

1 SUMMARY

Proposal	Boundary realignment
Site Location	23 Bambra Rd, Aireys Inlet & 115 Bimbadeen Drv, Fairhaven
Title Details	Vol 9687 Fol 762 Lot 1 on LP203794S Vol 10687 Fol 721 Lot 3 on PS431010T
Land Size	40.04ha (total)
Zoning	Rural Conservation Zone
Overlays	Wildfire Management Overlay (WMO) Design & Development Overlay (DDO11) Environmental Significance Overlay Land subject to Inundation Overlay

2 LOCATION

The subject site comprises two allotments which straddle the Painkalac Creek. 115 Bimbadeen Drive, on the west and 23 Bambra Road on the east.

3 SITE AND CONTEXT DESCRIPTION

The property at 115 Bimbadeen Drive consists of an existing dwelling and associate outbuildings as well as a horse trail riding business 'Blazing Saddles', with its associated buildings and holding yards.

The property at 23 Bambra Road is cleared grazing land. It has approval for a dwelling, with associated building envelope, at the very northern end of the site, in planning permit 97/7281.

Blazing Saddles has been using the property at 23 Bambra Road for agistment of its horses for a number of years.

4 PROPOSAL

It is proposed to realign the boundaries between the existing lots, to include the majority of the grazing land with the land containing Blazing Saddles (115 Bimbadeen Drive). This will ensure certainty for Blazing Saddles by guaranteeing access to land to keep the horses required to run the business.

- Lot 1 will consist of 3.276 ha at the north end of the site, fronting Bambra Road. This will include the area approved for a dwelling and the existing building envelope. This lot will be consistent with the lots to the north (lots 1 & 2 on PS431010T).
- Lot 2 (in 2 parts) will be the balance of the land.

A plan of proposed subdivision has been included with this application.

5 CONCLUSION

Councils' support for the boundary re-alignment is requested as:

- No additional lots will be created.
- The proposed lot 1 will be consistent in size with the lots to the north and the existing building envelope, and restrictions will remain on this lot.
- Combining the grazing land with 115 Bimbadeen Drive will provide certainty for the business (Blazing Saddles) and also ensure the valley is kept as farming land, as it has been for 100 years.
- There will be no changes to the way the site is currently used or to what is currently allowed on the site.