

Planning Referral - Environmental Health Response

Audit Title

153 Charlies Road Elevated Plains

Property Number

104436

Conducted on

17/06/2020

Audit

Question	Response	Details
GENERAL INFORMATION		
Date of Referral	17 / 06 / 2020	
Environmental Health Officer	Melissa Phillips	
Planning Officer	Wallie Cron	
Planning Permit Number	PA2703	
Permit to:	Use and development of the land for tourist accommodation and business identification signage	
	153 Charlies Road Elevated Plains	
Application Information		
Information adequate?	Yes	Proposal is for glamping tents, containing their own bathroom and kitchen facilities (safari tents and yurts). Total of 26 people can be accommodated onsite. A lounge type building will also be built.
Plans adequate?	Yes	
LCA satisfactory?	Yes	LCA demonstrates that effluent can be adequately maintained onsite, however a thorough system design will be needed due to the large effluent disposal field.
Site inspection required?	No	The land application area achieves relevant setbacks, a site inspection will occur for the Application for a Permit to Install a Septic System.
PERMIT CONDITIONS		
Onsite Wastewater Management System Conditions	Yes	Secondary treatment required.
Type of System		
Food Act Premises	Yes	There is a potential of providing food to guests

Health Premises		
Other	Yes	Caravan Park registration required (the tents are able to be erected and dismantled within 24 hours – matching the definition in the Residential Tenancies Act triggering registration.)
ADDITIONAL COMMENTS / CONDITIONS		
Insert Additional Comments	<p>Further to your request for comment, the application has been reviewed.</p> <p>The proposal is for camping for up to 26 guests with onsite wastewater disposal.</p> <p>The operation described in the application fits with the definition of 'movable dwelling' as per the Residential Tenancies Act 1997, which requires registration as per the Act and Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010.</p> <p>There are no objections to the proposed application subject to the following conditions.</p> <ol style="list-style-type: none"> 1. The premises must be registered with Council as required by the Residential Tenancies Act 1997. 2. An Application to Register a Caravan Park must be submitted to Council. The application must include all requirements as per Regulation 11 of the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010. 3. An application to install a septic tank system must be submitted prior to any works commencing. 4. An EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard must be installed in accordance with the Code of Practice : Onsite Wastewater Management 2016. 5. The effluent disposal field must be located in an area that is able to satisfy minimum setbacks from dams and waterways. A 60m setback must be satisfied from any proposed or existing dams and 100m from declared waterways. 	

	<p>6. If food is to be provided to guests, the premises must either notify or register with Council as per the requirements in the Food Act 1984.</p> <p>Should you or the applicant wish to discuss this proposal further, please contact me.</p>		
SIGNATURE			
Signature of Officer	Melissa Phillips	19/06/2020	



CFA Fire Safety
Fire & Emergency Management
Email: firesafetyreferrals@cfa.vic.gov.au
Telephone: 03 9262 8578

Our Ref: 15000-69311-99170
Council Ref: PLNPA002703
TIM NAKARURU

04 June 2020

Town Planner
Hepburn Shire Council
PO BOX 21
DAYLESFORD VIC 3460

Dear Town Planner,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: PLNPA002703
Site address: 153 Charlies Road, ELEVATED PLAINS VIC 3460
Proposal: USE & DEVELOPMENT OF TOURIST ACCOMMODATION IN BMO

I refer to correspondence dated 16 April 2020 seeking comments on the above application.

CFA acting as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act, 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– Start of conditions –

Bushfire Management Plan Endorsed

The Bushfire Management Plan Version 2 Dated June 2020 attached as Attachment 5 on page 16 of the Bushfire Management Statement prepared by Southern Cross Town Planning (version V2 and dated 03/06/2020) must be endorsed to form part of the permit and must not be altered without the written consent' by the CFA and the Responsible Authority

– End of conditions –

If you wish to discuss this matter in more detail, please do not hesitate to contact the Fire Safety Team on 03 5240 2700.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Timoci Nakaruru', written over a light blue horizontal line.

Timoci Nakaruru
Fire Safety Officer
FIRE PREVENTION & PREPAREDNESS

cc: Sean O'keeffe C/- Southern Cross Planning Pty Ltd
info@sctownplanning.com.au



GMW Ref: PP-20-00365
Doc ID: A3769210

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

28 April 2020

Dear Sir and/or Madam,

Planning Permit Application - Accommodation - Camping and Caravan Park, signage

Application No. PInPA002703
Applicant: Southern Cross Town Planning Pty Ltd
Location: 153 Charlies Rd ELEVATED PLAINS
Plan 782761V CA B8 Sect 3 Franklin

Thank you for your letter and information received 16 April 2020 in accordance with Section 55 of *the Planning and Environment Act 1987*.

Goulburn-Murray Water's areas of interest are surface water and groundwater quality, use and disposal. Goulburn-Murray Water requires that development proposals do not impact detrimentally on Goulburn-Murray Water's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

The subject land is zoned FZ, has an area of ~8ha and is located in the SWSC of Cairn Curran Reservoir. Land has moderately steep slopes and drains towards Dry Diggings Creek located to the north of the land. A drainage line is located along the eastern boundary and mineral springs to the west. Land is unsewered and as the proposal is for a maximum occupancy of up to 26 people, the development poses a high risk to water quality in the Cairn Curran catchment if not managed appropriately.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
2. All wastewater from the proposed accommodation buildings must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed, operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Conformity.
3. The wastewater disposal area must be at least 100m from the nearest waterway, 60m from any dams, 20 metres from any bores and 40 metres from any drainage lines.

4. The wastewater disposal area must be kept free of stock, buildings, driveways, pedestrian access, recreational use and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.

Planning Note:

The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

(original signed by Ranine McKenzie)

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING

ENGINEERING CONDITIONS

Application No	:	PA – 2703
File	:	104436P
Property No	:	104436
Address of Land	:	153 Charlies Road, Elevated Plains
Description	:	Development of Accommodation

1. Stormwater Drainage

- All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

2. Road Upgrade Works

- It is the responsibility of this permit holder(s) to construct and maintain the unmaintained/unmade Charlies Road from a maintained road network (i.e. from 143 Charlies Road) to the subject land to the satisfaction of Responsible Authority.
- Prior to the commencement of use, the road shall be formed, drained and surfaced in accordance with detailed plans and specifications prepared by the Land Owner/s and approved by the Responsible Authority.
- The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600.
- Road shall comprise of;
 - **4.0m** pavement width comprising;
 - Minimum 200mm compacted depth class 3 20mm FCR sub-base
 - Minimum 100mm compacted depth class 2 20mm FCR base
 - Or
 - 300mm compacted depth approved gravel sub base
- Table drains and culverts including pipe culverts at road intersections as required
- The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.

3. Access

- Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
- Prior to statement of compliance the following will be constructed for approval.
 - Vehicle access/crossing to all lots is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.
 - Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
- The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

4. Signage

- Appropriate signage and linemarking shall be provided to the satisfaction of the Responsible Authority.

5. Carparking

- Before construction works start associated with the provision of carparking, detailed layout plans demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking', Australian Standard "AS2890: Parking Facilities" and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions.
 - Before the use or occupation of the development starts, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) surfaced with an all-weather surface and treated to prevent dust;
 - b) drained in accordance with an approved drainage plan;
 - c) provision for vehicles to pass on driveways and
 - d) constructed and completed to the satisfaction of the Responsible Authority.
 - e) Area that is adequate for loading /unloading of recurring deliveries.
 - Where the boundary of any car space, access lane or driveway adjoins a footpath or a garden area, a kerb or a similar barrier shall be constructed to the satisfaction of Responsible Authority
6. Prior to statement of compliance it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20

7. All works must construct and complete prior to commencement of use.

8. All costs incurred in complying with the above conditions shall be borne by the permit holder.

Prepared by: Ashley Goad – Engineering Development Officer
Date: 28/04/2020