

Planning Department Murrundindi Shire Council in support of my application for "use of the land for caravan, boat and self storage" at 7 Cheviot Road, Yea the following information is provided as requested in support.

1. The self storage units are 20x8x8 feet shipping containers painted in muted tones and I propose to have 20 of them. See location on site plan. The number of caravans, boats and vehicles in storage may likely to number 50, again see site plan for location.

The containers as stated are 20ft long and are located along the rear boundary adjacent to the seasonal creek. The caravans and/or vehicles will vary in length and height dependent on the model and in both cases are adjacent to neighbouring properties which are vacant.

The proposed functionality of the area is of some 5000 square metres in area and is safely accessed off Limestone Road with the gate entry set far enough in that car and caravan will not impede traffic flow along Limestone Road. As per the site plan you will see by the positioning of the shipping containers and allocated area for caravans etc will allow vehicles to enter and leave via the one gate without congestion. Parking for clients own vehicles is not and will not be provided only for the purposes of drop off and pick up.

The operating hours for the proposed storage facility will be from 8.30am to 6pm on an as needs basis 7 days a week.

The proposed landscaping intended will be natives along the boundary fence line of Limestone Road to soften the visual impact. The boundary fence line to the creek is already significantly planted out and the adjoining property is vacant land.

2. As the proposed site is only approx 3 acres in size it is hardly suitable for agricultural production but if we were to sell the property at some time in the future the caravans, boats, vehicles and containers are not permanently anchored to the ground so therefore could be removed and the entire area could be taken back to agriculture use.

3. I have spoken with a Aboriginal Heritage Advisor and have included or intend to include a Cultural Heritage Management Plan, if required, with my application.

Included with my application is a scaled site plan as requested showing the location and area to be used for storage.

Location of the proposed cross over access point to the storage area. Also showing set backs of the containers, boats and caravans from 2 boundaries.

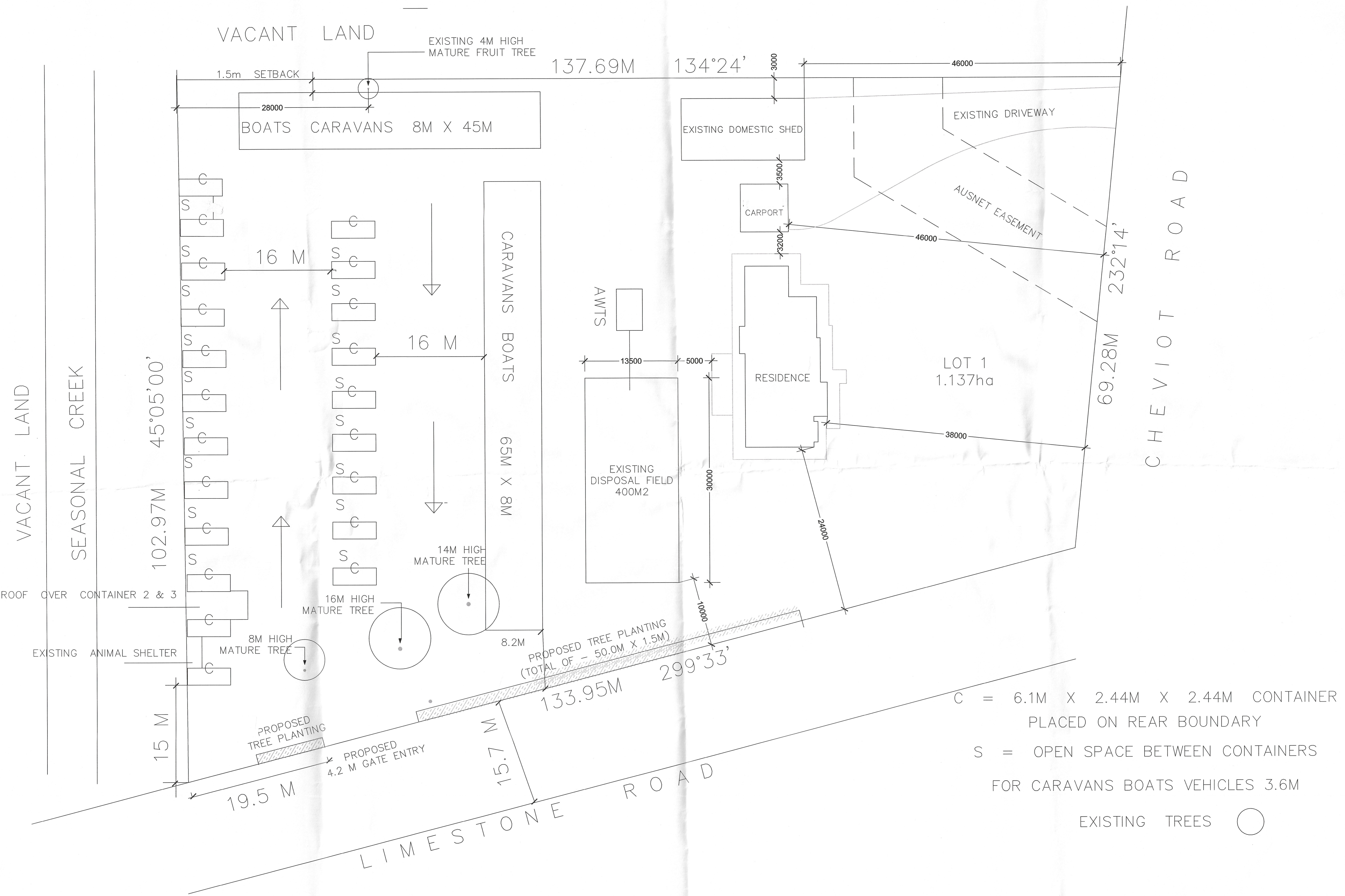
The site plan shows an Ausnet easement to the front of the property and has no relation to the proposed storage area. Native vegetation in the proposed site area is non existent due to previous farming activity "sheep grazing" and there is no natural water course running through the area.

I would like to address a few points that were noted in the letter from

██████████ dated 19th October 2018. Please include in my application permission to approve the new crossing that has been constructed from Limestone Road onto my property.

The roof cover over the first and second container referred to as a carport is attached to those 2 containers and is not anchored into the ground.

The tin shed next to the first container is an animal shelter. The numerous cars and trailers are my own personal property and are not part of the commercial storage business. The sign on my fence and the banner on the farm fence on the Goulburn Highway, which have been removed at your request, would also need to have the appropriate permit issued so as I may continue to promote the storage facility.



C = 6.1M X 2.44M X 2.44M CONTAINER
PLACED ON REAR BOUNDARY

S = OPEN SPACE BETWEEN CONTAINERS
FOR CARAVANS BOATS VEHICLES 3.6M

EXISTING TREES ○

	BUILDING DESIGN & DRAFTING 50A TAYLOR STREET, ASHBURTON, VIC 3147 PHONE / FAX : 9885 5402 Chris Evans MOBILE : 0407 352 685 DP-AD 1025 EMAIL : cevan@iimetro.com.au	CLIENT : NEVILLE ROBERTS PROJECT : PROPOSED SITE WORKS ADDRESS : 7 CHEVIOT ROAD, YEA TITLE : PROPOSED SITE PLAN	DATE : JANUARY 2019 SCALE : 1:250 (A1) JOB NO : 04 / 2019 DRAWN : L. SANDERS CHECKED : C. EVANS PAGE : 1 OF 1	
	Revision - 22 March 2019			

DRAFT DEVELOPMENT PLAN

66 Racecourse Road, Yea

C.A. 18 (Part) & 19 (Part)

STAGES 3 & 4

1. INTRODUCTION

This Development Plan (DP) comprises this document and the accompanying plan. It has been prepared for the last two stages in an overall subdivision located on the western side of the Yea Township and zoned Residential 1.

The Development Plan has been prepared in accordance with the requirements of the Development Plan Overlay (DPO) provisions of Clause 43.04 of the Murrindindi Planning Scheme and Schedule 1 to the Overlay. The DP is consistent with the Yea Structure Plan (December 2014) that also forms part of the Murrindindi Planning Scheme.

A planning permit for the subdivision, use and development of land must be generally in accordance with the Development Plan.

2. STAGE 4 AND 5 DEVELOPMENT PLAN AREA

This development plan applies to Stages 3 & 4 of the subdivision known as the "*Habitat*" located at 66 Racecourse Road, Yea. The subject land is located approximately 0.75 kilometres west of the Yea township commercial centre.

The land is bound to the north by the Goulburn Valley Highway and Racecourse Road to the south. To the east and west is General Residential zoned land that is predominantly similar lot sizes to the other subdivision lots. Stage 3 of the subdivision will be accessed via an extension to Newbury Chase, an existing road network. Stage 4 will be accessed via Racecourse Road and internally via Innisfail Rise.

Under the Murrindindi Planning Scheme, the subject land is zoned Residential 1 with a Development Plan Overlay (DPO) Schedule 1.

The subject land is within the existing water and sewerage district of the Yea Township. Electricity and telecommunications will be supplied to each of the Stages. Stormwater drainage for each of the stages will follow water sensitive urban design principles. Schedule 1 to the DPO requires that the Murrindindi Shire Council must approve a Development Plan prior to any planning permit being granted for the subdivision of the land.

A Development Plan had been approved for all Stages of the subdivision but exceeded its 10 year expiry date, therefore a new Development Plan is required for the uncompleted stages, 3 & 4. There are no other properties within this Development Plan Overlay.

3. DEVELOPMENT PLAN OBJECTIVES TO BE ACHIEVED

The planning objectives of this Development Plan are to:

- Achieve a residential subdivision that respects the neighbourhood character
- Responds to the physical and environmental conditions and restraints of the site and locality.
- Provides a road network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Provide servicing to the appropriate service authority standards.
- Provide access and drainage infrastructure in accordance with the Infrastructure Design Manual.
- Ensure the pedestrian linkage with the bike path known as the Yea - Tallarook rail trail to provide access to the town centre.
- Protect existing native vegetation and provide landscaping and streetscape treatment.
- Provide for the staging of subdivision
- Assess need for an open space contribution in accordance with the Subdivision Act 1988.
- Ensure bushfire risk and bushfire protection measures are considered.
- Protect water quality, provide adequate stormwater runoff, recognise existing drainage lines and provide drainage reserves to meet current water sensitive urban design principles
- Design residential subdivision to meet the requirements of the Murrindindi Planning Scheme and Clause 56.
- Complete the final two stages of the overall subdivision design.

4. ROADS AND OTHER INFRASTRUCTURE UPGRADES

Provide infrastructure to meet the requirements of the Murrindindi Shire Council and relevant service authority standards. Ensure roads, footpaths and drainage are in accordance with the current provisions of the Infrastructure Design Manual.

Design the new intersection with Racecourse Road taking into account the orientation of the lots at the entrance and how the abutting lot frontages will impact on the visual design of the entranceway to the subdivision.

5. PUBLIC OPEN SPACE

Public open space has previously been provided by way of an open space reserve created as part of stage 1 of the original subdivision and located with frontages to Mulqueeny Lane, Clarence Way and Newberry Chase.

Access shall be provided to the Great Victorian Rail Trail from the two new internal roads as shown on the plan.

6. BUSHFIRE RISK

As the Development Plan area is within a designated bushfire prone area, new dwellings must be built to a minimum BAL 12.5 construction standard.

7. CONTAMINATION

At subdivision stage confirmation will be provided that the site is suitable for a residential/sensitive use.

8. LOCALITY PLAN – Yea Structure Plan (2014) – Page 26

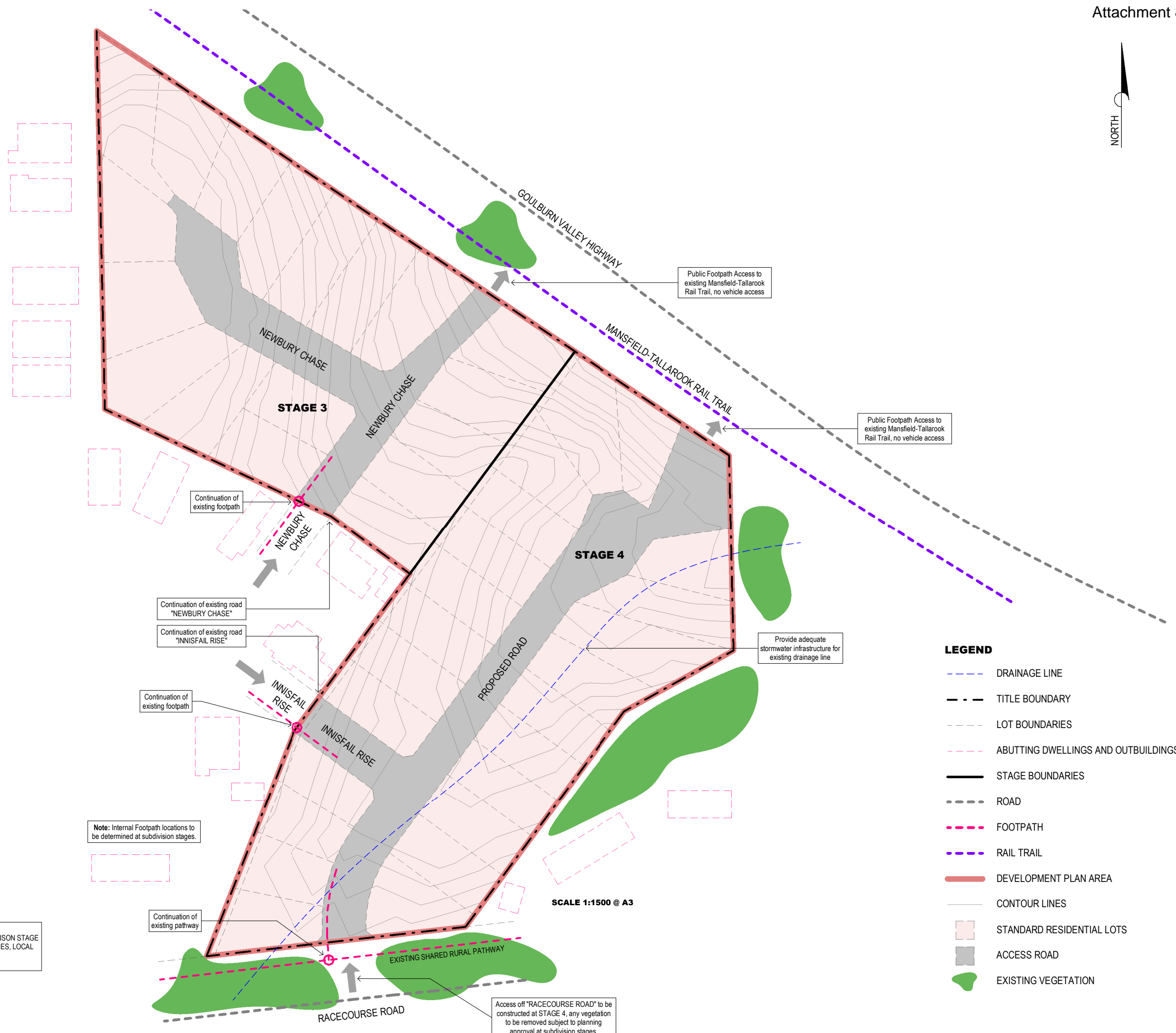
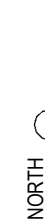
Location of Stage 3 & 4 of
subdivision known as 66
Racecourse Road, Yea (*The
Habitat*)



PLAN 4: YEA STRUCTURE PLAN

Scale
0 500 1000 1500m

9. DEVELOPMENT PLAN FOR STAGES 3 and 4 ATTACHED



BUSHFIRE RISK:
PART OF THE DEVELOPMENT PLAN AREA IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. NEW HOMES, ALTERATIONS AND/OR ADDITIONS LOCATED IN A DESIGNATED BUSHFIRE PRONE AREA MUST BE BUILT TO A MINIMUM BAL 12.5 CONSTRUCTION STANDARD.

NOTES:
DETAILED ALIGNMENT OF ROADS AND LOT BOUNDARIES TO BE DETERMINED AT SUBDIVISION STAGE EXCAVATIONS AND BUILDINGS TO BE LOCATED OUTSIDE THE BUILDING EXCLUSION ZONES. LOCAL PLANNING SCHEME BOUNDARY AND ROAD OFFSETS STILL APPLY. ALL BOUNDARIES, ROADS AND EXCLUSION ZONES ARE SUBJECT TO SURVEY.

TAYLOR
CONSULTING ENGINEERS

LEGEND

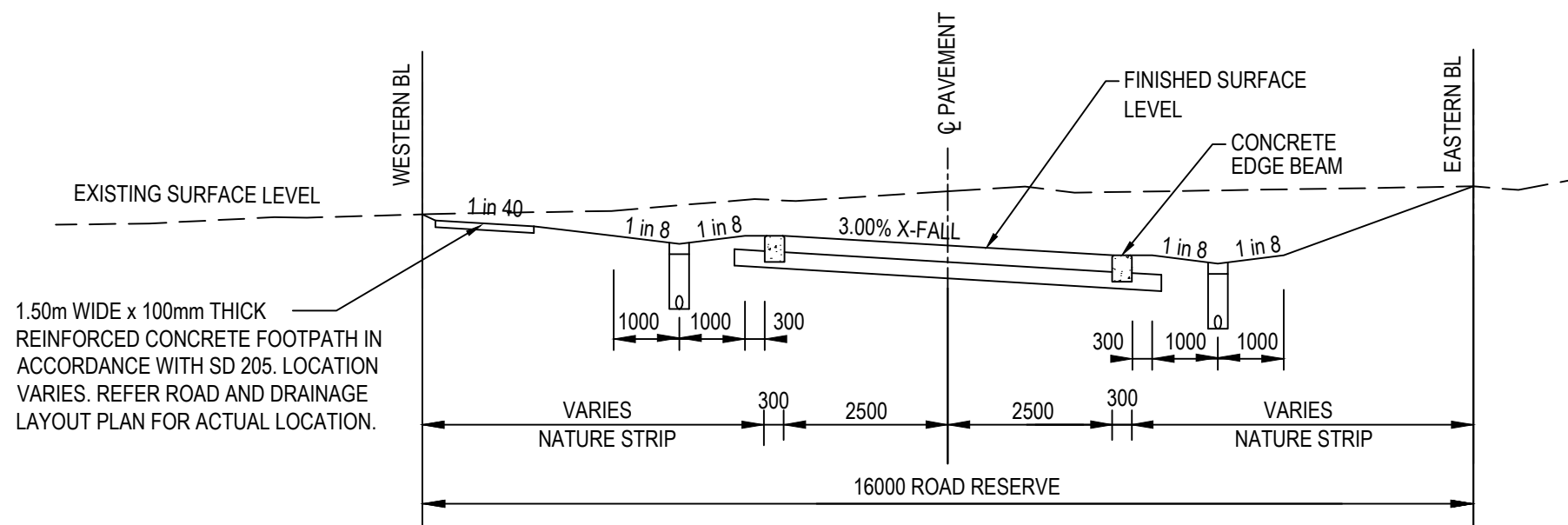
- DRAINAGE LINE
- TITLE BOUNDARY
- LOT BOUNDARIES
- ABUTTING DWELLINGS AND OUTBUILDINGS
- STAGE BOUNDARIES
- ROAD
- FOOTPATH
- RAIL TRAIL
- DEVELOPMENT PLAN AREA
- CONTOUR LINES
- STANDARD RESIDENTIAL LOTS
- ACCESS ROAD
- EXISTING VEGETATION

SCALE 1:1500 @ A3

Note: Internal Footpath locations to be determined at subdivision stages.

Access off "RACECOURSE ROAD" to be constructed at STAGE 4, any vegetation to be removed subject to planning approval at subdivision stages.

HABITAT ESTATE - STAGE 4 - CONCEPT PLANS

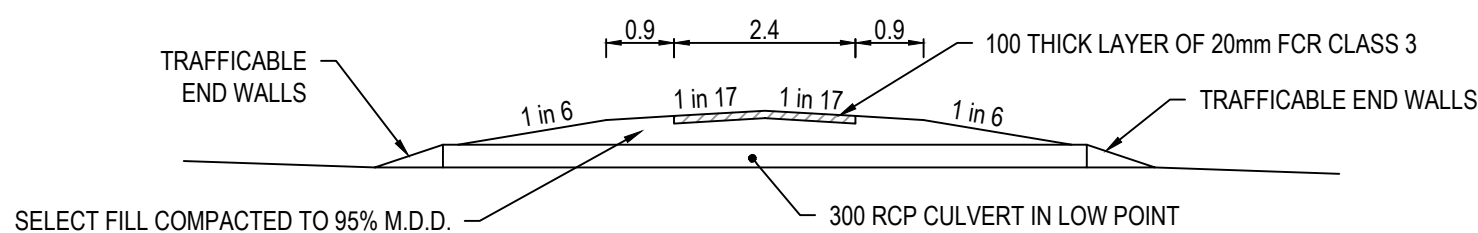


PAVEMENT DETAIL

WEARING COURSE	30mm COMPACTED DEPTH 7mm TYPE N ASPHALT
BASE COURSE	150mm CONSOLIDATED THICKNESS OF 20mm CLASS 2 FINE CRUSHED ROCK COMPACTED TO 98% M.D.D.
SUB-BASE COURSE	150mm CONSOLIDATED THICKNESS OF CLASS 3 20mm FINE CRUSHED ROCK COMPACTED TO 98% M.D.D.

TYPICAL PAVEMENT CROSS SECTION

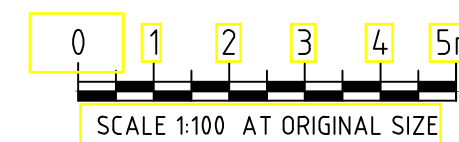
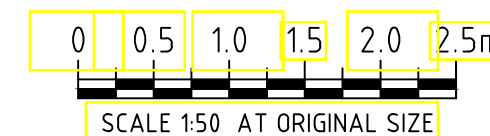
SCALE: H 1:100 V 1:50



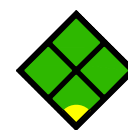
WALKWAY TYPICAL SECTION

SCALE 1:100

WARNING!!
BEWARE OF UNDERGROUND SERVICES
The locations type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site and site locations obtained from the relevant authorities before commencement of any works. No guarantee is given that all existing underground services are shown.



PLAN No.	TITLE	No.	DATE	DESCRIPTION	APPD
1		0	1/03/19	PRELIMINARY ISSUE	K.R.



BUNDALAGUAH ENGINEERING

A.C.N. 063 010 444

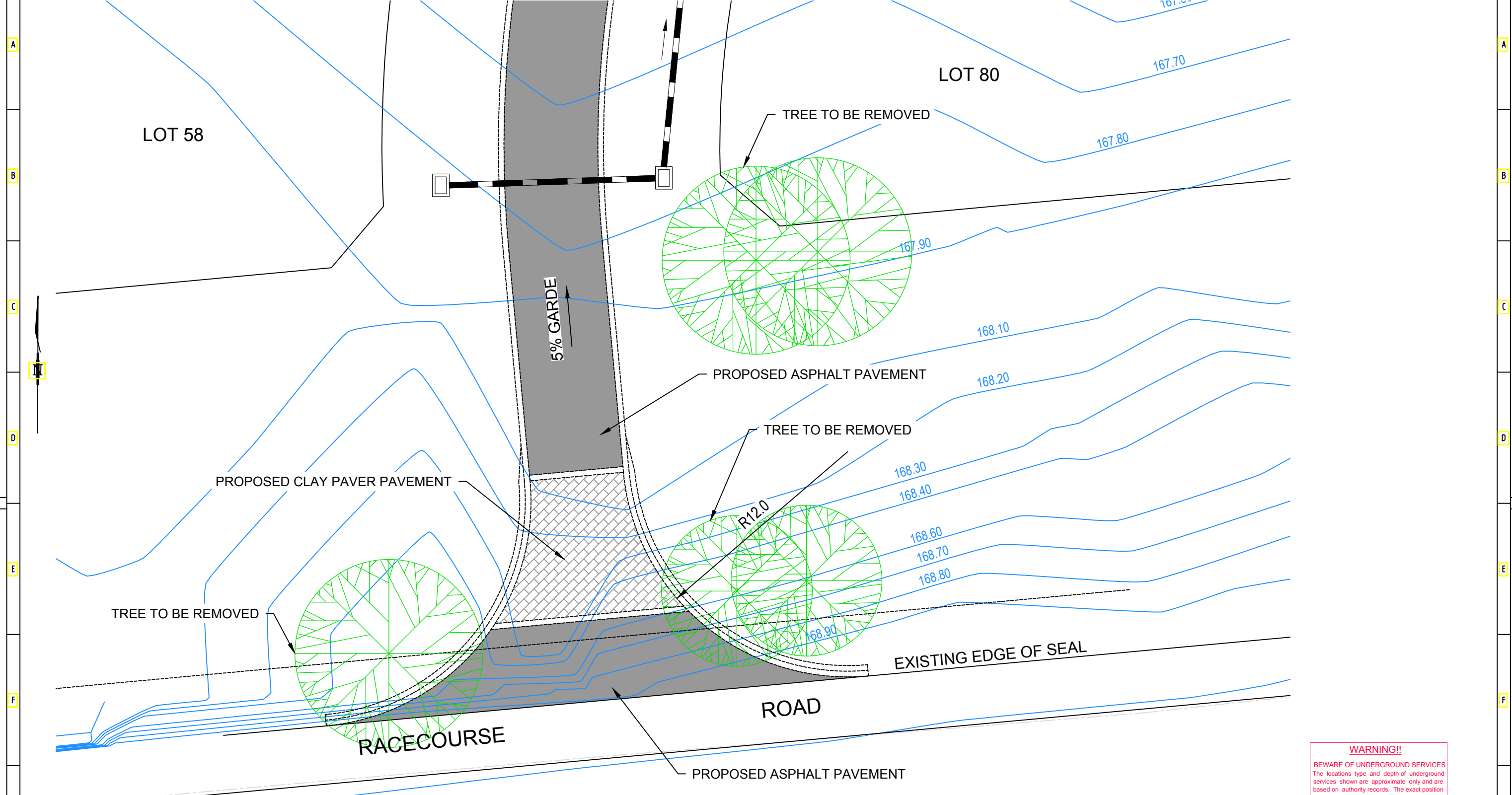
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Email: kim@bundalaguah.com.au

DESIGNED:	K. RHODES 07/08/18
DRAWN:	L. BŠNJAK 07/08/18
CHECKED:	K. RHODES 07/08/18

MURRINDINDI SHIRE COUNCIL

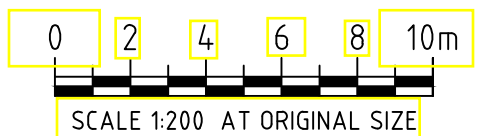
DRAWING No. A3-555-01

HABITAT ESTATE - STAGE 4
RACECOURSE ROAD, YEA
TYPICAL SECTION & DETAILS



PROPOSED INTERSECTION LAYOUT
SCALE: 1:200

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MURRINDINDI SHIRE COUNCIL		DRAWING No.	A3-555-02	REV.	0
HABITAT ESTATE - STAGE 4 RACECOURSE ROAD, YEA INTERSECTION PLAN					