

153 Charlies Road, Elevated Plains

Response to objections

Name	Issue	Response
Debbie and Jerry Rauber	Fire maintenance during bushfire season	All property owners are required to maintain their property against bushfire. Occupation of land will improve fire management practices
	Code of Fire Safe Behaviour	Part of fire management practice
	Emergency escape	Included in Bushfire Emergency Management Plan. A shelter in place is included on site
	Car parking	Car parking will be provided to the satisfaction of Council
	Bushfire water supply	Water supply will be provided in accordance with Planning Scheme requirement and to the satisfaction of the CFA
	Turning circles	Turning circles can be provided to the satisfaction of Council. There are currently no turning circles on Charlies Road.
	Use of shipping container	The shipping container will be constructed to BAL40 requirements and be used as a place of last resort.
Ken Mansell and Dora Berenyi	Fire risk	The CFA has considered the bushfire risk to the site and considers it acceptable
	Conservation	Part of the site to be used is cleared of all native vegetation. The use of the site for tourist accommodation, as opposed to grazing or other agriculture, will encourage the re-establishment of native species on the site. Wildlife will be specifically encouraged on the site
David Endacott	Heritage	The site is not covered by a heritage overlay
	Character	There will be minimal disturbance to the site and minimal impact on neighbourhood character
	Fire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.

	Mineral springs	The proposed development is not near any mineral springs or recharge area. The relevant authorities have assessed the proposal and raise no concerns.
Georgina and Geoffrey Thomas Nunn	Fire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
Guiseppe Prestia	Fire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
Gary Sheard	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Waste water	A Land Capability Assessment has been prepared for the site and indicates that waste water can be adequately managed on the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
Gareth Willis	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.

Jane Woolnough Inge Van Der Poel	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Privacy and security	Not a valid planning concern
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site
Dr John Stockfeld	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire
Linda Hancock	Spread out nature of the development	The Farming Zone seeks to encourage appropriate tourist development that responds to the character of the site and surrounds
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire
	Combustible tents	The construction of the tents is not a planning matter
	Shipping container for Shelter in Place	The detailed requirements of the shelter in place will be subject to building code requirements
	Waste water and sewage system	A Land Capability Assessment has been prepared for the site and indicates that waste water can be adequately managed on the site. the sewerage system will be designed to meet the relevant requirements.
	Disability access	Subject to building code requirements and not a relevant planning consideration
	Duty of Care	The Bushfire Emergency Management Plan discusses these issues
	"Two cottages"	The application does not include two cottages. It is not clear where this reference comes from

Mark Considine	Charlies Road access	Charlies Road is a public road and full access to the public is allowed
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Impact on agricultural production	The proposal has been assessed against the potential impact on surrounding agricultural production. A tourist development, given the transient nature of guests, will not unreasonably impact on adjacent agricultural production
	Environmental issues	The use of the land for low impact tourism as proposed is considered to be more supportive of environment issues than farming which, generally encourages the removal of vegetation or stock intrusion into forests and waterways.
	Tents are permanent structure	A building code issue. The tents can be removed from the site within 24 hours
	Signage	The business identification sign is discrete and in keeping with the character of the area. It will be located several hundred metres from the adjacent dwelling and at the far corner of their allotment.
Melinda Sheard	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
Patrick and Nagia Centurian	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will

		not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Environmental issues	The use of the land for low impact tourism as proposed is considered to be more supportive of environment issues than farming which generally encourages the removal of vegetation or stock intrusion into forests and waterways.
	Waste water and sewage system	A Land Capability Assessment has been prepared for the site and indicates that waste water can be adequately managed on the site. the sewerage system will be designed to meet the relevant requirements.
	Change of zoning	No zoning change is proposed
Paul and Jenny Carney	Quality of life	All activity will be confined to the subject site. Charlies Road is a public road which can handle the forecast increased traffic movements.
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
Paul and Joy Mott	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
Peter Cass	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will

		not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Environmental issues	The use of the land for low impact tourism as proposed is considered to be more supportive of environment issues than farming which, generally encourages the removal of vegetation or stock intrusion into forests and waterways.
Richard Pleasance	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Bushfire	The bushfire risk has been assessed as part of this proposal. The Bushfire Management Plan and Emergency Management Plan will ensure the protection of the site from bushfire.
	Environmental issues	The use of the land for low impact tourism as proposed is considered to be more supportive of environment issues than farming which, generally encourages the removal of vegetation or stock intrusion into forests and waterways.
Anonymous	Noise and light pollution	The style of development (boutique style tents) will not unreasonably impact upon the local environment. All light will be baffled and distances to surrounding neighbours will ensure that any noise will not be unreasonable in the context of the Farming Zone.
	Theft from properties	Not a reasonable concern under the provisions of the Act
	Rural living lifestyle	A low impact tourism style development is compatible with a rural living environment. However it is noted that the locality is not included in the Rural Living Zone but rather Farming Zone, which specifically discourages rural living lifestyle properties.

	Visual pollution	The proposed development is discrete in the rural environment and will not impact on view lines
Trefor John	Cost of works	The proposed cost of works is accurate
	Adjacent use	The building abutting the site has the appearance of a tourist development. The permit history of the site is not known.
	Occupancy rates	Occupancy rates as detailed in the planning permit application are correct.
	Camp fire	No campfires will be permitted on the site
	Water supply	Additional water will be made available for guest use
	Impact on waterways	Relevant authorities have been consulted and raise no concerns
	Notification	Hepburn Shire issue
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
Tino and Michelle Penrose	Not compatible with rural residential style pursuits	The land is not zoned for rural residential style pursuits. This land use is actively discouraged in the Farming Zone, which provides for rural based commercial activity.
	Traffic	Charlies Road can adequately cater for additional traffic. The scale of the proposed business, with 10 tents, will not generate large numbers of vehicle movement at the site.
	Noise and light pollution	The style of development (boutique style tents) will not unreasonably impact upon the local environment. All light will be baffled and distances to surrounding neighbours will ensure that any noise will not be unreasonable in the context of the Farming Zone.
	Visual pollution	The proposed development is discrete in the rural environment and will not impact on view lines.