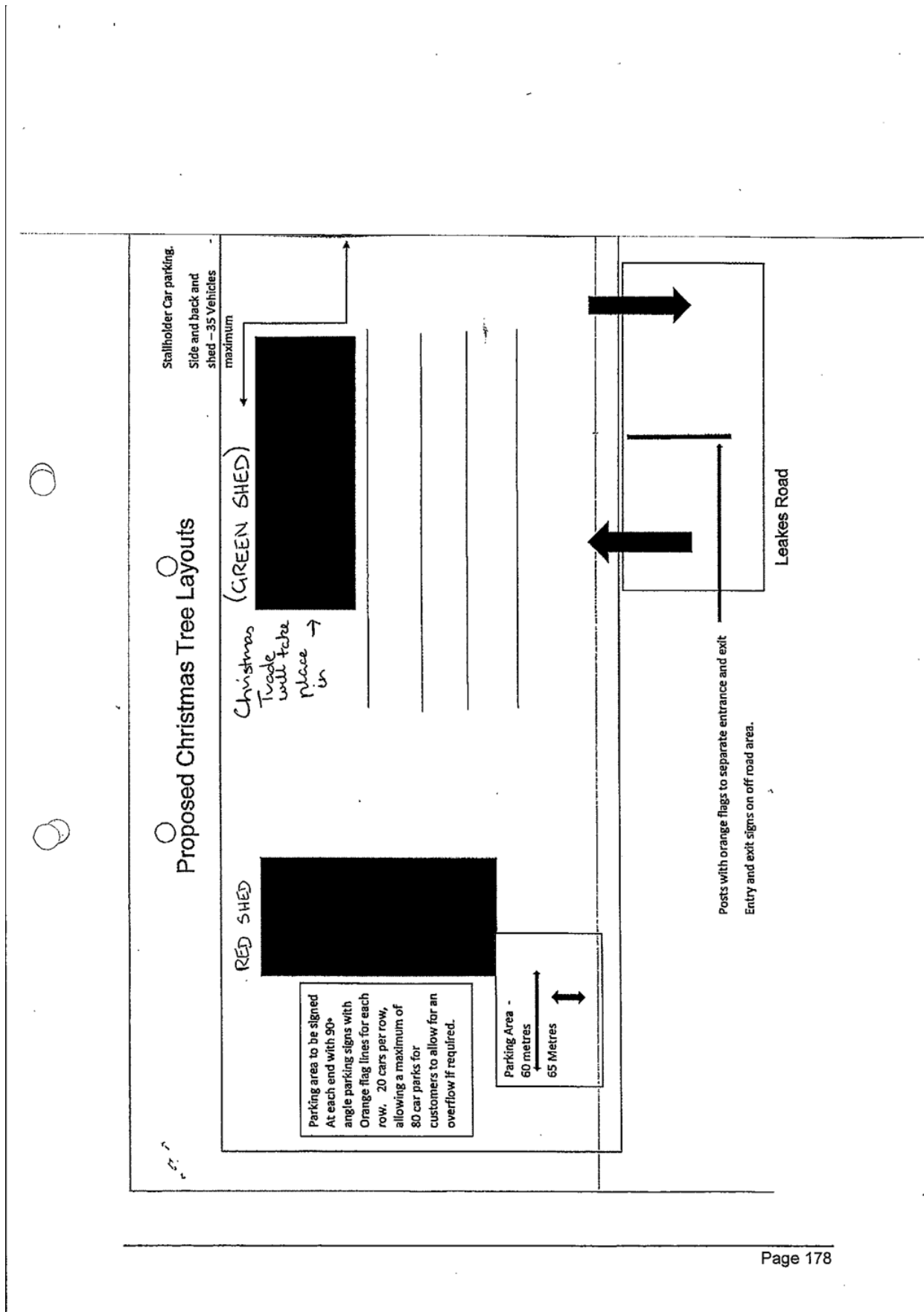
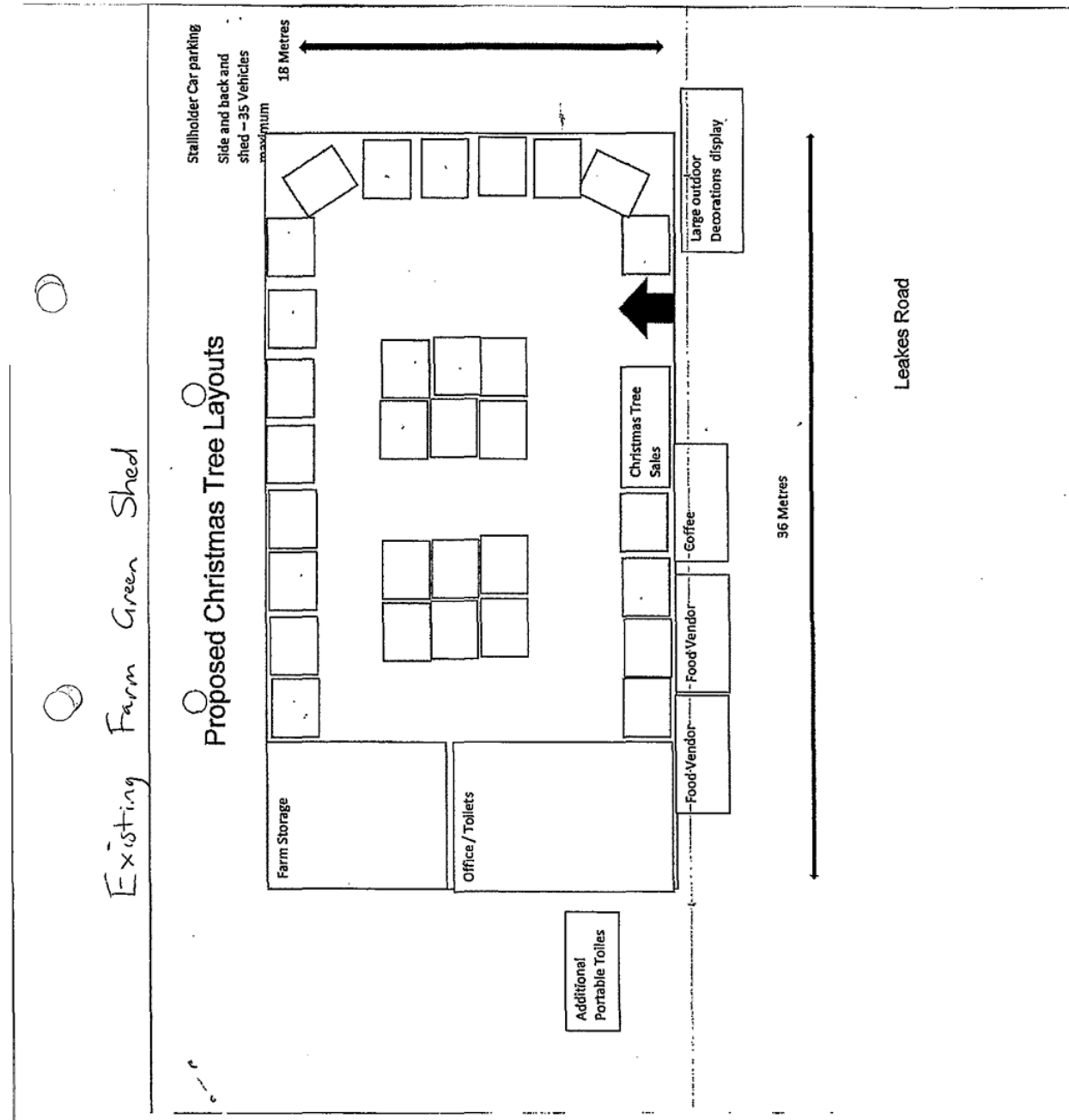


PROPOSAL

- Christmas market in conjunction with the Melbourne Christmas Tree Farm is designed to complement the existing establishment of the Christmas tree farm which has been around for over 30 years direct to the public.
- Proposed to sell christmas related products both commercially made and hand-made items that are unique. Example, the Christmas Market will comprise of stalls that will vendor Christmas themed related products, for example, Christmas decorations, hampers, candles such as bees waxed candles, music boxes, wooden nativity scenes, nut crackers, glass baubles, fresh produce outsourced from local growers and much much more!
- The proposal will complement the existing rural living & agricultural use and activities occurring on adjacent and surrounding properties. It will assist with the protection of green wedge land and retaining the use of land for agricultural purposes.
- Hours of operation and waste collection have been included in report which directly states how the Christmas market is going to be coordinated (hours of operation 9am – 3pm every Sunday from September to December each year).
- Store holders will have an area allocated for parking to the right and rear of the shed, access is already in place for traffic.
- Proposal will not create an eyesore to the street as the Christmas market will be operating from one of the existing sheds and no new buildings or works are proposed as part of this application.
- Loss of property value will not be affected to surrounding farms as an existing Christmas tree farm establishment is already in operation since the early eighties with car park establishment in existence.
- The car park facility is currently constructed with gravel therefore no dirt/mud will result on main roads. Overall size approximately 10 acres large (4.047 hectares)
- Community groups, i.e. Melton Valley Rotary Club and Scouts Groups will be part of this venture in order to create profits for their organisations.





Existing Farm Green Shed

Proposed Christmas Tree Layouts

Leakes Road

WASTE MANAGEMENT PLANS

- 3 x general rubbish bins and 3 x recycling bins which will be emptied into relevant dumpsters.

- Rubbish will be collected weekly from a private contractor.

- One set in the car park, one near the entry and one set inside shed.

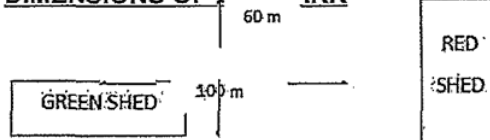
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CHRISTMAS MARKET

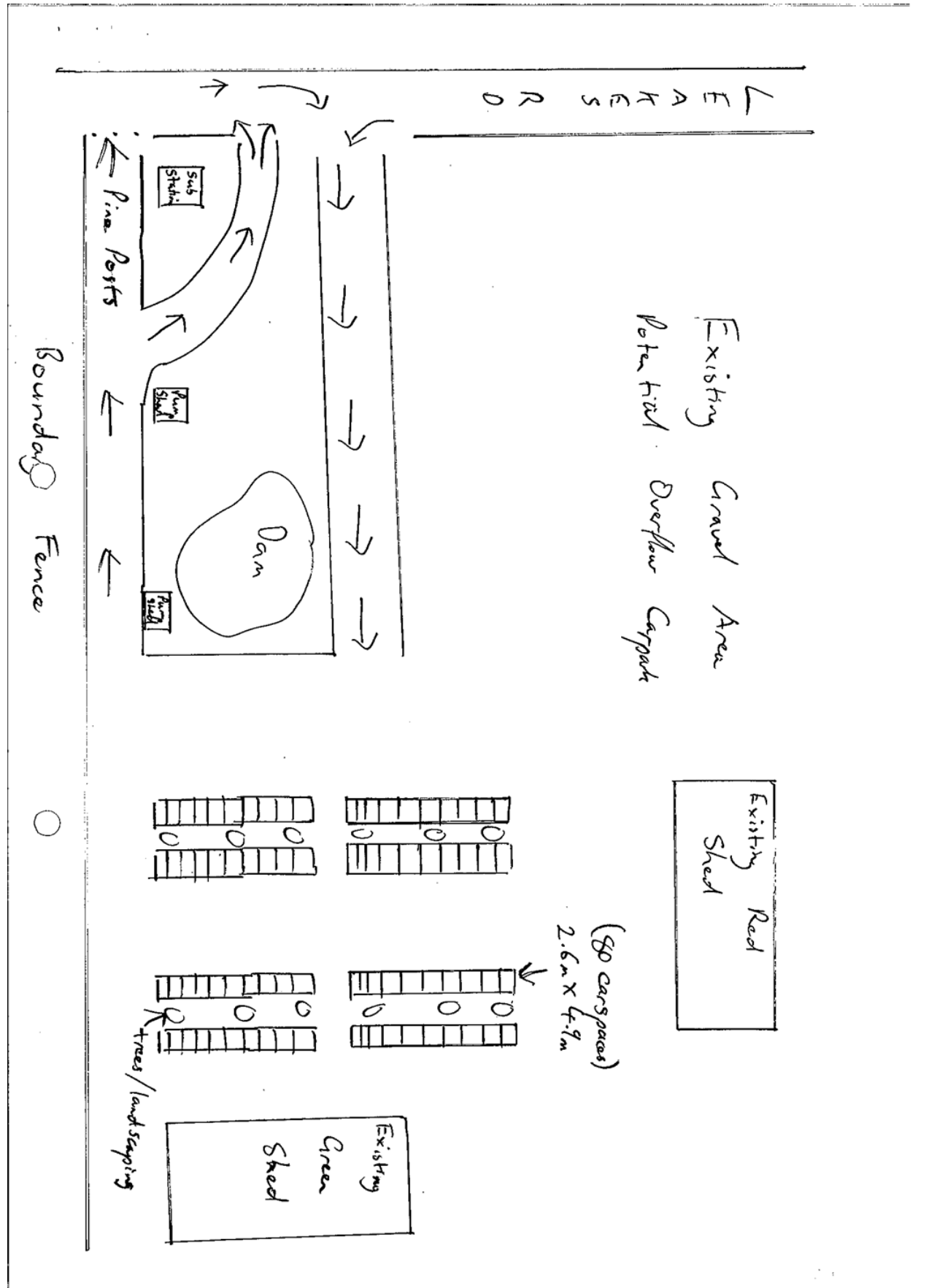
The description of existing car park is still based around traffic flow that is coming to visit the farm around our christmas peak season.

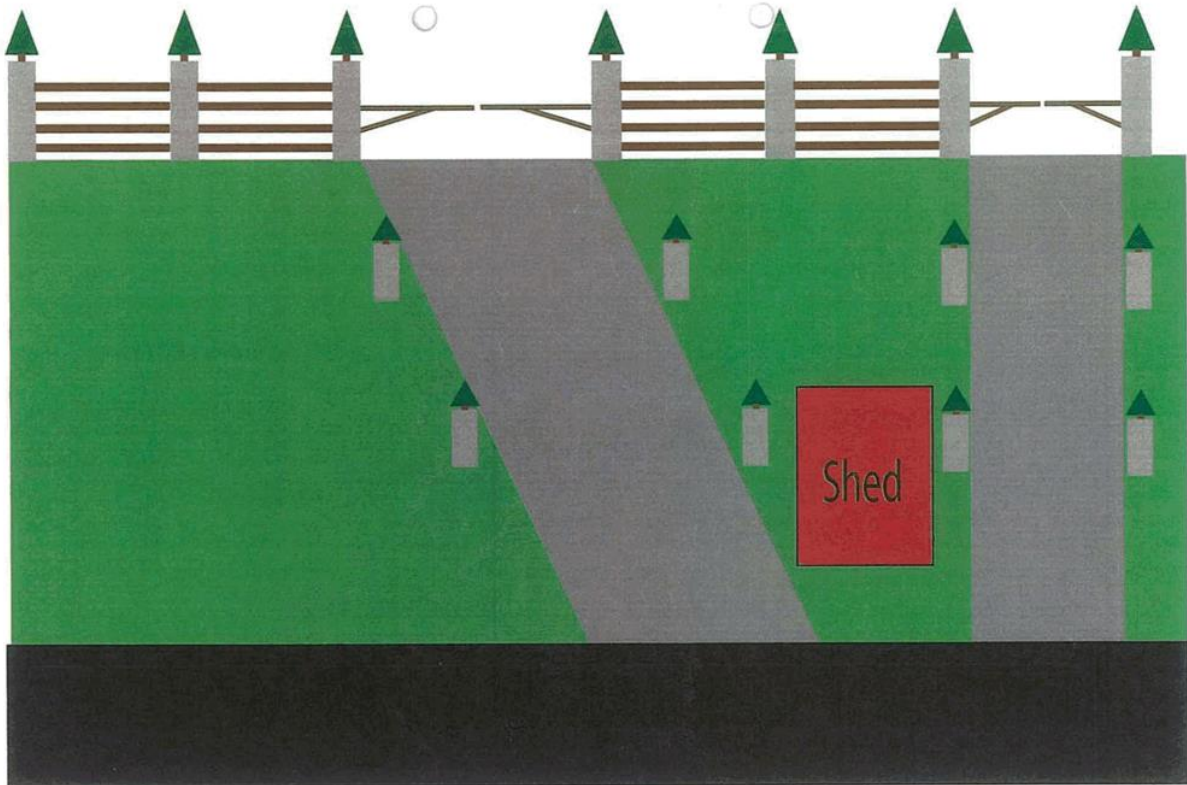
- At times we have up to 40 vehicles at any one time visiting the site.
- Access to the propose onsite car park will be existing gravel road way where you enter via the north side of the entrance area and exit via the south side of the area.
- A total of 100 car spaces can be provided if need be, 3 metres wide with a length of 5 m.
- One disabled car park will be provided for (see site plane for location).

DIMENSIONS OF CAR PARK



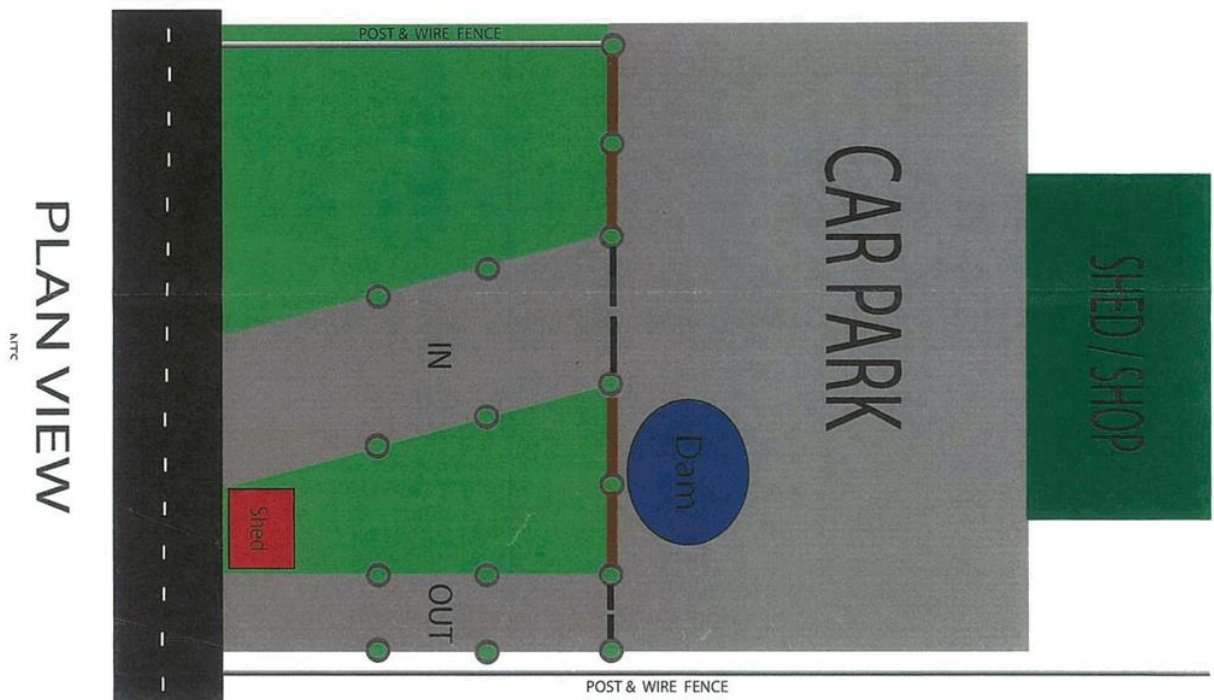
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ELEVATION

NTS



PLAN VIEW