



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

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.

Click for further information.

Clear Form

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:

day / month / year

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

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.: Lodged Plan Title Plan Plan of Subdivision No.:


OR


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 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

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

Applicant *

The person who wants the permit.

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:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
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.

Contact person's details*		Same as applicant <input 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.

Owner *		Same as applicant <input 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): <i>Sonja Herges</i>		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



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:
day / month / year	

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Murrindindi Shire Council
PO Box 138
Alexandra VIC 3714
Shire Offices
Perkins Street
Alexandra VIC 3714

Contact information:
Phone: (03) 5772 0317
Fax: (03) 5772 2291
Email: planning@murrindindi.vic.gov.au

Deliver application in person, by post or by electronic lodgement.



12th February 2019

[REDACTED]
Planning Department,
Murrindindi Shire Council

Re: Compliance with guidelines of Farming Zone

Dear [REDACTED]

Our proposal is the addition of accommodation to our existing business of a fully operational cool-climate vineyard, onsite processing facility (winery) and visitor cellar door on property 182 Shannons Road, Murrindindi 3717. We are proposing the installation of 3 non-permanent Eco-structure tents, also known as glamping tents (a fusion of camping and glamour).

The aim is to provide eco-friendly accommodation for visitors wishing to immerse in the natural landscape without the inconvenience of camping. Glamping is a fast growing accommodation market that could work well with the existing offerings at Sedona Estate. The ultimate aim is that the expected business growth will offer further employment opportunities at Sedona Estate.

Farming Zone

As per site visit on 14th January 2019, the Eco-tents are proposed to be installed above the hillside vineyard (please refer to plan for details). The inspected site has been considered appropriate for the accommodation model of glamping Eco-tents. Specific items of the Farming Zone are described below.

1. Impact on the land and neighbouring properties in terms of ongoing agricultural activity.

The proposal of adding Eco-tents to property 182 Shannons Road, Murrindindi has no impact on ongoing agricultural activity on surrounding properties. It also has no impact on the viticultural use of our property.

2. Impact on the rural landscape and topography.

Colours and design of the Eco-structure tents, also described as Safari tents, are aligned with the rural landscape of Murrindindi. The natural sand and beige colours of the canvas are a great match to the environment. Shape and design complement the vineyard setting. Please see photo below of an existing Eco-tent at Sierra Escape in Mudgee, NSW. A couple of photos of the proposed site location at Sedona Estate illustrate the suitability of the Eco-tent to our landscape.

PHOTO: Eco-structure tent at Sierra Escape in Mudgee, NSW.



PHOTOS: Images taken from the proposed site location for the Eco-tents.



Canvas colour swatches and closer image of an Eco-tent are shown below. Colours **FR Sand** and **FR Red Sand** are the preferred colours for the Murrindindi landscape.

Sedona Estate Pty Ltd 182 Shannons Road, Murrindindi Victoria 3717 Australia
T (03) 9730 2883 F (03) 9730 2583 E wine@sedonaestate.com.au W sedonaestate.com.au

PHOTO: Canvas colour swatches.



3. Impact on the native vegetation.

The foundation for the Eco-structure tent is achieved through low impact Eco anchors, minimising soil disturbance. The site itself will be kept reasonably undisturbed with little excavation required compared to permanent building structures. We are planning to complement the environment by adding native plants to the landscape surrounding the Eco-tents. All existing vegetation will be retained.

PHOTO: Eco Anchor



4. Impact on water courses and drainage lines.

The proposed site location of the Eco-tents is away from any natural water courses and drainage lines. Effluent disposal is discussed below.

In summary, the proposed Eco-tent accommodation is well suited for the landscape of the property; the design and colours harmonise with the environment. Moreover, the proposed site does not impact on agricultural activities, native vegetation or water courses and drainage lines.

Infrastructure

1. **Water:** Water will be collected onsite from the tent roofs. Water will be stored onsite in a 19,000L water tank. A minimum of 10,000L is required for CFA access/use. A filter system will be installed in the kitchenette for drinking water. Educational material on being water wise will be made available to guests.
2. **Waste water:** The eco-friendly worm septic system is the preferred option for treatment of effluent waste. The capacity of the septic system will be suitable to manage effluent disposal from 3 Eco-tents, each one with its own kitchenette and bathroom. Details will be provided with the Septic Tank Permit application. Drainage lines will be appropriately placed to avoid any nutrient overload on nearby dams. The effluent water is not suitable for irrigation of the vineyard or fruit trees.
3. **Electricity:** Several models have been researched for continuous electricity supply. The most reliable and economic solution at this point in time is to run the existing grid connected power lines underground from the existing main power connection (see site plan). The business has recently installed a 6.5kW battery-ready solar system. With the fast advancement of the lithium-ion batteries, the future plan is to purchase the latest battery storage model in 12 months. This will maximise the continuous use of solar generated power and provide a reliable back-up for the winery, cellar door and accommodation during black-outs.
4. **Road access:** The vineyard road will be the access for the Eco-tents. The road meets the requirements for Emergency Vehicle access, as well as appropriate drainage solutions along the hillside. Natural waterways are not affected. Please note that guests will be asked to park their car at the existing carpark near the cellar door. Guests can choose between walking or using an electric buggy to reach the Eco-tents.

If you have any further questions, please contact us on [REDACTED]

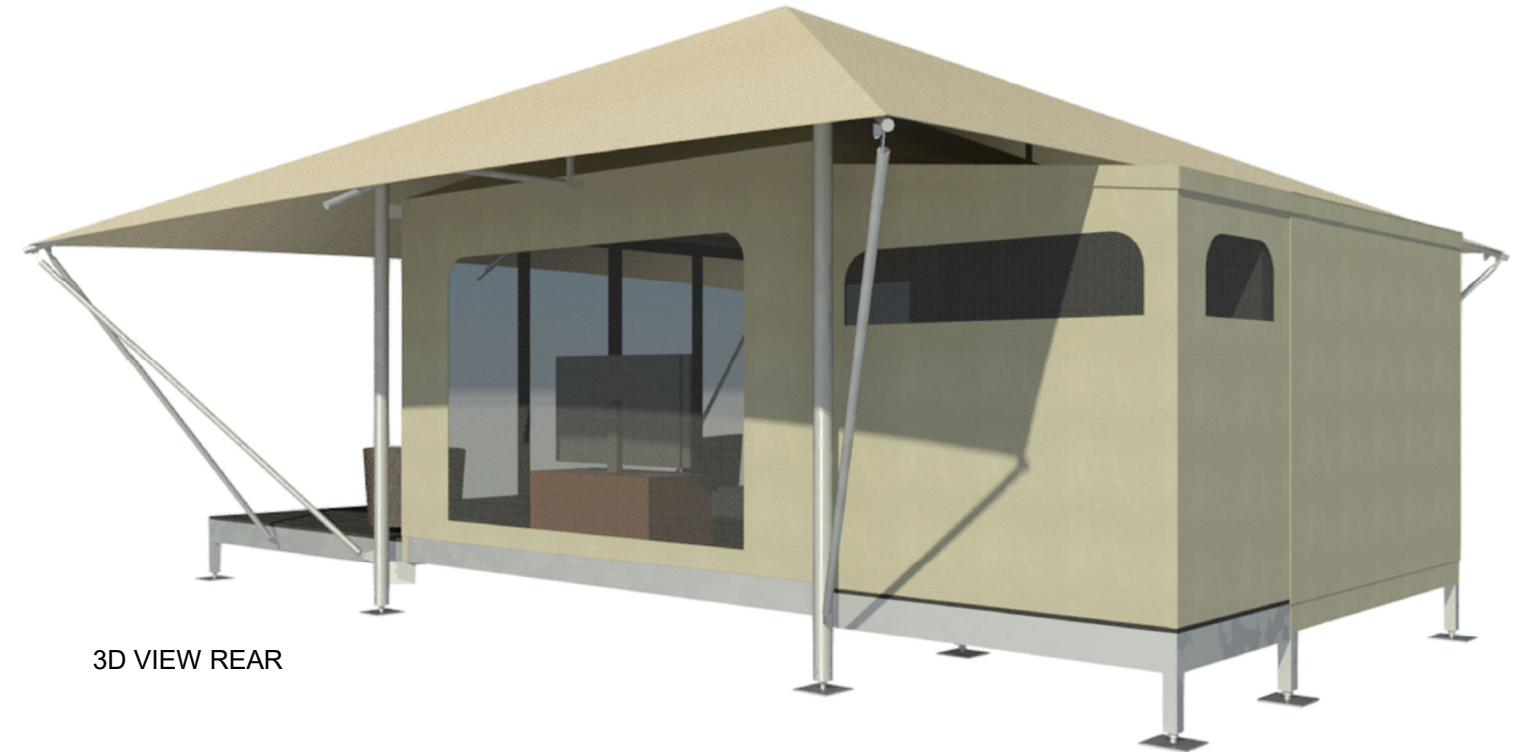
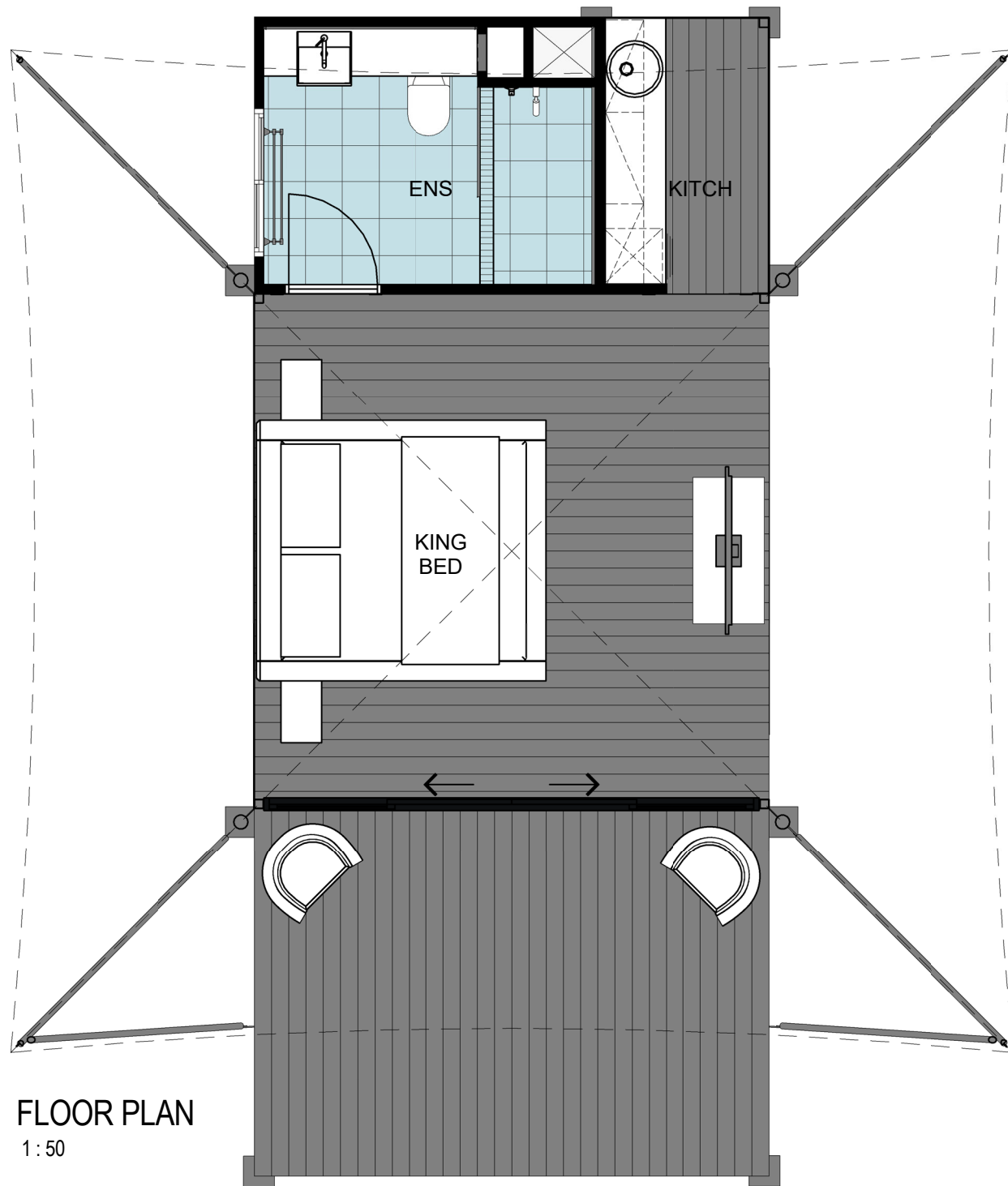
Kind regards,



Paul Evans



REFERENCES		REVISIONS		 BUNDALAGUAH ENGINEERING A.C.N. 093 010 444 P.O.Box 388, ALEXANDRIA 5714 Ph: 0847723039 Fax: 084723222 Email: km@bundalaguah.com.au	PLANNING PERMIT No.	MURRINDINDI SHIRE COUNCIL		DRAWING No.	A3-553-01	REV.	0
PLAN No.	TITLE	No.	DATE		DESCRIPTION	DATE	SEDONA ESTATE WINERY 182 SHANNONS ROAD, MURRINDINDI SITE PLAN		CREATED	31/01/2019	K. RHODES
1		1	31/01/19	PRELIMINARY ISSUE							



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REVISION SCHEDULE		
REV.	DATE	DESCRIPTION
A	12.02.19	FOR INFO

PROJECT:
4.2M DELUXE ECO TENT-L119 + SAHARA + KITC

ADDRESS:

DRAWN FOR:
ECO STRUCTURES AUSTRALIA

CLIENT:

1. THIS DRAWING IS COPYRIGHT PROTECTED & REMAINS THE PROPERTY OF OPENHOUSE DESIGN (ABN 74 148 215 070) & ECO STRUCTURES AUSTRALIA (ABN 76 112 623 284) & SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN ORIGINALLY INTENDED.
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5. ALL WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS, S.A.A. CODES & AUSTRALIA STANDARDS.
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8. 3D IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.

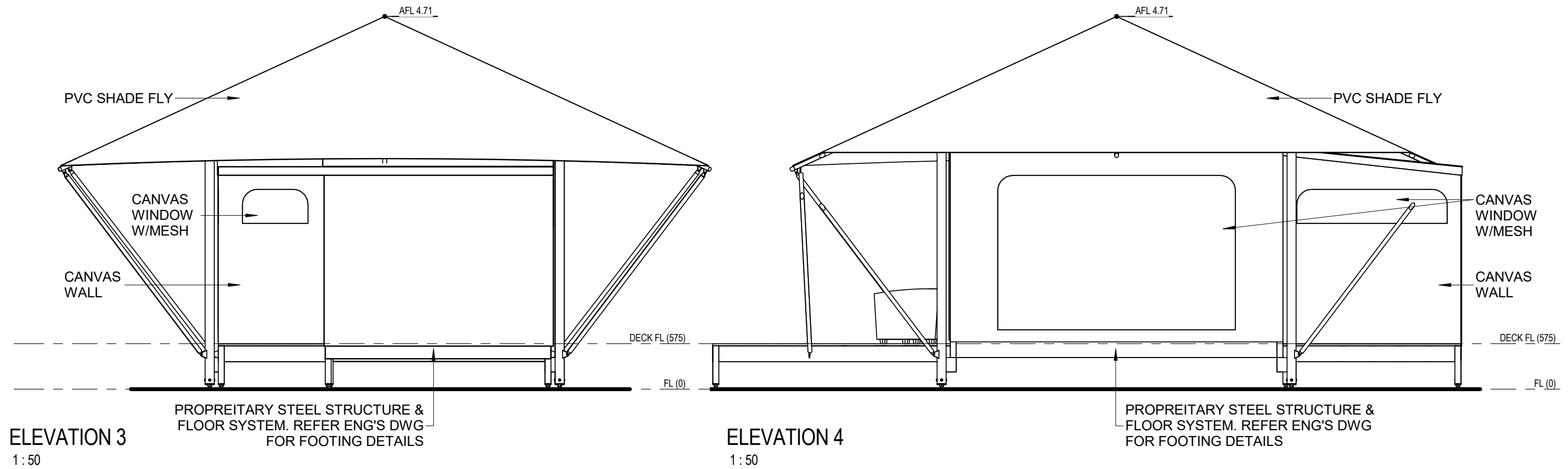
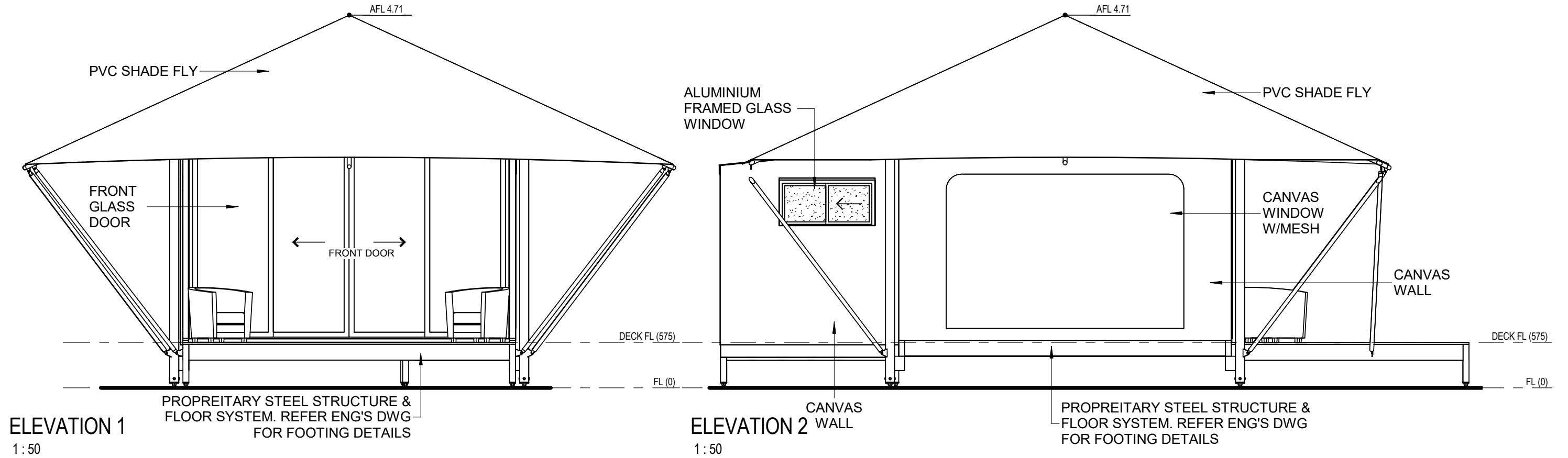
PRELIMINARY

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PROJECT NO. 4.0002

DRAWING PLAN & 3D

DRAWING NO. **SK01** REVISION **A**



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REVISION SCHEDULE		
REV.	DATE	DESCRIPTION
A	12.02.19	FOR INFO

PROJECT:
4.2M DELUXE ECO TENT-L119 + SAHARA + KITC
ADDRESS:

DRAWN FOR:
ECO STRUCTURES AUSTRALIA
CLIENT:
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