

# VINYARD PRECINCT STAGE 1

A SUBMISSION CONCERNING ZONING  
Of 28 CHAPMAN ROAD, VINEYARD



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## VINEYARD PRECINCT PLAN STAGE 1

I am presenting this submission on behalf of my brother (John Belme) and myself (Michael Belme) as owners of the property at 28 Chapman Road, Vineyard.

The submission specifically refers to our property but may also apply to other areas and is based on three points for consideration.

- 1) Need for building sites.
- 2) 1 in a 100 year Flood Level Line (FLL).
- 3) Suitability of available land.

### **Point 1**

The NW priority corridor land releases are nearing the end of available areas to be released.

A significant amount of the land recently released is less than ideal for residential construction due to low lying areas that may be subject to flooding.

The land that is available needs to be fully utilised as the housing density in the flood prone areas will be well below average.

### **Point 2**

'New development can only occur on flood prone land if building structures can be located above the 1 in a 100 year flood level' (p19 Planning Report).

This FLL determines where building structures can be placed and has been a major influence in determining Environmental Living and Low Density Residential zones.

On the current plan, the FLL has been applied differently for properties along Windsor Road compared to those along Crown Road.

See appendix A which comes from p20 of the Planning Report.

South West of the Killarney Chain of Ponds, some of the properties are split into two zones along the FLL whereas none of the properties in the North East are split into zones along the FLL.

Very similar properties with land above the FLL are zoned Environmental Living in the NE but are zoned Low Density Residential in the SW.

Many good quality building blocks would become available by applying the FLL as the boundary between differently zoned areas.



**Point 3**

The suitability and quality of land depends on many factors. The first test is to have building construction sites above the FLL. Other factors may include the natural state of the land and the environment in which it is located, whether it is level and/or flat as well as access to facilities such as transport, schools, shopping centres, parks as well as other enhancements and constraints.

Applying the above three points to 28 Chapman Rd. indicates that there is an area above Crown Rd. (2610 square metres) which passes the FFL test with good sites for building structures.

The land is flat, almost level, rising gently towards the NE.

Vineyard station is 1.4 km from the property along Chapman and Bandon Rd.

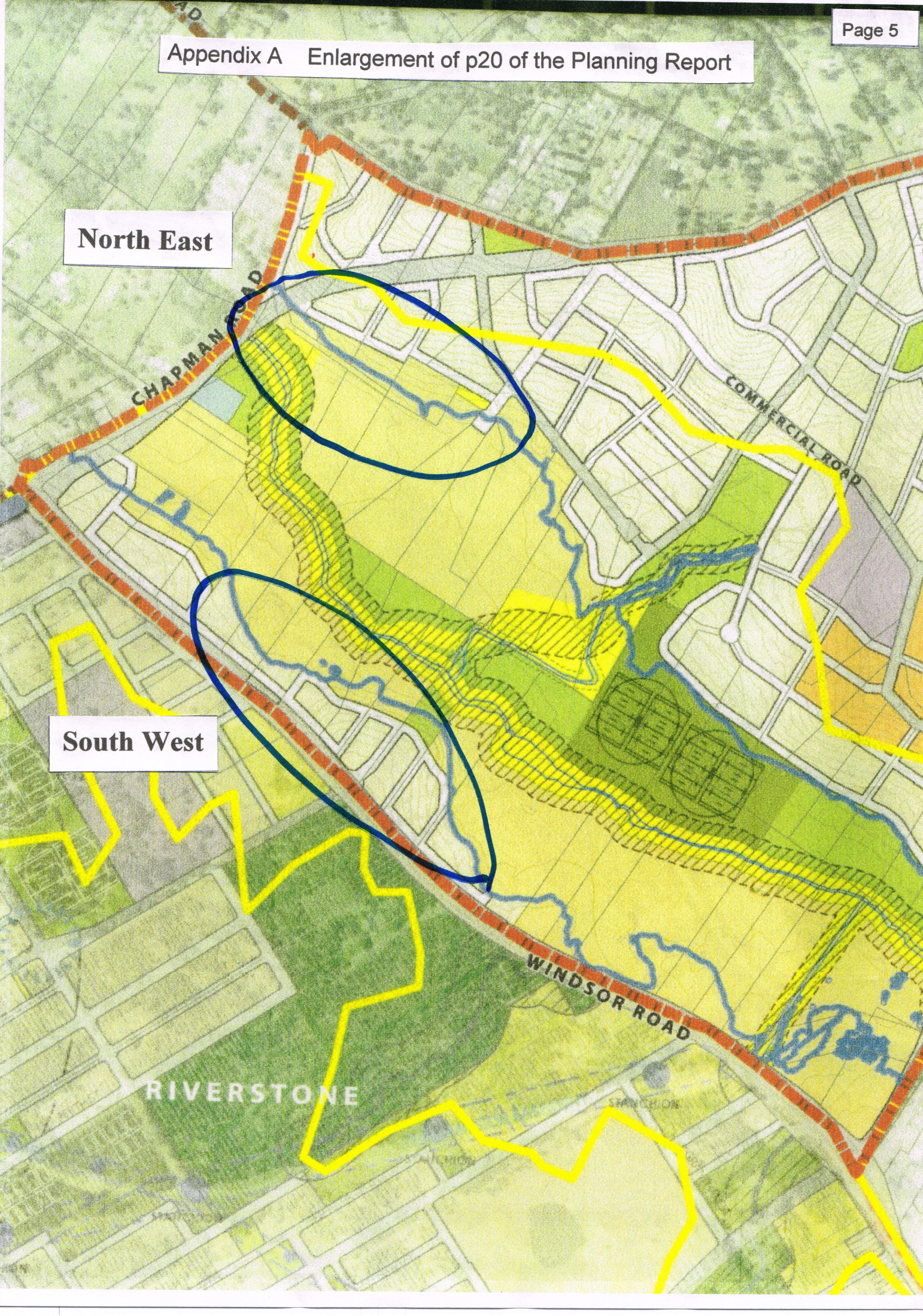
By default, due to the small size of the Vineyard precinct the property is close to the available facilities.

Please refer to appendices A to D for more detailed information.

***I submit that the land uphill of Crown Rd. which is essentially the 1 in 100 year Flood Level be zoned Low Density Residential***



Appendix A    Enlargement of p20 of the Planning Report

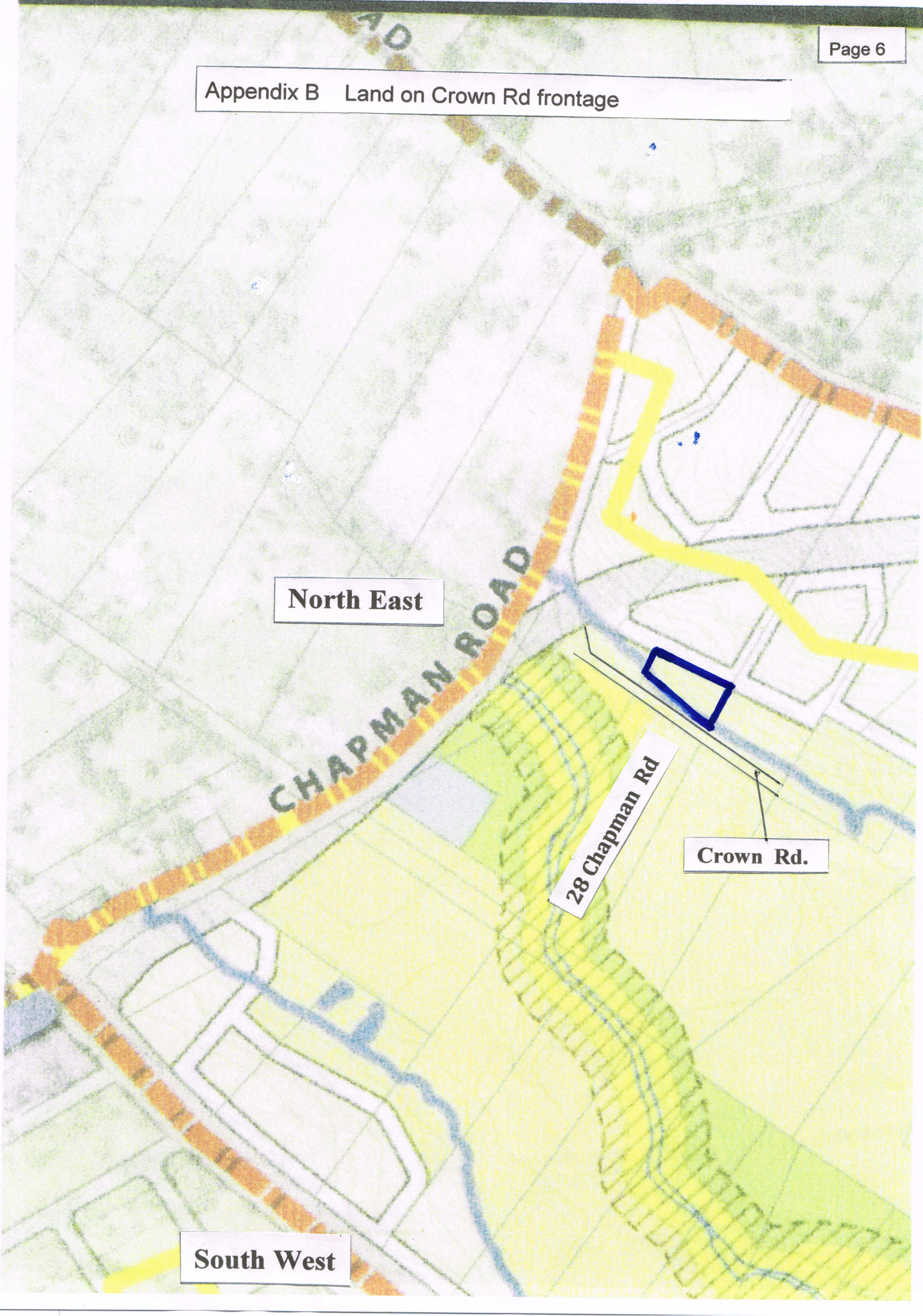


**North East**

**South West**



Appendix B Land on Crown Rd frontage



North East

CHAPMAN ROAD

28 Chapman Rd

Crown Rd.

South West



28 Capman Rd Vineyard, Crown Rd frontage.

Write a description for your map.

Legend

Appendix C    Airial View of the land



28 Chapman Rd

Crown Rd.

28 Chapman Rd

60 m



