



28 December 2021

Reference No: 21-633a

Mr Bimal Narayan
Senior Statutory Planner
Wellington Shire Council
By email: enquiries@wellington.vic.gov.au

RE: 195 Stockdale Road Stratford
APPLICATION P415/2021

Dear Mr Narayan,

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.

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We act for the permit applicant in this matter and write in response to your request for further information. We now submit the following on our client's behalf:

- + Copy of the certificate of title;
- + Plans drawn to scale showing the location of all buildings on the land. Existing buildings on the land include the dwelling and associated outbuildings and the shed in which the welding is proposed to occur. The shed is 9mx18m (162sqm in area). It is accessed via an existing driveway running alongside the north boundary. These plans should be read in conjunction with the copy of the building permit for the shed that was submitted with the application.

You have requested a nominated email address for contacting the applicant. Please use:

info@harlockjackson.com.au

We now provide the following responses in relation to the additional information sought.

Staff numbers

There will be no staff. Mr [REDACTED], who lives on the land, will operate as a sole trader.

Amenities for staff

There is no requirement for amenities because there will be no staff. Mr [REDACTED] will use the amenities available in the dwelling.

Hours of operation

Mr [REDACTED] proposes to work from 7.00am to 4.00pm on Mondays to Saturdays.

Any advertising signs

No advertising signs are proposed.

Access to the business

The business will be accessed via the existing driveway shown on the plans.

Location of adjoining neighbours and potential impacts to these neighbours

The location of dwellings on adjoining and neighbouring land is shown on the enclosed plans. The nearest dwelling is 234m from the northern communal boundary. The proposed shed is a further 25m off the northern boundary. Other dwellings are substantially further away. There are no dwellings on the land opposite the site.

There would be no unacceptable impacts on neighbours because:

- + The extensive separation distances will mitigate any impacts;
- + All welding activities would occur inside the shed;
- + The hours of operation can be restricted by condition of a planning permit; and
- + There will be minimal traffic arising from the business; and

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- + There will be no odour and minimal waste.

Details of use of surrounding land

The use of surrounding land is shown on the enclosed plans. All surrounding land is in the Farming Zone.

External lighting details for the business

There is no external lighting and none is proposed.

Number of customers expected to the site

Customers will rarely visit the site and in the event by appointment only. Visitors to the site will be rare in number and even more rarely would there ever be more than one customer on the site at once.

Car parking areas for staff and customers

No staff are proposed. Mr [REDACTED] will park either near the shed or by the house as he does presently.

There will be no staff.

Customers will park outside the shed. There is no need for formal dedicated car parking as the visitors to the site will be rare in number and even more rarely would there ever be more than one customer on the site at once.

Storage areas for the business

Storage will occur inside the existing shed.

Details and plans of any buildings proposed with the application

No new buildings are proposed. All activities associated with the proposed welding operation will occur within the existing shed which is shown on the plans submitted with the application.

The shed was erected with the required building permit and sits on a 160mm concrete floor which in turn sits on a sand then gravel base. The shed is accessed via an existing driveway running alongside the northern boundary.

Any other information relevant to the application

The land is in the Farming Zone. There are no overlays pursuant to the Wellington Planning Scheme.

The proposal will utilise existing buildings and access available on the land. It will be a small one person operation with minimal traffic movement arising as a result of its operations. The shed was erected with the required building permit and sits on a 160mm concrete floor which in turn sits on a sand then gravel base.

The building is well beyond any of the threshold distances that would trigger a permit for buildings within the Farming Zone (the triggers being 40m of a Road Zone Category 2, 5m of a boundary, 100m of a dwelling on neighbouring land, and 100m of a waterway wetlands or designated flood plain).

Clause 22.02 is focussed on protecting agricultural land by discouraging dwellings, creation of small lots and boundary realignments for the purpose of creating small lots for housing purposes. The proposal will not compromise any of these objectives.

The policy also seeks to discourage the use and development of agricultural land that would be incompatible with its sustainable use for ongoing agricultural production.

The site is only 25hectares in area. No development is proposed. The land is not a viable farming unit. It is not presently used for any ongoing agricultural production although Council has recently issued a Notice of Decision to use the land for dog breeding (a form of agriculture). The proposal is not incompatible with this policy objective.

We note that the site is not located within the sensitive Macalister Irrigation District.

Whilst the use proposed is a form of industry, the proposed enterprise is a small low key operation set back 140m from the frontage and well separated from neighbouring dwellings (as nominated on the plans). It is essentially a home based business.

There will be no adverse amenity impacts.

Details of how the business is to be operated



The proposed welding business would be a small light fabrication operation eg light trailers, horse floats and maintenance thereof.

All welding would occur inside the existing 162sqm shed.

The only waste is scrap metal that would be kept in 1 scrap bin (3x2x1.8m) which would be kept in the shed. It would be collected once a month. One wheelie bin would store incidental rubbish and would be wheeled to the house and disposed of with domestic waste.

We trust this addresses the information sought and concerns raised and look forward to your early direction for the application to be advertised.

In the meantime, if you have any further queries please do not hesitate to contact the undersigned.

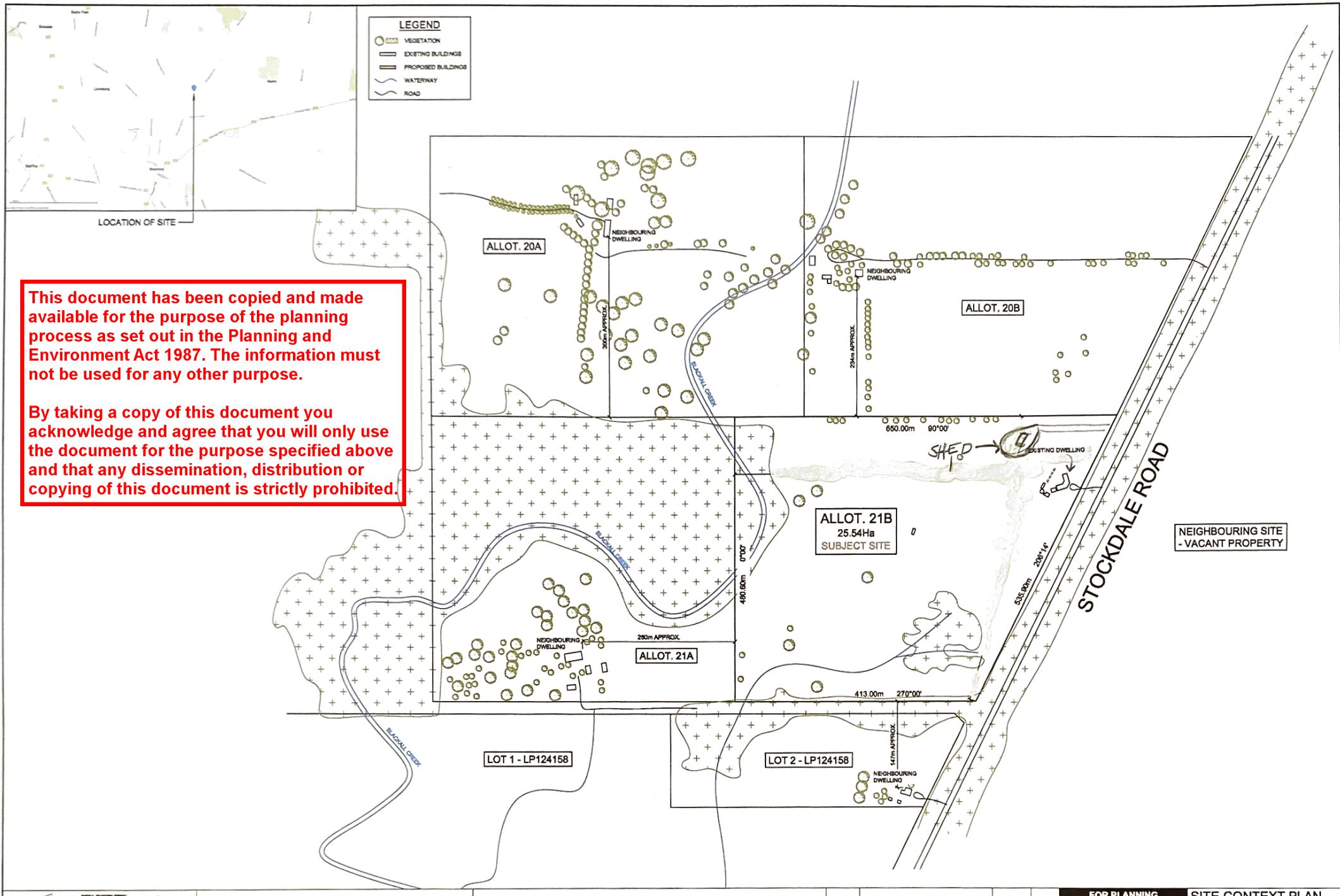
Yours faithfully,

Virginia Jackson
DIRECTOR

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