

# ATTACHMENT 5

## Strategic Framework Assessment

Prepared by:

**Property Projects Australia**

## Strategic Framework Strategic Intent

The subject site is identified by the Strategic Framework as being located within the Urban Extent and as being within a Rural Residential Area.

The strategic framework does not provide specific commentary relating to the density of rural-residential development (i.e. where it should be within the 1ha minimum precinct or within the 4,000m<sup>2</sup> minimum precinct). Rather, the relevant provisions speak to rural residential areas are copied below for ease of reference:

3.3.1(9) (in relation to Rural Areas) - *Rural residential development is limited to opportunities within existing rural residential areas*

3.3.9.1 (in relation to Rural Landscapes) and 3.6.4.1 (in relation to Sustainable production) - (In *Rural residential development is restricted to the identified Rural Residential Area shown on Strategic Framework Map SF1 - Settlement Pattern or to lands inside the urban extent that are unsuitable for urban use.*

The nearest indication of density is provided by 3.3.12.1(1)(b), which seeks *appropriate separation is achieved between incompatible land uses by... protecting rural activities from incompatible uses included residential or rural residential development.*

The land to the west of the site is vacant, however, were it used for rural activities it is likely it would be used for grazing. A buffer area between grazing areas and rural residential development is not required.

In addition to the above designations, the land is also partially mapped as containing *Areas of Ecological Significance* and *Agricultural Land*. Matters pertaining to *Areas of Ecological Significance* are addressed in the response provided to the *Environmental Significance Overlay Code* and are therefore not addressed here. Per section 3.6.4.1(2) of the strategic framework, the land is *not* outside of areas designated for urban development, and therefore the planning scheme does not anticipate retention of the land for agricultural purposes.