

DRAFT PLANNING PERMIT

Permit No. 2004/297
Planning Scheme Murrindindi Planning Scheme
Responsible Authority Murrindindi Shire Council

ADDRESS OF THE LAND:

26 Hannas Road STRATH CREEK - Lot: 1 PS: 548220, SEC: B C/A: 7, Parish of Windham

THE PERMIT ALLOWS:

The use and the development of the land at 26 Hannas Road, Strath Creek, as a tourism establishment including a minor sports and recreation facility, accommodation, a function centre and camping/caravan use, including an on premises liquor licence

THE FOLLOWING CONDITIONS (1) APPLY TO THIS PERMIT:

1. Deleted
2. The use of the site and the proposed buildings and works must be in accordance with the endorsed plans and must not be altered or modified without the consent in writing of the Responsible Authority.

Use Conditions

3. The following restrictions on use shall apply:
 - a. the use of outdoor facilities as a cricket ground or minor sports ground pursuant to this permit is restricted to between the hours of 8:00am to 8.00pm;
 - b. subject to the following provisos, the use of the pavilion for daytime or evening functions (eg parties, wedding receptions, etc) shall be restricted to a maximum of 80 days in any one calendar year, with no more than 3 functions in any one Monday to Sunday week. Where there are any evening drinking and/or eating activities in the pavilion after 8.00 pm, in the context of such activities having followed on from the use that day of the outdoor facilities for cricket or otherwise as a minor sports ground and recreation facility, any such evening activities must be treated as one of the aforementioned 80 days in which the pavilion can be used for functions;

Date issued: 10 May 2006
Date Amended: <<date>>

Signature for the Responsible Authority _____

- c. In addition to the abovementioned 80 days, the Responsible Authority may approve in writing up to three functions for special occasions (such as New Years Eve) in any one calendar year where the designated closing time for any function is extended to 1.00 am. Whilst there is no change to the existing general planning approval for alcohol in the pavilion to be served until 11 pm, this permit does provide any necessary planning approval to facilitate the permit holder obtaining a one-off liquor licence to serve alcohol until 1am at any such approved special occasion). There shall be no more than one such approved special occasion in any one calendar month. The Responsible Authority must concurrently provide a copy of any such letter of approval for a special event to the occupants of the adjacent dwelling to the north of the oval;
 - d. The permit holder must at all times keep a log book recording in any one calendar year how many of the 80 ordinary pavilion functions and the three special pavilion functions per calendar year have occurred to date. This log book must be available at all times for inspection by the Responsible Authority, and the permit holder must immediately produce this log book for inspection if any such request is made by an officer of the Responsible Authority. Whether or not any such inspections have occurred, at the conclusion of each calendar year, the permit holder must by 31 January in the following year provide a signed copy of the relevant log book pages for the year just ended to the Manager of the Responsible Authority's Planning Department. This copy document must then be available for public inspection upon request at the Council offices.
4. Deleted
5. The bunkhouse and Village Green Lodge shall only be used for overnight accommodation purposes for up to sixty two (62) guests at any one time.
 6. The use of the subject land for camping in caravans or tents must be in accordance with the endorsed plan and limited to a maximum of five caravans and five tents at any one time and toilet, bathroom and laundry facilities shall be provided to the satisfaction of the Responsible Authority.
 7. The use of the subject land for functions shall be limited to the pavilion building and the area within a 50m radius immediately surrounding the pavilion building.
 8. The following conditions apply to the use of the pavilion for functions:
 - a. Subject to the following restrictions and provisos, the pavilion must only be used for functions between the hours of 9:00am to 11:00pm;
 - b. The cessation of the function at the designated finishing time must include terminating any service or sale of alcohol, any entertainment and any other amplified noise, music or speeches. In addition, at the designated closing time the verandah areas of the pavilion must be vacated and any north-facing windows and doors which have been opened must be closed;

Date issued: 10 May 2006
Date Amended: <<date>>

Signature for the
Responsible Authority _____

- c. All staff, patrons and any others not being residents of the land or being accommodated on the land as overnight guests must have physically vacated the land within 30 minutes of the designated finishing time.

Country Fire Authority Conditions

9. Non-Reticulated Water Supply

- A minimum of 10,000 litres on-site static storage must be provided on the lot and be maintained solely for fire fighting.
- The water supply must be located within 60 metres of the outer edge of the building (including obstructions).
- Adequate access (See Section 2 Access) for fire brigade vehicles must be provided to within 4 metres of the low water mark.
- The water supply must be readily identifiable from the building, or appropriate signage must point to water supply.

If the static water supply is above ground:

- It must provide at least one 64mm, 3 thread/25mmx50mm nominal bore British Standard Pipe (BSP), round male coupling CFA specifications.
- All pipe work and valving between the water supply and the outlet must be no less than 50mm nominal bore, and
- If less than 20 metres from the building, each outlet must face away from the building on the opposite side of the water supply.
- All below-ground water pipelines must be installed to the following depths:
 - o Subject to vehicle traffic- 300mm
 - o Under houses or concrete slabs- 75mm
 - o All other locations - 225mm
- All fixed above ground water pipelines and fittings, including water supply, must be constructed of non-rust and protected from the effects of heat.

Emergency Management

Prior to the commencement of the new uses permitted by this permit, there must be a Emergency Management Plan developed for the site to the satisfaction of the Responsible Authority (in consultation with the Country Fire Authority). This Plan must deal with the following matters.

- Include procedures for fire in buildings, wildfire, medical emergency.
- Consider how guest would raise the alarm and response of management.
- Include a wildfire preparedness and response plan covering the following:
 - o Vegetation management
 - o Actions for high fire days
 - o Water and power supply
 - o Equipment
 - o Management of guests

Display Response Procedures and Site Pan in Longroom Gallery the Pavilion, Village Green Lodge, Pool/Gym and Bunkhouse.

Date issued:10 May 2006

Date Amended: <<date>>

Signature for the
Responsible Authority _____

Road Works Conditions

- 10. Deleted
- 11. Deleted
- 12. Deleted
- 13. Deleted
- 14. Deleted

Other Conditions

- 15. All sewage and sullage waters shall be treated in accordance with the requirements of the Environment Protection Authority and the Council. All effluent shall be disposed of and contained within the curtilage of the land and shall not discharge directly or indirectly to an adjoining property, street or any watercourse, water storage or dam. Sufficient land shall be set aside and kept available for the purpose of effluent disposal.
- 16. Deleted
- 17. Only one advertising sign can be put on the property. This sign must not contain any flashing, animated, illuminated or reflective parts, must not exceed 2 square metres in area, and its only message must relate to the use conducted on the property.
- 18. Noise levels emanating from the subject land must not exceed those required to be met under State Environment Protection Policies including (Control of Noise from Commerce, Industry and Trade) No. N-1 (Control of Music Noise from Public Premises) No. N-2 and Information Bulletin No. N3/89 Interim Guidelines for the control of Noise in Country Victoria.
- 19. The emission of noise from the premises including the surrounding environment and carpark areas either during or immediately after the hours permitted, must not cause annoyance to persons beyond the site.
- 20. The sale and consumption of alcohol must only be in conjunction with the use of the pavilion and cricket ground in accordance with this permit and is restricted to the same hours of use as applies to the cricket ground and pavilion as per the "use conditions" set out above.
- 21. Any external lighting shall be sited, oriented and baffled so that light is not directly projected from the subject land towards any adjoining properties.
- 22. The landscape areas shown on the endorsed plans must continue to be maintained to the satisfaction of the Responsible Authority.
- 23. Deleted

Date issued: 10 May 2006
Date Amended: <<date>>

Signature for the
Responsible Authority _____

Additional Conditions (Amended Permit Application Determined <<date>>)

Operational Management Plan

24. Prior to commencement of the use of the pool/gym, multi courts, covered shelter, an Operational Management Plan for these facilities is to be submitted to the satisfaction of the Responsible Authority.
25. The Operational Management Plan (pool/gym, multi courts, covered shelter) may be amended from time to time and should include as relevant:
- a. Outline of activities to be undertaken on site associated with the pool/gym, multi courts and covered shelter.
 - b. Details of staffing and management arrangements associated with the pool/gym, multi courts, covered shelter.
 - c. Details of measures and processes to deal with community questions, complaints and general operational issues associated with these facilities.

Environmental Health

26. All wastewater is to be treated and contained on-site in accordance with supplied LCA Report No: L35822 undertaken by Mansfield Land Capability and Assessments.
27. A permit to install a septic system will be required from Council prior to the commencement of any works.

Engineering Conditions

Drainage

28. All stormwater and surface water discharging from the building and works must be conveyed to a point of discharge, approved by the relevant authority. No stormwater discharge from downpipes or overflow from storage tank and surface water shall be directed or caused to be directed in a concentrated form that will cause erosion and or adverse effects within the site or to adjoining land or properties.
29. The approved works must not cut off natural drainage to adjacent properties.

Internal Access

30. Before any of the approved additional buildings are occupied all internal access roads must be constructed, formed, and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority.
31. The internal access road to the building shall be constructed to a size and standard satisfactory to the Responsible Authority to provide all weather access for emergency service vehicles.
32. The works must include the provision of suitable pavement material of at least 3.5 metres in width with 0.5m side clearances and 4 m vertical clearance and designed to provide passing lanes at least 200 m intervals.

Parking

Carpark Construction

33. Prior to the occupation of any of the approved additional development, the area(s) set aside for parking of vehicles, access lanes and parking signs as shown on the approved plans must be constructed and completed to the satisfaction of the Responsible Authority.

Date issued: 10 May 2006

Date Amended: <<date>>

Signature for the
Responsible Authority _____

34. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

Additional CFA Conditions

Endorsement of Bushfire Management Plan (Gym/Pool, Lodge & Pavilion)

35. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments, Reference No. B3882/2.1 (Appendix 4 BMP), dated October 2022 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Endorsement of Bushfire Management Plan (Shelter)

36. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments, Reference No. C3882/2.1 (Appendix 5 BMP), dated October 2022 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Endorsement of Bushfire Management Plan (Multi Courts)

37. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments, Reference No. D3882/2.1 (Appendix 5 BMP), dated October 2022 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

GMW Conditions

38. All construction and ongoing activities must be in accordance with sediment control principles outlined in EPA Publication 275, Construction Techniques for Sediment Pollution Control (May 1991). There must be no transport of sediment or other materials off-site either during or following construction of any buildings or structures.

39. Stormwater run-off from buildings, structures and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to storage tanks or dams.

40. All wastewater from proposed unsewered 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.

41. The wastewater disposal area must be at minimum setback distances of at least 60 metres from the nearest waterway or dam and 20 metres from any bores.

42. The wastewater disposal area must be kept free of stock, buildings, paths, driveways, car parking and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. Unless wastewater disposal is by subsurface irrigation methods, 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.

DELWP Conditions

Date issued: 10 May 2006

Date Amended: <<date>>

Signature for the
Responsible Authority _____

43. No structures are to encroach upon the adjoining Crown land.
44. No effluent or run-off is to be discharged onto Crown land.
45. Crown land is not to be utilized as defensible space to satisfy a Bushfire or Wildfire Management Overlay (BMO or WMO).
46. Crown land is not to be utilized as an easement or as legal access.
47. Crown land is not to be used for temporary access or storage associated with the proposal.

Permit Expiry

This permit will expire if one of the following circumstances applies:

- a) the additional development approved is not started within three years of the date of this amended permit
- b) the additional development approved is not completed within five years of the date of this amended permit
- c) the use of the buildings approved by the amended permit are not started within five years of the date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

NOTATIONS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>
<<date>>	Amendment to permit to update preamble and conditions and to include construction of new swimming pool and gym, multi-use courts, golf nets, solar array, path works, accommodation for additional 36 guests and alterations to existing pavilion	Murrindindi Shire Council

Date issued: 10 May 2006
Date Amended: <<date>>

Signature for the
Responsible Authority _____