

**Application for Caravan Storage on Lot 8, 488 Yelverton North Road  
Carbunup River for EA & SJ Trew**

**Notes.**

1. Existing use of the property is rural hobby farm where about 30% of the property is utilized.
2. It is proposed to construct three sided shelters for caravan storage on the North section of the property.
3. Hours of operation for delivery and removal of caravans to be between 8 am and 5 pm Monday to Saturday.
4. There are ten parking bays per shed and none for motor vehicles except a turn around area in front of the sheds.
5. Access to the property is through the main driveway off Yelverton North Road through a coded gate.
6. The driveway is well screened with a corridor of mature peppermints along the full length of the driveway.

# **PROPOSAL FOR ONSITE, UNDERCOVER PARKING /STORAGE OF PRIVATELY OWNED CARAVANS.**

Owners Edward and Sandra TREW.

Contact details

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Location. Lot 8. No. 488 Yelverton North Road Carburnup River.

Zoning.. Agriculture.

Size 40 Ha.

## **HISTORY.**

We Edward and Sandra are sixty five years old, semi retired after thirty five years in the construction industry and have been living on the property at Yelverton North Road since 2000.

Initially the property was part of 160 Ha and was used as supplementary grazing for cattle during winter when there was some grass available. The cattle were allowed to run the entire property and would have found some grazing on the lower areas. It was subdivided around 2000.

Much of the property was cleared with a few small stands of remnant bush remaining. The bush is banksia and sheoak and is in a very poor state due to very infertile, well drained sandy soil and degradation by the cattle.

Since the purchase in 2000 the we have planted 2500 trees, installed considerable infrastructure, including dam, fencing, sheds, water tanks and a very comfortable family home.

Our wish is to remain on the property for as long as possible however we need to

generate an income to make that possible and to put money back into the land for future generations.

The property is used as a lifestyle block and hobby farm. At present it is a battle to grow feed for twenty five dorper ewes and each year hay and supplementary feed is purchased from nearby farms because it is not viable to grow hay on the property.

The property is zoned agriculture but because of the very low fertility of the non wetting, acidic sandy soil, it is not possible to succeed in any form of agriculture without having a second income or separate employment away from the property. All of the adjoining neighbours have separate incomes because agricultural pursuits alone are unsustainable. Our property is the worst of all of our immediate neighbours and more suited to a sand extraction however that would be a last resort.

There is an area on the North side of the property with particularly deep, dry sand which is totally unsuited to any form of agriculture and it is within this area that we would like construct three sided sheds for the storage of privately owned caravans.

## **CITY OF BUSSELTON ZONING TABLE.**

We are asking that the storage of private caravans be treated as a "**use not listed**" because we do not believe that it is covered in the Zone/Use Class. We have been told by a planning officer that such a proposal would be treated as a **Transport Depot** and could not be approved unless on Industrial land.

The definition of a Transport Depot.

**Transport Depot: means land and buildings used for the garaging of motor vehicles used or intended to be used for carrying goods or persons for hire or reward or for any consideration, or for the transfer of goods or persons from one such motor vehicle to another of such motor vehicles and includes maintenance, management and repair of motor vehicles used, but not of other vehicles.**

Private caravans **are not** transport vehicles that are used for delivery of freight or persons for reward or consideration. They **are not** motorized, they are towed and are therefore trailers. There would be no maintenance

carried out on site. The vans would be simply parked undercover until taken off site by the owner for private recreational use.

#### **4.2.6 AGRICULTURE ZONE.**

Objectives.

(a) To conserve the productive potential of the land

There is no productive potential on the proposed section of land.

(d). To enable the development of land for other purposes where it can be demonstrated by the applicant that suitable land or buildings for the proposed purposes are not available elsewhere and that such purposes will not detrimentally affect the amenity of any existing or proposed nearby development.

We have spoken to some of the local business owners within the industrial area including "The Caravan Doctor" and the self storage facility in Isaacs St and asked all if they have considered caravan storage. They all replied that for the amount of rent they pay, caravan storage is simply not a viable option.

Both the Caravan Doctor and the Self Storage facility stated that they have a large number of enquiries for undercover storage of vans but have no one to refer them to.

We are members of the Busselton Caravan Club and are fully aware that people have real problems finding somewhere to store their vans when they downsize their property. Some have had to sell their van because they were unable to keep it on the residential block. We have one couple who store their van in Donnybrook. This is when we realised that there is a real need for affordable storage in Busselton.

There is a facility in Capel Shire with fifty vans stored but he is not taking any more and has a waiting list.

There is another local facility however the vans are parked out in the elements and deteriorate and a lot of vans in the open are unsightly.

People want their vans to be stored under cover to preserve the value.

We know that this will be a very low profile and low impact on neighbours.

Traffic to and from storage will be minimal some people only holiday once or twice a year whereas others may shift the van up to ten times a year. Even so it will be low impact and we are sure that we can address any minor concern there may be.

The sheds would also be constructed in colourbond and many more peppermint trees will be planted around the sheds.

Our driveway is planted with a corridor of three hundred mature peppermint trees so the neighbours on each side are well protected visually and from dust. Our neighbour on the North side we have screened with ten year old trees and he has also screened from us .

**He would be the one most affected and he has already given his support.**

In a recent conversation with him he said

"It is a great idea that will solve a problem that already exists in the City and that he could not think of a better idea for a piece of land that is going to waste."

He also said that

"It would be a low impact use even if one hundred vans were stored here and that he would support our submission in any way he could."

### **5.13 VEHICLES, CARAVANS, TRAILERS IN RESIDENTIAL AREAS.**

A person must not..

(C) Keep, park, repair or store a caravan forward of the front setback line; within a residential zone without planning approval.

This proposal would enable a cheap and viable undercover solution at \$15 per week and as storage is a problem for people living on a small block but who still wish to caravan we feel that caravan storage should stand alone and storage be allowed on large blocks where it can be demonstrated that the amenity and lifestyle of adjoining neighbours will not be adversely affected.