



Planning Enquiries  
 Phone: (03) 5772 0317  
 Email: [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au)  
 Web: [www.murrindindi.vic.gov.au](http://www.murrindindi.vic.gov.au)

Clear Form

**Office Use Only**

VicSmart?  YES  NO

Specify class of VicSmart application:

Application No.: \_\_\_\_\_ Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

## Application Type

Is this a VicSmart application?\*

No  Yes

If yes, please specify which

VicSmart class or classes:.....

**⚠** If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

## Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No  Yes

If 'Yes', with whom? \_\_\_\_\_

Date: 20/08/21

day / month / year

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.:	St. No.: 36	St. Name: Extons Road
Suburb/Locality: Kinglake Central		Postcode: 3757

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.


If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 603283Y
<b>OR</b>					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal


 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

 **For what use, development or other matter do you require a permit? \***

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 **Estimated cost of any development for which the permit is required \***

Cost \$


 You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

 Provide a plan of the existing conditions. Photos are also helpful.

## Title Information


**Encumbrances on title \***

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



# Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

## Applicant \*

The person who wants the permit.

Name:		
Title:	First Name: <b>Linda</b>	Surname: <b>Brown</b>
Organisation (if applicable): <b>Cheekv Fox Retreat</b>		
Postal Address:		
Unit No.:	St:	
Suburb/Locality: <b>Kin</b>		

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone:	Email:
Mobile phone: (	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

<b>Contact person's details*</b>		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

## Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

<b>Owner's details</b>		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date:
		day / month / year

## Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes  No

## Declaration i

This form must be signed by the applicant \*

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature	Date: <b>28/09/21</b>
	day / month / year

SEPTEMBER 28, 2021

PLANNING PERMIT APPLICATION  
USE OF LAND AS A PLACE OF ASSEMBLY  
36 EXTONS ROAD, KINGLAKE CENTRAL VIC 3757

LINDA BROWN  
CHEEKY FOX RETREAT  
LINDA@CHEEKYFOXRETREAT.COM

## Contents

1. Existing Conditions .....	2
2. Background.....	3
3. The Proposal (Place of Assembly) .....	4
a. Site.....	4
i. Property Site Plan (Appendix 7.2) .....	4
ii. Picnic Paddock Site Plan (Appendix 7.3) .....	5
iii. Site images .....	5
b. Operating Times .....	7
c. Maximum number of patrons .....	7
d. Car parking facilities .....	7
e. Bathroom facilities .....	7
f. Catering facilities .....	8
g. Noise and amenity impacts .....	8
4. Emergency Management Plan .....	9
5. Response to relevant Clauses of the Murrindindi Planning Scheme .....	9
6. Land Capability Assessment – Waste Management .....	12
7. Appendix (Attachments) .....	12
1. Title and Title Plan documents .....	12
1.1. Title.....	12
1.2. Title Plan.....	12
2. Property Site Plan.....	12
3. Picnic paddock site layout .....	12
4. Emergency Management Planning .....	12
4.1. Hazard & Risk Assessment.....	12
4.2. Bushfire Emergency Management Plan .....	12
5. Land Management Plan.....	12



## 1. Existing Conditions

36 Extons Road is a 50-acre property in the Farming Zone. The Bushfire Management Overlay and Environmental Significance Overlay – Schedule 1 apply to the land.

The property has one dwelling, a large six-bedroom home which is currently used for Bed & Breakfast accommodation for up to 10 people, in line with the permitted uses of the applicable planning scheme. Operating as 'Cheeky Fox Retreat', the business is registered as prescribed accommodation with Council.

The land on the property exists of several open paddocks and approximately 12 acres of bush, which are currently used by the owners and existing bed & breakfast guests for outdoor leisure activities and for grazing a small flock of sheep. This proposal does not impact the existing use of the land.

The property is accessed via a sealed road (Extons Road) on the western boundary and is located directly opposite the Middle Kinglake Primary School, with clear unobstructed views of oncoming traffic. Private property, primarily zoned farming, bounds to the north and south and the eastern boundary backs onto an overhead power line easement.

We are seeking a planning permit for the use of land to be used as a Place of Assembly for picnics, as part of a new tourism experience that we have developed, called The Cheeky Fox Trail.

This document outlines further detail about the proposal.



## 2. Background

We have been operating Cheeky Fox Retreat for the last four years, welcoming over 1,400 guests during that time. We cater mainly to family groups wanting to get away together and enjoy a weekend in the country.

We are now planning to launch a new tourism experience to attract family groups to the Kinglake Ranges, called The Cheeky Fox Trail. The experience was developed as part of a Walk High Country Kickstart program managed by Tourism North East, which is designed to accelerate the delivery of tourism products by private operators in Victoria's High Country.

The Cheeky Fox Trail will provide a unique, activity-based nature experience, where visitors will explore and learn about some of Kinglake's key attractions, followed by a hosted picnic in the paddock at Cheeky Fox Retreat, complete with food, drinks, and games.

The Trail is a full day experience, that starts and ends at Cheeky Fox Retreat. It includes a self-guided tour to three local attractions (all on public land) and a catered picnic in the paddock on the private property.

A Trail guidebook will help visitors learn interesting facts about the area, including its history, native plants and animals and Aboriginal language and stories from the Taungurung people - the Traditional Owners of the land upon which Cheeky Fox Retreat lies. Full details of the experience can be found on our website: <https://cheekyfoxtrail.com/>

Supporting local is one of our primary business goals, and as Cheeky Fox Retreat we partner with many local businesses to offer catering and onsite workshops/activities that guests can add-on to their stay, stock products from local artisans/suppliers and have hosted several community groups at the property.

We have applied the same purpose to The Cheeky Fox Trail, designing it to showcase the attractions, community, and businesses of the Kinglake Ranges. So far, the experience includes contributions by 13 local groups, community members and businesses, including a local Kinglake based caterer for the picnic component.

The day is also designed to be accessible for people with mobility limitations and we are working with Parks Victoria to offer the use of a TrailRider All-Terrain Wheelchair as a service for The Cheeky Fox Trail, so that we can welcome all family members to enjoy the Trail experience.

As tourism providers, we are committed to delivering an excellent tourism experience and have been honoured to receive two industry awards to date - the Gold award in the Hospitality category of the 2018 HomeAway Holiday Rental Awards and more recently Silver in the Hosted Accommodation category of the 2019 RACV Victorian Tourism Awards.

We are also an Australian Tourism accredited business and participate in an independent assessment each year to ensure we meet quality tourism business standards, through the Quality Tourism



Framework. We look forward to bringing the same standard of professionalism to The Cheeky Fox Trail.

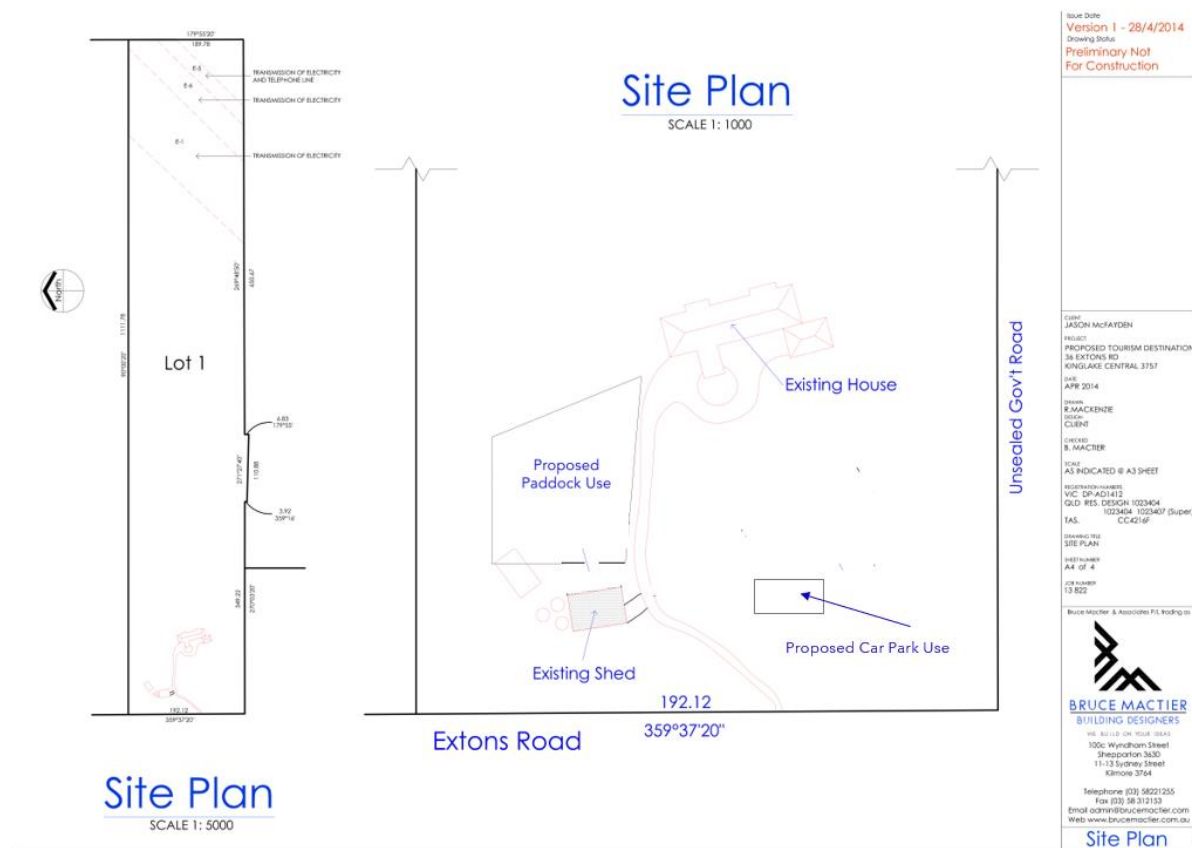
### 3. The Proposal (Place of Assembly)

To host the picnic component of The Cheeky Fox Trail, we are seeking planning permission to allow picnics to be held in one of the paddocks on our property at 36 Extons Road, Kinglake Central VIC 3757.

#### a. Site

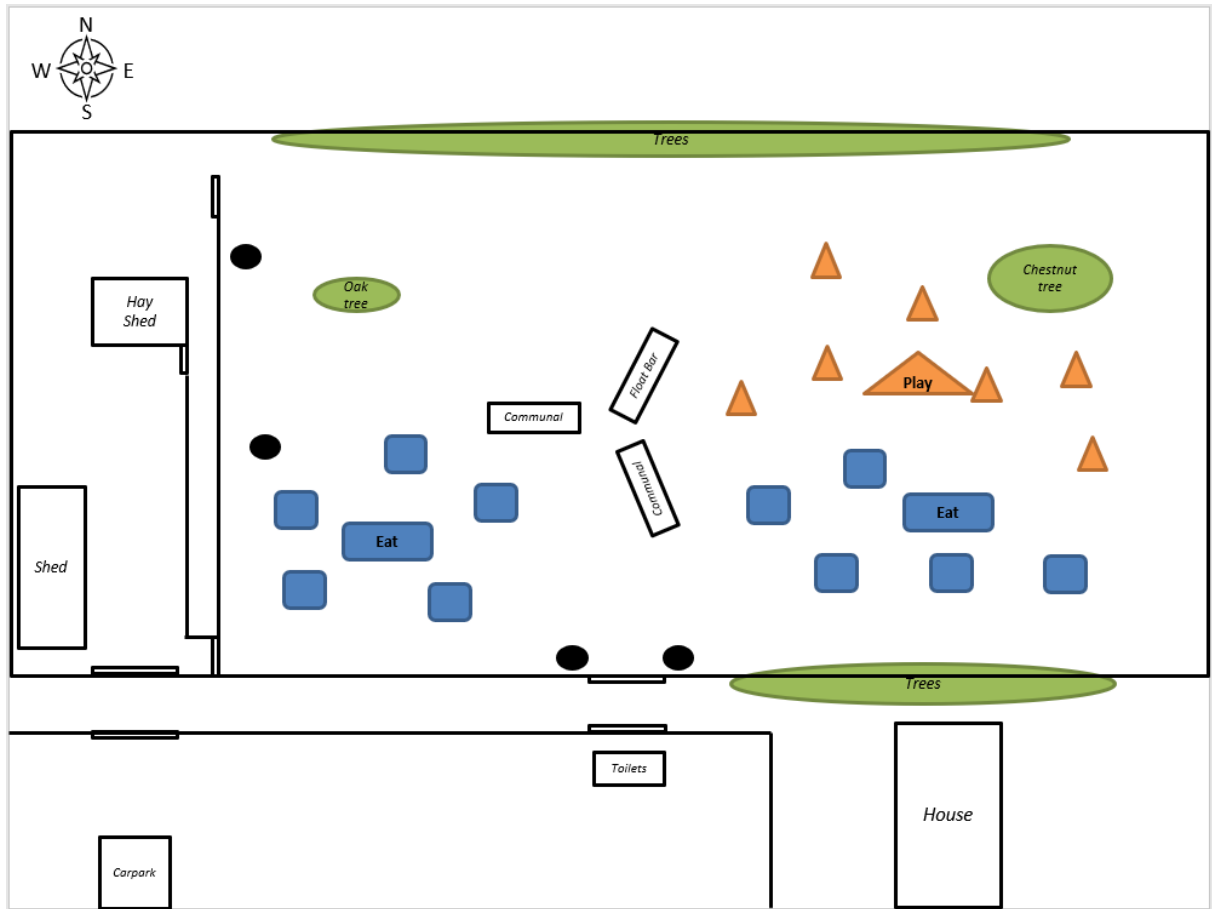
The proposed picnic site is a fully fenced, mainly flat paddock on the North boundary of the property. The picnic experience will be fully self-contained outside in this paddock and will be set up in the morning of each Trail day and completely packed up in between dates.

#### i. Property Site Plan (Appendix 7.2)





ii. Picnic Paddock Site Plan (Appendix 7.3)



iii. Site images





## b. Operating Times

We are planning to hold Trail days each month on scheduled dates from November to April. We are currently working towards the following five weekends for the 2021/2022 summer:

1. Saturday 27<sup>th</sup> November 2021 & Sunday 28<sup>th</sup> November 2021
2. Saturday 22<sup>nd</sup> January 2022 & Sunday 23<sup>rd</sup> January 2022
3. Saturday 19<sup>th</sup> February 2022 & Sunday 20<sup>th</sup> February 2022
4. Saturday 19<sup>th</sup> March 2022 & Sunday 20<sup>th</sup> March 2022
5. Saturday 2<sup>nd</sup> April 2022 & Sunday 3<sup>rd</sup> April 2022

In the event of extreme weather conditions (including heavy rain and high-risk fire days) or Covid restrictions preventing the day going ahead as planned, the day will be cancelled and rescheduled to another date if possible. Therefore, we are seeking permission to have flexibility on the specific dates and number of Trail days, up to a maximum of 12 events per year.

The full day will run from 10am - 4pm, with visitors arriving at the property between 10am - 11am to receive Trail directions, and then returning from 11.30am to enjoy the afternoon paddock picnic.

The paddock picnic, including games and bar service, will run through to 3pm. Visitors will be asked to leave the property by no later than 4pm.

## c. Maximum number of patrons

Each Trail day will be an exclusive experience for up to 20 family groups. A family group could be as small as 2 people, or as large as 10 people (including adults/teens & children), however we will cap the total number of patrons, including adults and children at 100 people.

## d. Car parking facilities

An existing horse arena on the property will be used for car parking (refer site plan). This is a flat surface and can accommodate up to 20 cars. The paddock around the arena can also be used for overflow parking, if required for staff. We will also provide a disabled vehicle drop off and collection point.

The property is accessed via a gated single-vehicle entry, however groups will arrive and leave the property at staggered times. We will assign a parking marshal to direct traffic in and out of the property if there are going to be a large number of groups attending a Trail day (up to a maximum of 20 groups).

## e. Bathroom facilities

Portable chemical toilets will be brought in from AR Portables for each Trail day, including a disabled toilet if required. Refer: <https://www.arportables.com.au/chemical-toilets> for details.

#### f. Catering facilities

Each group will receive a grazing platter box, prepared offsite in a registered kitchen by fully licenced local Kinglake based caterer, My Little Country Kitchen. The platter boxes will be stored in the fridge, or a hired cool room if the quantity requires it, until groups return from the Trail activity and are ready for lunch. We may also offer some packaged food (e.g., nuts, chips, muesli bars) and groups will also be able to bring their own food and non-alcoholic beverages.

We will also operate a bar service, selling local beer (from Bridge Road Brewers in Beechworth), wine (from Philip Lobley Wines in Glenburn) and various non-alcoholic beverages from 'The Cheeky Horse Float Bar' – a 1930s horse float that we have converted into a bar, that will also feature as the centre piece of the picnic paddock (refer picnic site plan above). A Temporary Limited Liquor Licence will be sought to allow liquor sales at each Trail day and all bar staff will be required to hold a valid Responsible Service of Alcohol certificate.

Bottles of drinking water will be available, free of charge, with the water sourced from the Cheeky Fox Retreat house supply, which uses a 3-stage filtration plus UV treatment system.

#### g. Noise and amenity impacts

As picnics will be held infrequently and only for approximately 4 hours each time, there will not be any loss of amenity for neighbouring properties.

The only real noise that will result from the paddock picnic will be the sound of children playing the various games we will set-up at the picnic (such as totem tennis, giant jenga/dominoes/connect four, cornhole etc) - not unlike the existing sounds from the Middle Kinglake Primary school that is directly opposite the property.

Any music played will be kept at suitable levels to ensure no impact to the environment and neighboring properties.

## 4. Emergency Management Plan

Our Emergency Management Planning includes a Hazard and Risk Assessment Plan, supported by a full Bushfire Emergency Plan – both plans can be found at Appendix 7.4.

In the event of extreme weather conditions (including heavy rain, high wind and high-risk fire days), our terms & conditions state that Trail days will be cancelled, with a full refund provided.

## 5. Response to relevant Clauses of the Murrindindi Planning Scheme

The property is in the Farming Zone, with an Environmental Significance Overlay and a Bushfire Management Overlay. The purpose of the Farming Zone is described as follows:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

The following clauses from the Planning Policy Framework have also been considered in the development of this proposal:

- *13.02-1S Bushfire risk-based planning that prioritises the protection of human life*
- *14.01-1S Protection of agricultural land by preserving productive farmland*
- *17.01-1S To strengthen and diversify the economy*
- *17.04-1S To encourage tourism development*

We have responded to each of these areas below.



## **AGRICULTURAL IMPACT**

This proposal will not adversely affect the use of land for agriculture or permanently remove the land from agricultural production.

Currently the land is used for grazing a small flock of around 20 sheep and for cutting hay every second year. There is also approximately 12 acres of bush on the property, with walking tracks that are currently used by the owners and existing Cheeky Fox Retreat guests for informal outdoor recreation activities.

Trail days will utilise only two of seven paddocks, one for parking - in an existing horse arena, requiring no earthworks or native vegetation to be removed, and the second for the picnic and games.

The sheep on the property will be rotated across the other five paddocks during the Trail season and will return to grazing in the two Trail paddocks over the winter period. We do not currently use either of the two paddocks proposed for the Trail days for hay, due to their location on the property.

The operation of adjoining and nearby agricultural uses will not be affected by this proposal, noting that the property adjoining the proposed picnic paddock is currently unoccupied and not being used for agricultural purposes.

The proposal will not impact our land management practices, for which we have a full Land Management Plan (refer Appendix 7.5) that includes vegetation and weed management, pest control and pasture management.

## **ECONOMIC IMPACT**

The Cheeky Fox Trail will offer a new tourism experience for the Kinglake Ranges, that promotes its attractions, community, and businesses.

By attracting visitors to the region, it will indirectly support the local economy and encourage employment. Our website and the Trail guidebook contain links to accommodation and dining options in the area, as well as other suggested itineraries for future visits.

Directly, two local Murrindindi based businesses, My Little Country Kitchen and Philip Lobley Wines, will benefit from direct revenue as our official catering partners. We also plan to hire lawn games for the picnic from Kinglake Country Fair, offering revenue opportunity for this local group as well.



## **ENVIRONMENTAL IMPACT**

The natural environment and scenic views are key to the success of both Cheeky Fox Retreat and The Cheeky Fox Trail, and we have a deep compassion and respect for the environment that surrounds us.

A key feature of the picnic is the rural environment, and the experience will utilise the existing paddocks on the property, requiring no works or vegetation to be removed. The activity will not impact the natural physical features or affect soil and water quality in anyway.

The Cheeky Fox Trail will be a low impact activity that will serve to educate visitors on the flora and fauna both on the property and the surrounding Kinglake Ranges. Our aim is to inspire a connection to the area and convey our compassion for the environment onto Trail visitors.

## **BUSHFIRE RISK**

As a tourism operator welcoming guests for overnight accommodation at Cheeky Fox Retreat, we take our responsibility to ensure the safety of visitors to the region very seriously.

We have a firm understanding of the bushfire hazards and risks associated with our property and the broader region and appropriate management to minimise such risks. We have a full Bushfire Emergency Plan (refer Appendix 7.4.2) that outlines our detailed preparation procedures, both pre-season and in-season, as well as evacuation and shelter-in-place procedures.

During the bushfire season we monitor fire conditions and daily Fire Danger Ratings to assess the fire threat and advise our guests accordingly. If a high-risk fire day (or any extreme weather, including heavy rain or high wind) is forecast on a scheduled Trail day, our policy will be to cancel, with a full refund provided.

In the event of a grass or bushfire impacting the region while visitors are already in the area, we will advise visitors as soon as we are aware of it, and request that they evacuate or relocate to a planned evacuation site, as outlined in our Bushfire Emergency Plan. However, we will also evaluate the risk and whether there is enough time to evacuate safely, considering factors such as wind speed, wind change forecast, visibility affected by smoke, falling debris etc.

If safe evacuation is not possible, we will ask visitors to return to Cheeky Fox Retreat (if not on the property already) and shelter-in-place, as per the procedures in our Bushfire Emergency Plan.

However, our default position is always to avoid high risk days or evacuate early, with the safety of visitors our priority.

## 6. Land Capability Assessment – Waste Management

As we plan to bring in portable toilets for each Trail day, wastewater will be removed from the property and treated offsite. We will use chemical portable toilets from AR Portables:

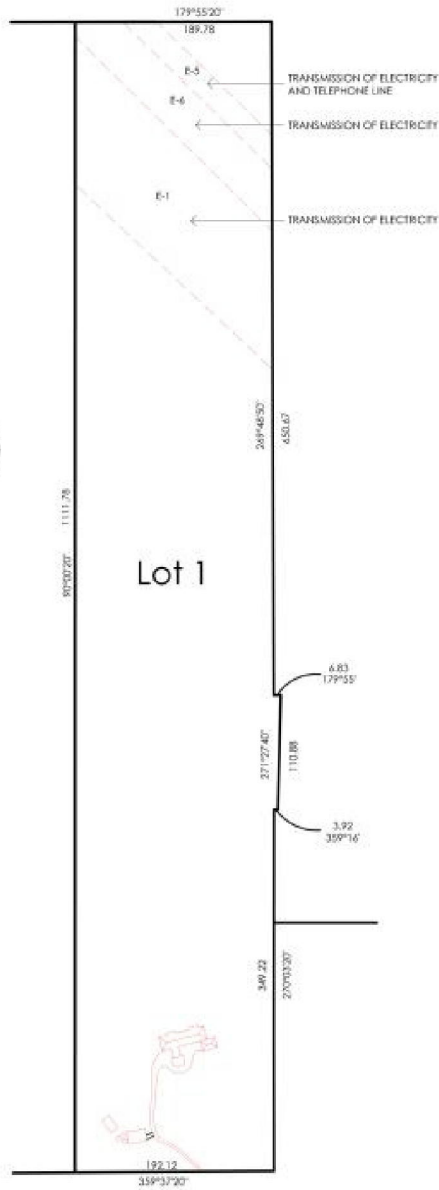
<https://www.arportables.com.au/chemical-toilets>

Groups will be encouraged to take their rubbish home with them; however, we will provide separate recycling, landfill, and compost bins within the picnic paddock area. We do not expect there to be excess rubbish, beyond standard residential waste amounts, however if there is, we will take the excess to the Kinglake Resource Recovery Centre for disposal on the following Wednesday.

## 7. Appendix (Attachments)

1. Title and Title Plan documents
  - 1.1. Title
  - 1.2. Title Plan
2. Property Site Plan
3. Picnic paddock site layout
4. Emergency Management Planning
  - 4.1. Hazard & Risk Assessment
  - 4.2. Bushfire Emergency Management Plan
5. Land Management Plan

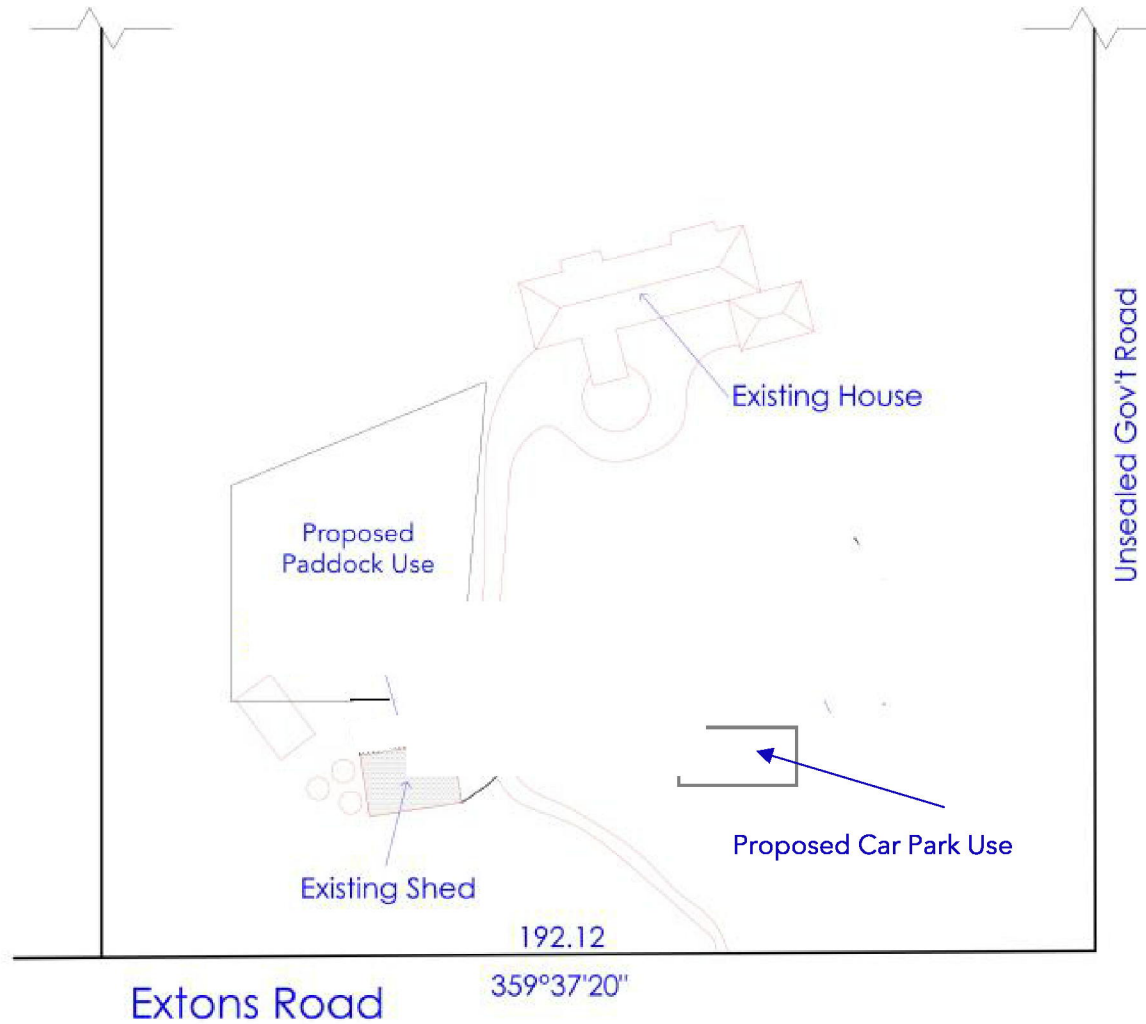




**Site Plan**  
 SCALE 1: 5000

# Site Plan

SCALE 1: 1000



B. MACTIER  
 SCALE  
 AS INDICATED @ A3 SHEET  
 REGISTRATION NUMBERS  
 VIC DP-AD1412  
 QLD RES. DESIGN 1023404  
 1023404 1023407 (Super)  
 T.A.S. CC4216F  
 DRAWING TITLE  
 SITE PLAN  
 SHEET NUMBER  
 A4 of 4  
 JOB NUMBER  
 13 B22

Bruce Mactier & Associates P/L trading as

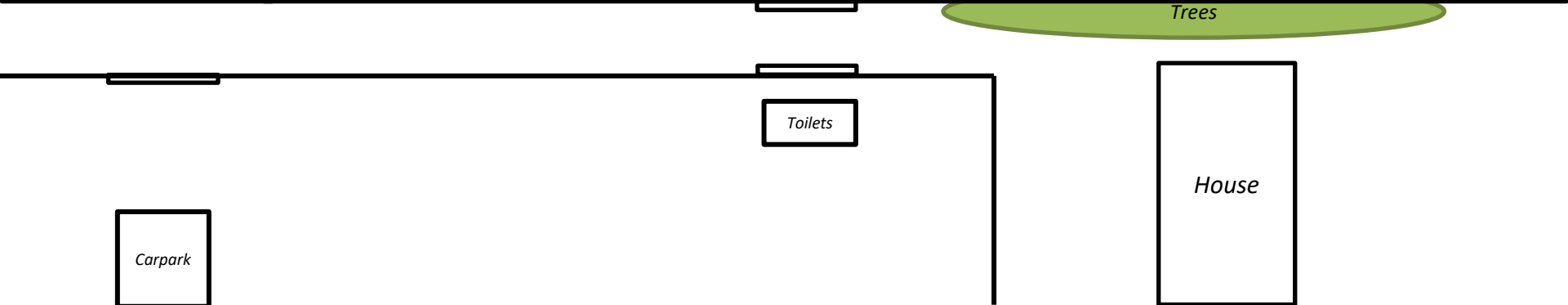
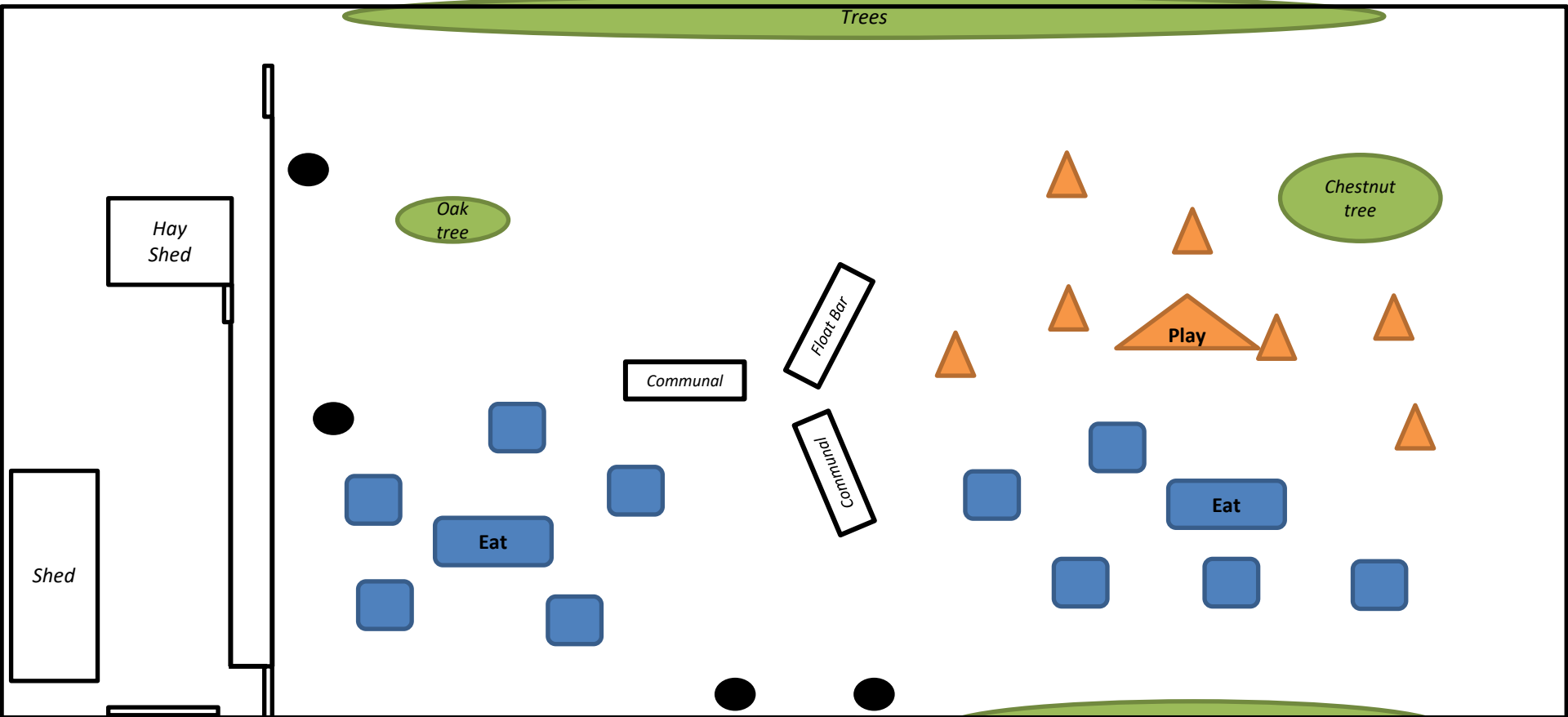
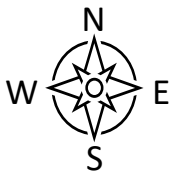


**BRUCE MACTIER**  
 BUILDING DESIGNERS

WE BUILT ON YOUR IDEAS  
 100c Wyndham Street  
 Shepparton 3630  
 11-13 Sydney Street  
 Kilmore 3764

Telephone (03) 58221255  
 Fax (03) 58 312153  
 Email admin@brucemactier.com  
 Web www.brucemactier.com.au

**Site Plan**





# THE CHEEKY FOX TRAIL EMERGENCY MANAGEMENT PLANNING

## HAZARD AND RISK ASSESSMENT

No:	Date	Hazard Identified	Describe the risk	Assess the Risk <ul style="list-style-type: none"><li>Likelihood</li><li>Consequence</li></ul>	Controls currently in place	Proposed action/procedures	Responsible Person
1	01/01/17	Grass and bushfire	<p>One of the things we love most about where we live is how close we are to the Kinglake National Park. Its tall forests, fern gullies, walking tracks and picnic areas are just some of the many things that make living here so special.</p> <p>However, with this beauty in nature also comes the risk of grass and bushfires.</p>	Moderate risk, with high consequences.	We have a detailed Bushfire Emergency Plan that outlines what actions both visitors and we as hosts should take in the event of such an emergency (refer ' <a href="#">Bush Fire Emergency Plan - Cheeky Fox Retreat 2020 - FULL PLAN</a> ').	<p>In our pre-Trail correspondence, we will advise guests to download the VIC Emergency App and to monitor the daily Fire Danger Rating for our district. We will also let them know that we will monitor the situation before and during their visit and will advise of any issues.</p> <p>Trail days will be cancelled on Extreme and Code Red days, with a full refund provided.</p>	Linda Brown
2	01/01/17	Hazardous weather conditions	Being elevated some 600 metres above sea level, Kinglake can have severe weather patterns, including lightning storms, high winds, heavy rain and fog – all of which can make driving hazardous and at risk of falling trees.	High risk, with high consequences.	Monitor VIC Emergency App and weather forecasts.	Trail days will be cancelled on in the event of extreme weather, with a full refund provided.	Jason McFadyen
3	01/01/17	Power outages	Power outages are common in our rural location, both planned due to maintenance work on the power lines and unplanned due to the risk of trees falling on the lines during storms.	Low risk, with low consequences given that the picnic will be fully self-contained outside in the paddock.	Monitor Ausnet outage tracker.	Hire generator to power cool room if required to store catering.	Linda Brown



No:	Date	Hazard Identified	Describe the risk	Assess the Risk <ul style="list-style-type: none"> <li>Likelihood</li> <li>Consequence</li> </ul>	Controls currently in place	Proposed action/procedures	Responsible Person
4	01/01/17	Water hygiene	In our rural location there is no mains water, so all water must be rainwater harvested. There is a risk of water contamination by birds nesting in guttering and other debris in the guttering or tanks, which may cause sickness.	Moderate risk, with high consequences.	Drinking water goes through a 3-stage filtration plus UV treatment system.  Replace filters annually.  Ensure guttering is always clear of debris.  Water tank filters inspected & cleaned quarterly.	Water bottles prefilled and restocked throughout the picnic as required.	Jason McFadyen
6	01/01/17	Property hazards	There are increased risks associated with being in a rural location on a 50-acre property. These include tripping hazards created by rabbit and wombat holes, broken fences, falling tree branches, as well as several water hazards on the property (swimming pool, water dam, fishpond).	Moderate risk, with moderate to high consequences.	Monitor property daily and repair maintenance issues observed.	Provide signage at the picnic advising of the potential dangers and include in pre-Trail correspondence.	Linda Brown  Jason McFadyen
7	01/01/17	Bites, stings and injuries	Snakes are active in the area and other insects such as ants & spiders provide a risk.	Moderate risk, with moderate to high consequences.	Monitor area regularly to identify any potential dangers, e.g., ant nests, areas that may be attractive to snakes, and rectify accordingly.	Provide signage at the picnic advising of potential dangers and include in pre-Trail correspondence.  Ensure there is a first aid kit available at the picnic, including snake bite treatment guidelines.	Linda Brown
8	31/10/20	Coronavirus	There is a risk that either visitors or us as hosts could be infected with COVID-19 and spread the disease between us and/or within the community.	Moderate risk, with high consequences	Cheeky Fox Retreat has a COVID-Safe Plan.	Prepare COVIDSafe Plan specifically for The Cheeky Fox Trail.  Provide hand sanitizer at various points at the picnic, and antiseptic soap and wipes in the toilets.	Linda Brown



No:	Date	Hazard Identified	Describe the risk	Assess the Risk <ul style="list-style-type: none"><li data-bbox="913 217 1077 240">• Likelihood</li><li data-bbox="913 248 1111 272">• Consequence</li></ul>	Controls currently in place	Proposed action/procedures	Responsible Person
						<p>Provide clear communication and policy including:</p> <p><b>Pre-Trail correspondence</b> - guests will be asked to undertake a COVID-19 self-assessment prior to leaving home and requested to stay home if they or anyone they live with has any flu-like symptoms.</p> <p><b>Picnic signage</b> – signage will provide information on cleaning procedures, handwashing instructions, disinfecting products available for visitor use, and expected guest code of conduct while in the Kinglake community.</p>	

JANUARY 17, 2022

PLANNING PERMIT APPLICATION – ADDITIONAL INFORMATION  
USE OF LAND AS A PLACE OF ASSEMBLY  
36 EXTONS ROAD, KINGLAKE CENTRAL VIC 3757

LINDA BROWN  
CHEEKY FOX RETREAT  
LINDA@CHEEKYFOXRETREAT.COM

## 1. Site options

We have two paddocks that we would like to use for the paddock picnics, the selection being dependent primarily on weather conditions. The picnic experience will be fully self-contained in either paddock and will be set up in the morning of each Trail day and completely packed up in between dates.

The first site is a fully fenced, mainly flat paddock on the north boundary of the property, which guests staying at Cheeky Fox Retreat currently use for their own private picnics. This paddock is more sheltered from southerly winds.

The second is a small, flat section of the paddock that borders the south and west boundaries of the property and offers more shelter from northerly winds.

The section of paddock that we propose to use borders the south boundary, and we will use temporary fencing to section off the portion of this paddock for the picnic area

We recently used the south boundary paddock for a private picnic event, and have provided the layout of that event below, as well as images that represent what can be expected by a Trail paddock picnic, from a photo shoot that we did that same day.

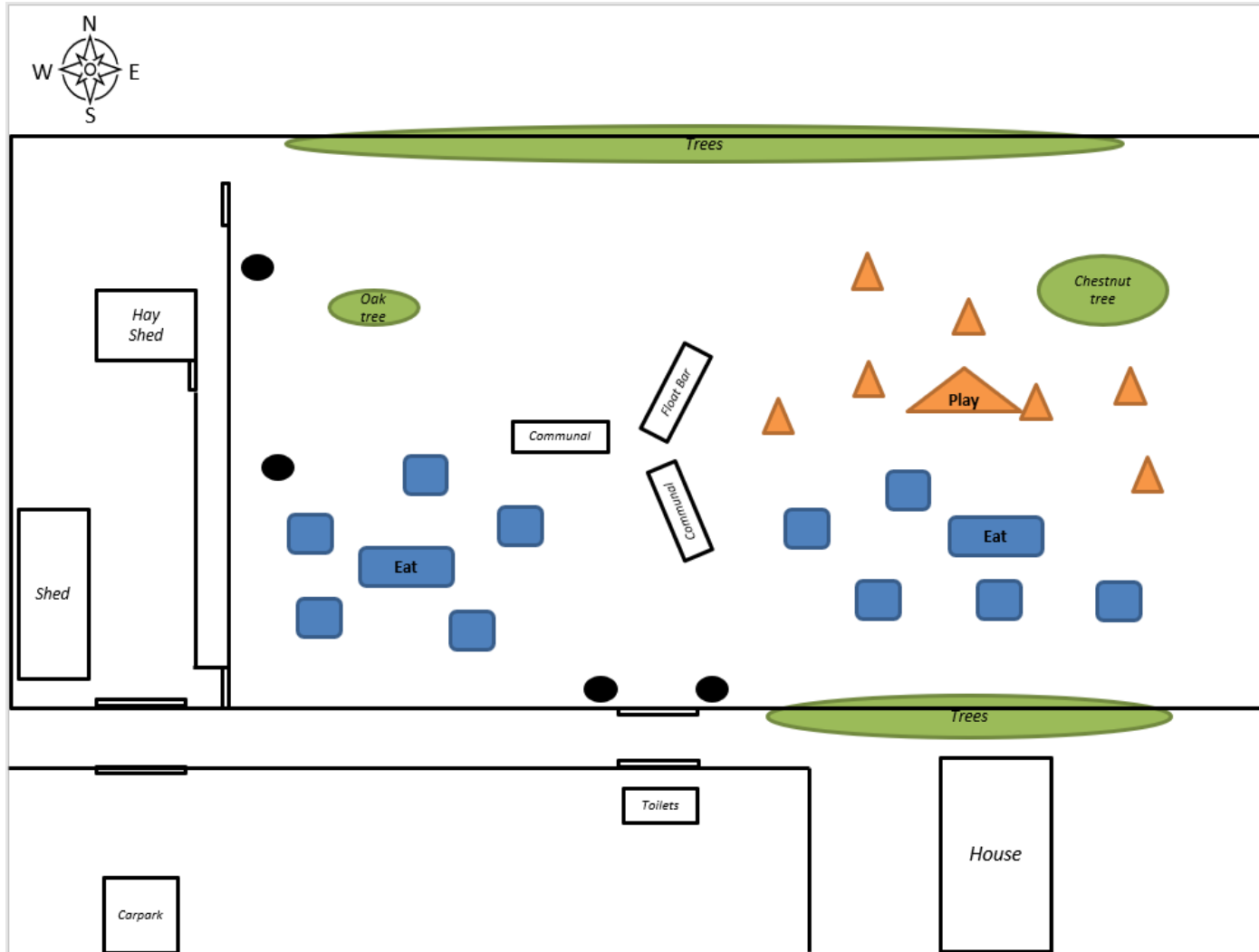
i. Property Site Plan



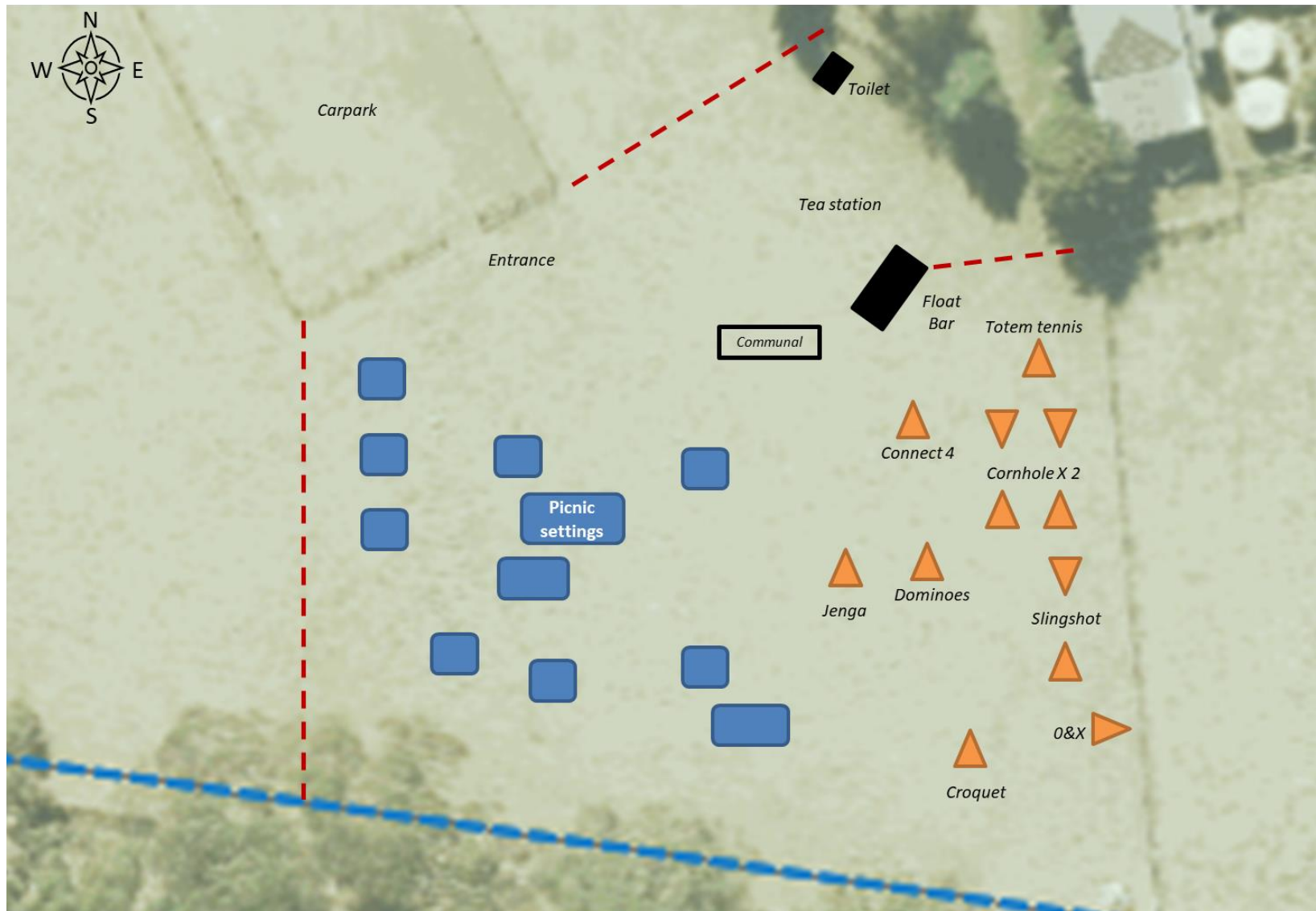


## ii. Picnic Paddock Site Plans

### Option 1 – North boundary paddock



## Option 2 – South boundary section of paddock (as set up for private picnic event held recently)



iii. Paddock picnic images – South boundary paddock

