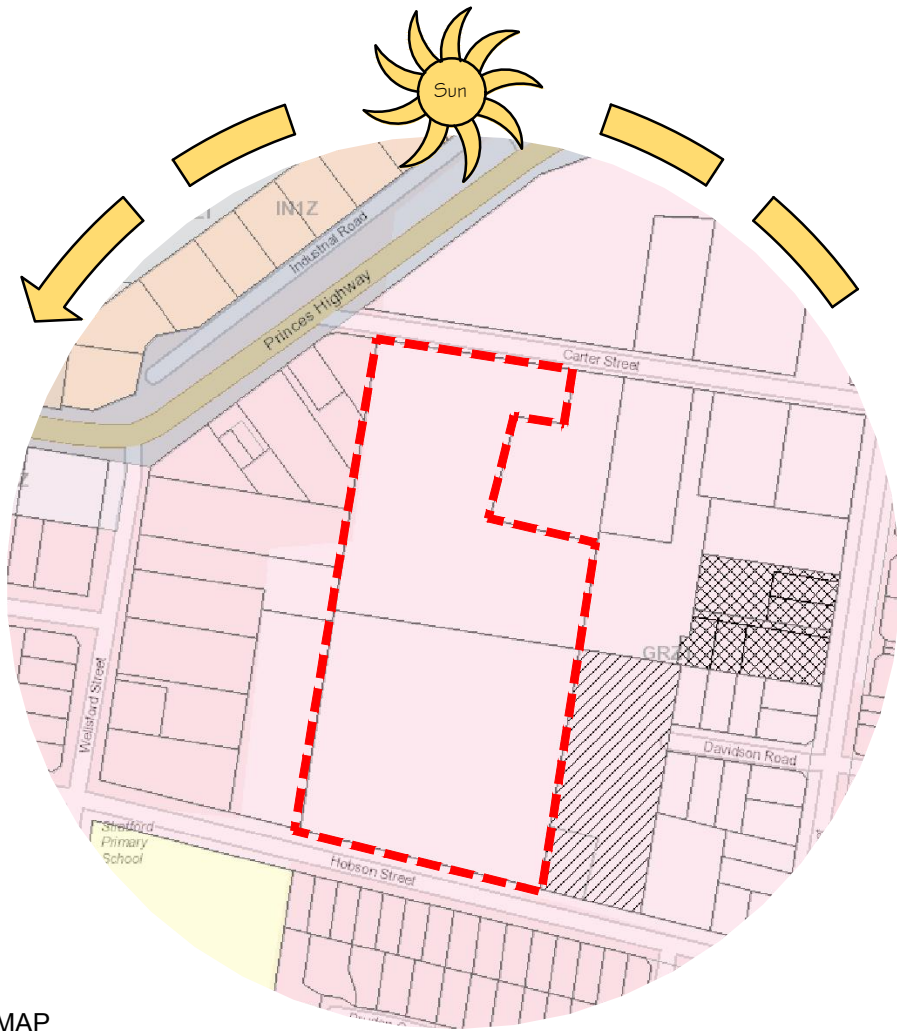
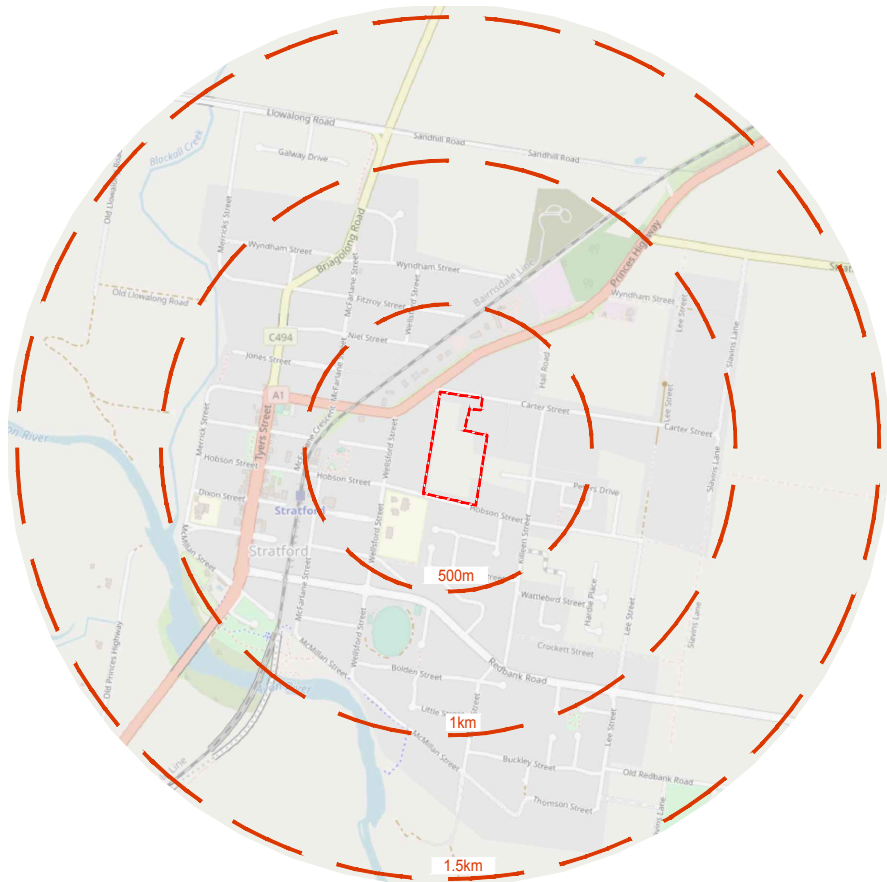




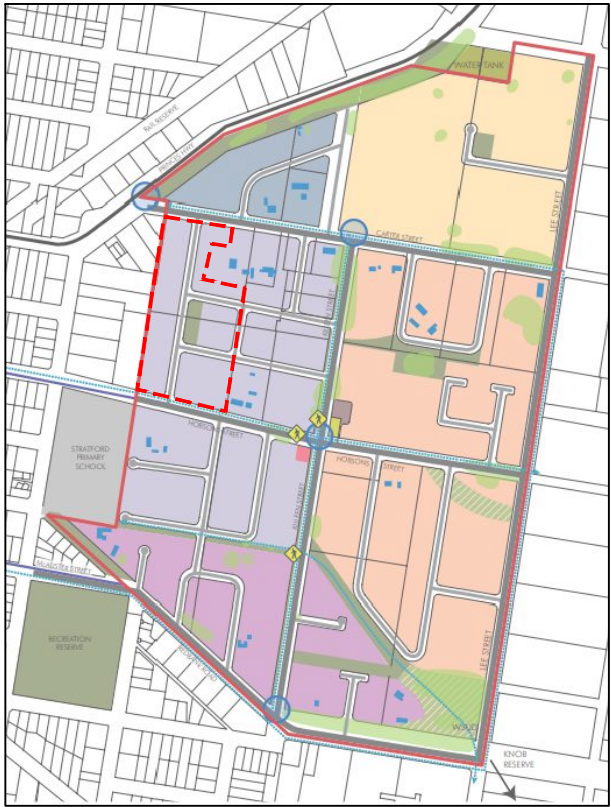
PLANNING MAP
(Approximately 200m radius from site)



LOCALITY PLAN
(Approximately 1.5km radius from site)

Notes

- 1. Site:** 18 Carter Street & 41-57 Hobson Street, Stratford form part of the East Stratford Development Plan and offer 5.993 hectares of land located directly north east of the Stratford township. There is an existing house present on the site. There is no known contaminated soil or significant noise/odour sources present.
- 2. Surrounding Area:** The Stratford township is on the immediate periphery of the site and is accessible via Princes Highway. Stratford is situated approximately 15kms north of Sale and 186kms east of Melbourne. It is a rural township within the Shire of Wellington.
- The site abuts properties zoned as general residential on all sides.
- Land to the east and west contain a mix of residential and low density residential properties ranging in size from approximately 900m² to 8700m².
 - Land to the south and contains paddocks zoned (GRZ1) and further south residential properties.
 - Land to the north contains paddocks zoned (GRZ1) and further north Industrial factories.
- 3. Topography:** Land within and surrounding the site is flat.
- 4. Views:** There are no significant views to or from the the site.
- 5. Infrastructure:** Reticulated water electricity and telecommunication services are present along both Carter and Hobson Street. Reticulated sewer is present along Hobson Street.
- 6. Vegetation:** Most of the site is free from significant vegetation, a number of large native trees line the east and west boundaries within neighbouring properties and the existing dwelling is surround by screening vegetation. (Refer to Native Vegetation Assessment Report by ID Ecological Managment).
- 7. Planning:**
- The site is within a General Residential Zone - Schedule 1 (GRZ1)
 - A Development Plan Overlay - Schedule 1 (DPO1) covers the site
 - The entire site is situated within a Designated Bushfire Prone Area
- 8. Streetscape:** Carter Street is a bitumen Road approximately four meters wide and features open swale drainage along both sides. Hobson Street is a double lane bitumen road approximately 7 metres wide featuring underground services and concrete crossing along recently devloped sections and overhead electical lines, open swale drainage and gravel crossings elsewhere.



East Stratford Outline Development Plan

Opportunities:

- To provide increased residential development within close proximity to Stratford.
- To encourage an increase in population growth to contribute to the vitality of the Stratford community.
- To meet market gaps in medium to premium housing contributing to diversity of choice.
- The flat topography of the site.
- The lack of vegetation within the site.
- Opportunity to upgrade abutting connector roads

Constraints:

- The bushfire threat in the surrounding area.
- The lack of drainage infastructure

1	Prepared as part of planning application	JSLY	BB	March 2024
No.	Revision Description	Drawn	Checked	Date

TO BE APPROVED

Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.

SITE & CONTEXT DESCRIPTION - NOTES

Proposed Subdivision
18 Carter Street, Stratford
Wellington Shire Council
30635P1 Version 1
Sheet 3 of 3
Date : March 2024

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500
admin@millarmerrigan.com.au
millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Morwell 156 Commercial Road, 3840
Sale 6-8 Wellington Park Way, 3850
Mail P O Box 1170, Sale 3850
M 0418 402 240
nbagroup.com.au