framework

Helena Palmer is seeking permission to establish vegetable growing and calf raising and alpaca raising/wool producing use in line with the farm plan provided overleaf. Due to the intensive nature of calf and alpaca raising and the time commitment associated with establishing an alpaca wool producing business, Helena and her family wish to construct a dwelling on the subject site so she and her partner can provided around the clock management. The proposed dwelling is to be located in a flat cleared area of the property that will:

- Allow it to be constructed in a manner that can avoid the impacts of a flood;
- Enjoy easy access to the made portion of Gibson Street and the flood free portion of Albany street to allow safe evacuation in the event of a flood;
- Be ideally positioned to monitor the calves and alpacas while managing the other aspects of the business; and,
- Enjoy access to adequate land to allow compliant wastewater management.

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

- Avoiding vegetation removal and minimising topsoil disturbance to protect and maintain the natural biodiversity of the surrounding area, in accordance with **Clauses 12.01-1S and 21.04-1;**
- Siting the proposed dwelling, its access driveway and farm shed on a flat portion of the site that is proximal to flood-free access roads earthworks that may lead to impacts upon water quality in accordance with the objectives of **Clauses 12.03-1S, 13.03-1S & 21.14-3;**
- Siting the proposed dwelling in close proximity to the agricultural structures proposed to be used for alpaca & calf raising, i.e. the farm shed, to allow for appropriate management of the younger animals and reduce the amount of grazing land lost, in accordance with **Clauses 14.01-1S, 21.01-2, 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 by siting the proposed dwelling:

- In a location where it will facilitate more intense farming across the land;
- In the corner of the farm that is proximal to low density residential land uses to the southwest so it will have the least impact upon farming activity; and,
- In close proximity to existing farm infrastructure and access points to minimise the need for additional road construction in a sensitive environment.

The proposed dwelling has been designed to satisfy the purpose of the Land Subject to Inundation Overlay by being sited in the southwest corner of the property where it will be proximal to a flood-free portion of Albany Street to allow easy evacuation in the event of a flood emergency. Otherwise, the dwelling will be constructed to achieve conditions set by the West Gippsland Catchment Management Authority, including finished floor level.

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 the floodplain, in accordance with the Catchment Management Strategy;
- Locating the proposed dwelling close to farm entrance to allow secure farm management and maximise the land available for calf and alpaca raising;
- Locating the proposed dwelling close to existing farm infrastructure to limit the amount of infrastructure required to manage the farm;
- Minimising the need for vegetation removal and excessive earthworks by siting the proposed dwelling in an area that is already mostly flat and cleared; and,
- Protecting the existing biodiversity of the area by avoiding the need to remove any vegetation and minimising topsoil disturbance.

The proposal is designed to respond to the decision guidelines at **Clause 44.04-8** by locating the proposed dwelling close to flood-free road access.

Orderly Planning

The proposed new dwelling has been designed and located to assist Helena and her family in establishing their farming use. Council has consistently granted planning permits to allow the use & development of dwellings on Farming zoned properties 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:

- In portion of the site where it will not be externally visible;
- More than 100 metres from the nearest dwelling; and,
- Proximal to the existing farm access and infrastructure.

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. 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 portion of the site proposed to be used for the dwelling is not recognised as being susceptible to erosion or fire risk. Flood risk is discussed previously.

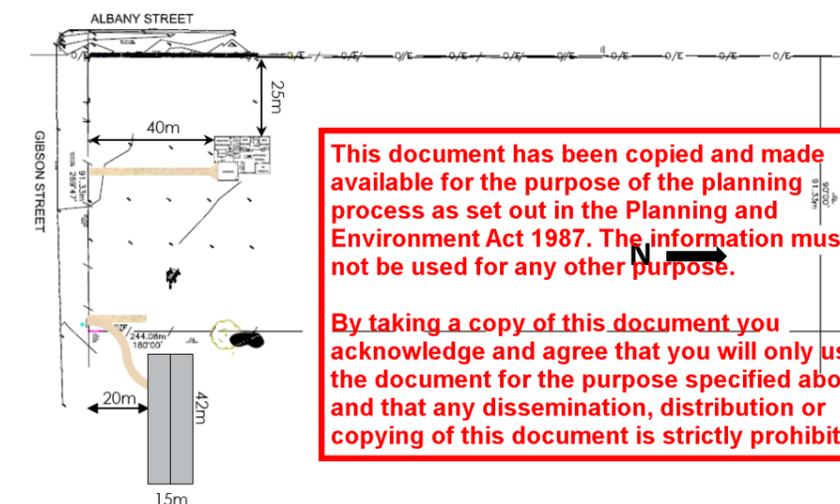
The adequacy of loading/unloading facilities and any associated amenity, traffic flow and road safety impacts.

The subject site will retain ample space for loading/unloading of vehicles in line with an agricultural use.

DESIGN RESPONSE PLAN SHOWING THE PROPOSED DWELLING, THE FULL FARM AND NON-FLOOD RELATED OVERLAYS



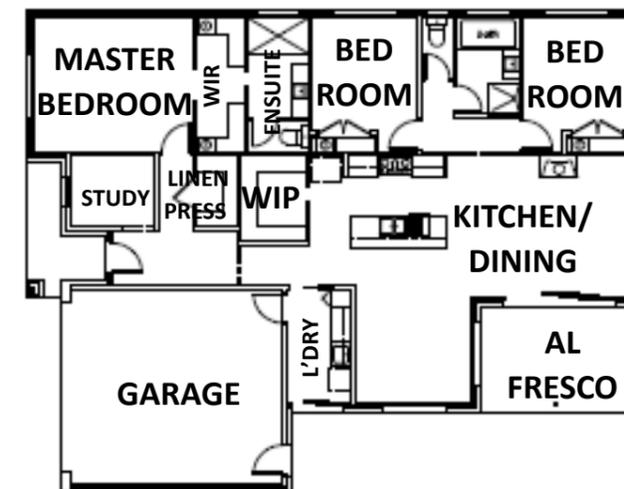
PROPOSED SITE PLAN SHOWING DWELLING AND FARM SHED



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PROPOSED FLOOR PLAN



FARM PLAN:

Helena has recently inherited this property jointly with her brother. She is presently grazing eighteen alpacas, ten 2-year-old beef cows and two horses (mare and foal) thereon. She wishes to expand into calf raising by bringing 10 pregnant heifers onto the property and commence alpaca wool production.

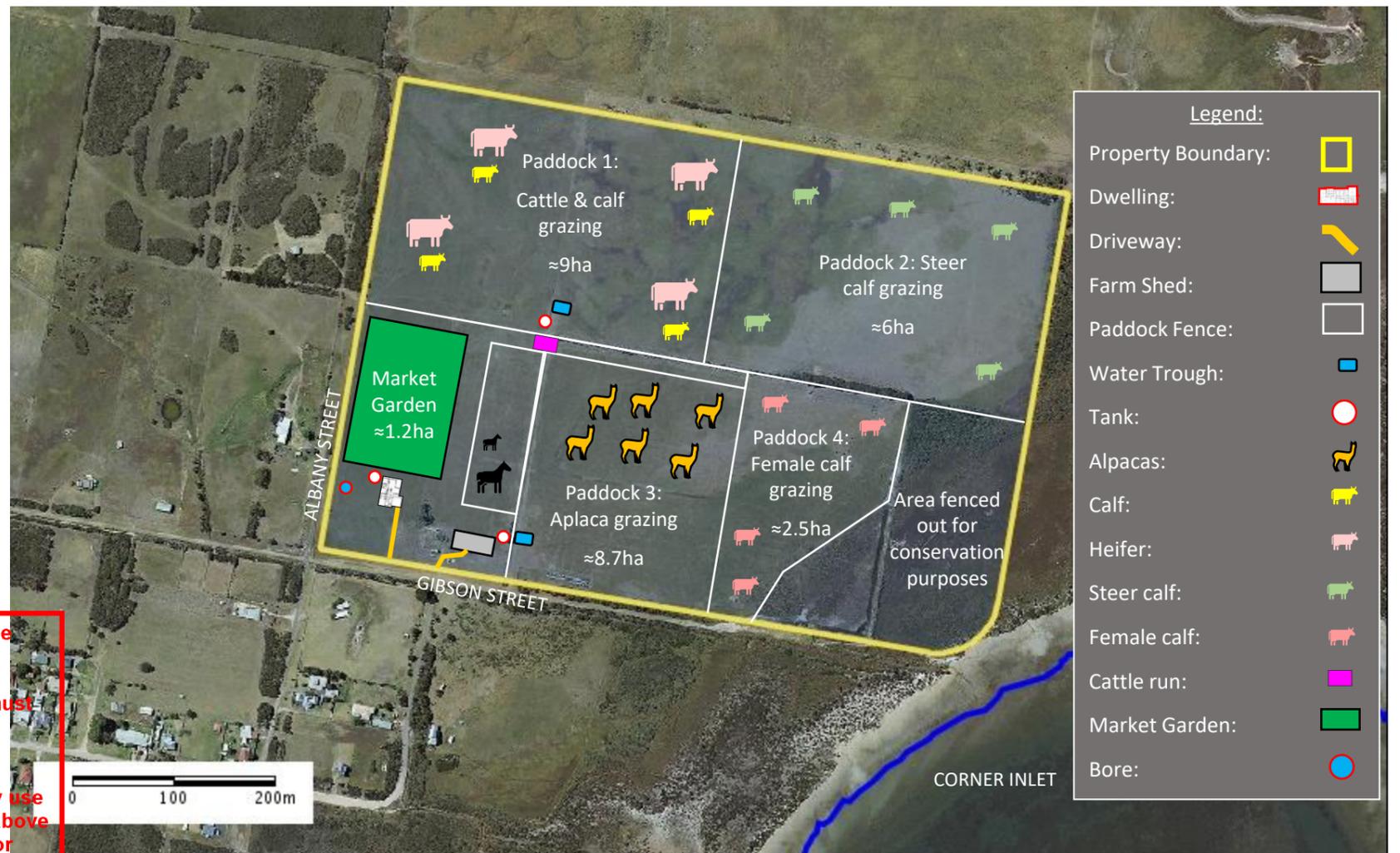
Helena aims to develop the operation in two stages:

Stage one (12 months):

- i. Construct driveway, paddock fencing and shed;
- ii. Sink a bore for supplementary water supply;
- iii. Carry out necessary pasture improvements;
- iv. Install water tanks on sheds and feed to new water troughs in paddocks 1 & 3;
- v. Shear alpacas and prepare wool for sale and
- vi. Commence market garden installation.

Stage two (12 months and on):

- i. Purchase 10 pregnant heifers;
- ii. Raise the calves on milk in paddock 1 up to 6 months of age;
- iii. Castrate the bull calves at 5-6 months of age and move them into paddock 2 prior to sale at 18 months of age;
- iv. Move the female calves into paddock 4 at 6 months of age;
- v. Sell the female calves at 15 months of age as breeding heifers;
- vi. Establish and irrigate a market garden using bore and tank water supply;
- vii. Carry out any necessary pasture improvement works as required and;
- viii. Shear alpacas annually and replenish the herd when their sale as 'protectors' occurs at maturity, i.e. 2 years.



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FARM ESTABLISHMENT COSTS :

• Fencing:	\$15,000
• Plumbing & tanks:	\$15,000
• Bore:	\$20,000
• Shearing and rearing shed:	\$50,000
• Troughs (x2):	\$6,000
• Cattle yards:	\$10,000
• Fertiliser:	\$1,000
• Seed:	\$2,500
• Heifer Purchase:	\$20,000

Total Establishment Costs: \$139,500

Ongoing costs (every 2 years starting in stage 2):

• Milk powder:	\$5,000
• Alpaca purchase:	\$3,000
• Maintenance:	\$15,000

Sub-total (2 yearly cycle): \$23,000

Annual Ongoing Costs: \$11,500

PROFIT AT FULL PRODUCTION (2 yearly cycle):

• 10 head of steers at \$2,000:	\$20,000
• 10 head of heifers at \$2,000:	\$20,000
• Alpaca Wool & sales:	\$10,000
• Market Garden:	\$40,000

Sub-total (2 yearly cycle): \$90,000

Annual Revenue: \$45,000

Annual Profit at full production:

\$45,000 - \$11,500 = \$33,500

DWELLING & SHED LOCATION WITHIN SUBJECT SITE

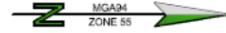
DWELLING ELEVATIONS (TO BE PROVIDED SHORTLY)

DISCLAIMER: BOUNDARIES SHOWN BY THICK DASHED LINES ARE APPROXIMATE ONLY. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.

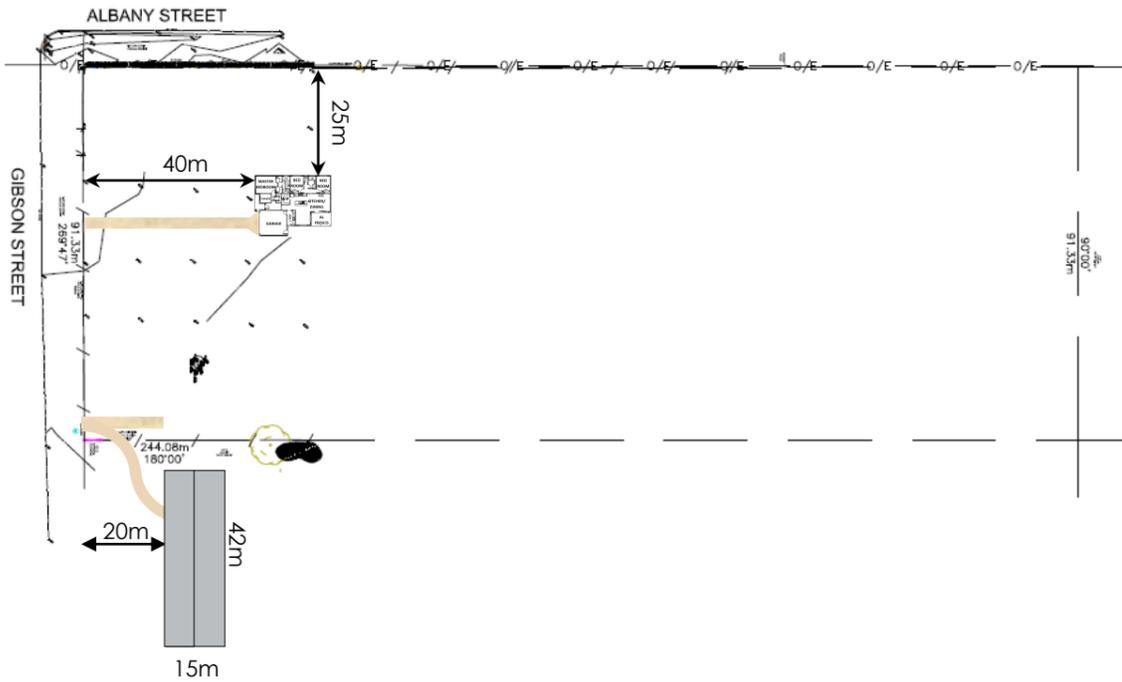
NOTE: THE ALIGNMENT OF TITLE BOUNDARY IS APPROXIMATE ONLY DUE TO ONE NAIL PRESENT AT TIME OF SURVEY. A RE-ESTABLISHMENT SURVEY MAY BE REQUIRED.

NOTE:
1. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) - PM 25 - RL 2.612 AS OF 09/07/21.
2. AHD HEIGHT HAS BEEN DETERMINED FROM THE PM NOTED ABOVE. THIS INFORMATION HAS BEEN OBTAINED FROM THE SURVEY MARKS ENQUIRY SERVICE (SMES) WEBSITE. THE ACCURACY OF THIS INFORMATION IS TO +/- 50mm. INTRAX CONSULTING ENGINEERS PTY LTD TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM (SMES). SHOULD THE CLIENT WISH TO CONFIRM THE SMES PM MARKER THIS OFFICE SHOULD BE CONTACTED FOR A MORE DETAILED INVESTIGATION.

NOTE:
DUE TO LONG GRASS ACROSS ENTIRE SITE & NATURE STRIP SOME SERVICES MAYBE OBSCURED & UNABLE TO BE LOCATED AT TIME OF SURVEY.



DWELLING AREAS	
GROUND FLOOR	152 m ²
GARAGE	37 m ²
PORCH	5 m ²
ALFRESCO	13 m ²
TOTAL	207 m²



FLOORPLAN



Preliminary Drawings
Should these drawings require a Planning permit or Developer approval, please ensure that approved plans are resubmitted for final working drawings.

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SITE PLAN		SCALE: 1:950	SHEET No.	Client's Signature / Date	REVISION:
BUILDER: VARTEL DEVELOPMENTS	CLIENT: PROPOSED RESIDENCE AT Lot 2 (No.52) Gibson Street PORT ALBERT POR Helena Palmer	DATE: 20-06-21	A1	Builders Signature / Date	
PO BOX 1094, MOE 3825 PH: 5133-0301 FAX: 5133-0308 WEB: www.vartel.com.au JOB No: V2427		DRAWN BY: DVC-HY			

DWELLING & SHED LOCATION WITHIN OVERALL FARM



PERSPECTIVE ELEVATION OF THE FARM SHED VIEWED FROM THE NORTHEAST SIDE

