

# VIEWPOINT DESIGN

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2 February 2017

Senior Planning Officer  
Murrindindi Shire  
Perkins St  
Alexandra 3714

Dear Melissa

**RE: PERMIT APPLICATION FOR DEVELOPMENT  
OF TOURIST ACCOMMODATION FACILITY (CAMPING)  
& ASSOCIATED EARTHWORKS  
AT 3100 MAROONDAH HIGHWAY TAGGERTY 3714**

Please find enclosed documentation relating to a Planning Permit application to develop and use a tourist accommodation venue, in the form of permanent tent accommodation and kitchen facilities at the above address. The intention is for guests to have an outdoor holiday experience in comfortable facilities and surroundings; this is reflected in the business name 'Classy Camping'.

The title details of this site are Lot 1 TP14344. It is in the Farming Zone (FZ) and is subject to two Planning Overlays - Wildfire Management Overlay (BMO) and Significant Landscape Overlay (SLO1).

The block consists of 18.28ha of pasture with a large dwelling, farm sheds and numerous dams. The project developers reside on-site and the relevant area is the northern-most quarter of the block. The property has not been used for grazing for many years, although hay is harvested each summer. The pasture has been degraded over time, and the development proposal includes measures which will improve the agricultural value of the site, along with enhancement of the ecological and environmental aspects of the landscape. The topography is almost flat with a slight fall towards the Maroondah Highway along the west boundary. The eastern and south-eastern aspect takes in the Cathedral Range, the view of which is regarded as an important asset for this particular project.

A total of six large guest tents and a double tent for the managers will be provided along with an open-sided camp kitchen and communal area for guests. Each tent will accommodate two people (with the option of four in the case of a small family) and will be situated on a timber deck and have its own ensuite bathroom. At least one tent is designed as accessible accommodation with facilities, access and parking to suit guests with restricted mobility.

The communal area will provide cooking and group dining facilities. The building materials will be either recycled or from sustainable sources where possible. Power will come either from an off-grid solar system or connection to the main grid with a solar powered auxiliary system. Cooking and water heating will be by LPG and wood-fire, stormwater storage will be provided to the communal area (with a reserve for fire fighting) and each unit will have a small tank. Solar powered safety lighting will be provided along access pathways and driveway.

Other improvements will include the establishment of an orchard, greenhouse and vegetable garden, all run on ecologically sustainable principles. New shelter belts will provide wildlife corridors and privacy. The orchard will be netted, but the additional vegetation will provide a visual barrier for travellers along Maroondah Highway.

2.

The dam is a valuable feature of the area to be developed, providing a pleasant outlook for guests and a reliable water supply to supplement the stormwater storage tanks. The main dam wall was accidentally breached some years ago, resulting in a secondary overflow drain running towards Cathedral Lane and causing excess water to flow down the roadside in times of heavy rain. It is proposed that this breach be repaired and the drain line filled in and levelled. The main overflow and drain line will be upgraded and landscaped to enable a better flow of water in wet seasons. This drainage line has many valuable native trees (Blackwood and other Acacia species), but is also infested with Blackberry and other noxious weeds. These will be removed and on-going management of plant and animal pests will be part of the overall maintenance program. The area will be landscaped to enhance the outlook and environmental values. The accommodation will be situated along the drainage line, at a distance of approximately 6-10 metres and approximately 12-15 metres apart.

The enclosed Land Capability Assessment (LCA) shows that the effluent waste from this facility can be successfully contained within the property.

The road crossover will be upgraded if required by Council, and access and parking will be provided as shown on the enclosed site plan. Emergency vehicles will have access to water supply tanks and dam.

The Bushfire Management Statement shows that the risk from bushfire attack is relatively low at this site (BAL-12.5). In the case of fire there are adequate means of escape or assembly in a safe area. On days of Code Red Fire Danger the facility will be closed.

As the total number of guests and staff will not exceed 26, it is not envisaged that this development will cause any audible or visual disturbance to neighbouring properties. The nearest dwelling in other ownership is approximately 350 metres away.

The agricultural values of the property will be enhanced overall, and the wider benefit to the local area brought by visitors is extremely important. The position in relation to outdoor activities such as bushwalking, rock climbing, fishing and cross-country skiing is ideal.

Enclosed are the following documents -

- Permit application form
- Copy of Title and Block Plan
- Floor plans, elevations and site plan
- Land Capability Assessment
- Bushfire Management Statement
- Business plan for 'Classy Camping'

Could you please advise us of the required application fee and any other documentation that you might need.

Kind regards



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## **Classy Camping - Business Plan**

### ***Business name***

Classy Camping

### ***Main business address***

3100 Maroondah Hwy, Taggerty, 3714

### ***Business Details***

#### ***Products/services***

We provide a high-end camping experience. This gives customers a combination of camping in a rural setting with the luxuries of a hotel stay.

We are creating a retreat from the fast paced lifestyle that most people have these days and giving customers a taste of the wholesome country upbringing we both grew up with.

It is a middle ground for people who like the idea of going camping and enjoying nature but are reluctant to let go of their everyday luxuries such as a comfortable bed and amenities.

### ***Registration details***

#### ***Business name***

Classy Camping

#### ***Trading name(s)***

Classy Camping

#### ***Date registration***

08/08/2016

#### ***Location(s) registered***

#### ***Business structure***

Partnership

#### ***ABN***

#### ***Domain names***

classycamping.net.au  
classycamping.co.nz

classycamping.net

classycamping.com.au

## **Classy Camping - Business Plan**

### **Business Premises**

#### ***Business location***

The business will be located at 3100 Maroondah Hwy, Taggerty 3714.

This is a rural 40 Acre property backing onto the Cathedral Ranges. The business will be located on the northern most section of this, which sits inside the corner of Maroondah Hwy and Cathedral Lane.

Maroondah Hwy is the major thoroughfare for the lower alpine region of Victoria and carries a lot of tourist traffic. Cathedral Lane is the main access road for all the Cathedral Range parks attractions and also attracts a great deal of tourism.

The proposed entry is off Cathedral Lane giving us maximum exposure to all tourist traffic with proposed signage being erected at the gateway and fronting Maroondah Hwy.

#### ***Buy/Lease***

We will be using the Nelson family property. There will be a lease agreement between Warren and Leonie Nelson and Classy Camping.



## **Classy Camping - Business Plan**

### **Management & ownership**

#### ***Names of owners***

#### ***Details of management & ownership***

Both parties 50/50 share all management and operating responsibilities.

In the event that either party are absent or are unable to make a decision on behalf of the company, the present has full decision-making power on behalf of both.

#### ***Experience***

has a collective 10 years experience in the hospitality and tourism industry, most notably growing up on site and being employed by Xavier College Outdoor Education Camp in Buxton 10km from the site of the proposed business.

During his time living at Xavier OEC, was heavily exposed to the inner workings of a small accommodation business as his parents were employed to live onsite and manage the camp.

On a daily basis he would assist his parents in the running of the business including taking bookings, stock takes, meeting and greeting new groups, inducting them into the camp and taking them through the fire drills and property rules etc.

He was also employed directly by Xavier with tasks to complete such as grounds keeping, cleaning and general property maintenance. All of this is not dissimilar to what will be required on the Classy Camping premises.

Outside of this, also has over 2 years experience in the retail tourism industry as a Travel consultant at flight center and student flights in CBD locations. He has travelled to many places internationally and backpacked and driven the majority of Australia staying at all means of accommodations along the way.

has had a very rural upbringing, growing up in a small town below Mt Hotham. Living in such a place, she learnt early on how much work is required to upkeep a large rural property that is far removed from any townships. She has always been very involved with outdoor recreation activities and has spent a large part of her life camping, fishing and bush walking. Every family holiday since early in her child has involved camping in some form. She has had a variety of employment experiences from lavender farm hand, big w shop assistant to heavy vehicle diesel mechanic, which she has achieved a full qualification for. Through her different occupations she has had experience interacting with customers from all walks of life, and has a very warm and welcoming personality.

## **Classy Camping - Business Plan**

### **Products/Services**

#### ***Name of product/service***

Glamping

#### ***Description***

Our 5m canvas bell tent will be furnished with queen sized bed, sitting area and wood fired stove. The tent is positioned on a raised platform with an ensuite bathroom on a second platform adjoining the first.

Customers can enjoy beautiful view of the Cathedral Range from their tent whilst still having privacy in their own landscaped sitting area.

Access to a central communal area has all of your entertainment needs covered with a large fire pit, billiards table and cinema projector screen to enjoy a movie in the evening by the open fire.

The communal area also includes all of your BBQ cooking facilities to get creative cooking up some excellent local produce.

#### ***Price***

(incl. GST) Weekend rate - Friday and Saturday night

(inc. GST) Weekday rate - Sunday to Thursday night

#### ***Market position***

Our product fits into the market somewhere between competitive and high end.

This is the opportune time to start the business in this field as there are very few competitors in this region of Australia. The only notable business in Victoria of a similar structure is Cosy Tents in Daylesford.

On research into their booking tracker over a few weeks throughout July 2016, found that almost all of their tents were booked out. Outside of this, every Saturday night has regularly been booked out months in advance. The general response on social media being that there isn't enough of this sort of thing around.

Even given their higher price point of \$250p/n and a similar distance from the CBD. This shows there's a lot of room in this market for expansion.

We'd like to come in at the price point of \$190-\$210 so the experience is accessible to a much wider market, giving us a larger number of potential bookings. Starting here, we should be able to reach anyone from the lower/middle class working couple upwards.

## **Classy Camping - Business Plan**

We intend to offer additional packages, add ons and experiences. These can be purchased at an additional cost, however we intend to keep the base accommodation cost down, to attract more people.

There is another Glamping experience on French Island and one due to open up on the Great Ocean Road. Outside of this, the only other businesses offering a similar product are the likes of Happy Glamper who deliver a tent to a site of your choosing and set it up for you. Happy Glamper have 2 night minimums and attract a different clientele so we don't consider them a direct competitor but worth noting as one of the longer established businesses.

### ***Unique selling position***

While providing a more attractive price, Classy Camping also offers undercover dining and entertainment facilities. This means customers can enjoy the experience even during inclement weather. Many of our competitors customers are confined to their tents until the rain subsides.

Our competitors also lack warmth and entertainment in general, offering little more for their guests to do than to drink wine and converse while on site. At Classy Camping we're focused on providing a well-rounded experience to ensure our guests never have a dull moment.

The business will focus on being self-sufficient, so customers can enjoy harvesting and eating fresh produce. Whether this is fruit, vegetables, eggs or fish caught from the stocked pond. There will be many fun backyard game activities such as mini golf, giant Jenga, lawn twister, cricket, and giant scrabble. Bikes will even be provided for customers who wish to ride up Cathedral Lane. For inclement weather, there will be an undercover fire pit, large library, board games, billiards and movie projector. If customers wish to be entertained there will be many options to fulfill their desires.

The locale of our business also boasts many tourist attractions within a short drive.

### ***Anticipated demand***

Going by our main competitor Cosy Tents and the consistent high tourist traffic to areas such as Marysville and Lake Eildon, we anticipate demand to be very similar.

Once up and running most of our Saturday nights will fill up fairly quickly months in advance. This will closely follow by the Friday nights, followed by sporadic nights across all other days closer to the date when last minute bookings are more common.

Unique to our area, the winter will be one of our more popular times being a very short drive to Lake Mountain Ski Resort. The snow attracts thousands of people to the area every year, enough so that the area requires several separate ski hire shops even though they only open for a month or two every year. Once the few

## **Classy Camping - Business Plan**

hotels, motels and B&B's fill up, Marysville's visitors are always overflowing into the surrounding towns guaranteeing a steady flow if not solid booking throughout the snow season.

Summer is another popular time bringing hoards of tourists through the area to enjoy all of the water-based activities on offer at Lake Eildon. Every car that goes to Eildon from the Melbourne area will pass by our business and we're located only 20mins from the reservoir.

Easter long weekend always brings out the camping spirit in most Australians and all of the adjacent camping areas and accommodations are always booked out for the entire weekend. We expect no different once we're up and running. Queens birthday long weekend has always put a strain on local accommodation providers with Alexandra holding the annual truck, ute and rod show over 2 days bringing thousands of motor enthusiasts to the area with very few places for them to stay. Being only 15mins from Alexandra we're guaranteed to be fully booked over those nights and potentially the surrounding nights as well.

In summary, having had family live in the area for going on 20 years, we know to expect steady traffic throughout all times of the year. Especially with a lot of traffic expected throughout Summer, Winter, the usual Christmas holiday season and long weekends.

### ***Pricing strategy***

Our pricing strategy is to use our unique situation to our advantage

We have low business overheads due to the use of a family property and we'll be living onsite as sustainably as possible to bring our personal overheads close to zero as well.

This gives us a lot of room to move with a high profit margin, allowing us to keep our per night cost underneath our competitors. While we will still be offering a similar or better product without sacrificing money that can be paid back into the business.

### ***Value to customer***

The service we aim to provide would be classed as a luxury. But with the increased pace of lifestyle today, an escape and relaxation is necessary for mental health and well-being. We aim to remind people that the hustle and bustle isn't the only way to live, but that people can find happiness in a simpler, more rustic and wholesome way of life.

We intend to have a large focus on sustainable living, including homegrown fruit and vegetable, fish and chickens. We will also be incorporating solar systems and composting toilets into our setup. Providing a service, where if they choose, customers can also learn about what they can do to further care for our environment.

## **Classy Camping - Business Plan**

### ***Growth potential***

The growth potential in this niche market is immense with several other locations due to open up around the state in various capacities. The market growth for the camping sector has been slow at 1.5% over the last 5 years but Glamping in particular has gained incredible popularity, growing rapidly through 2012 when it became popular in the UK and throughout Europe. People have also enjoyed the novelty and luxury of upmarket tent accommodations for many years in places like Africa, Egypt, Iraq and Turkey with more locations beginning to operate every year.

If we push to have a second or even third location open in Victoria or the surrounding states (South Australia or Tasmania) where competition is still sparse, within the next 5 years we should be able to guarantee ourselves a strong market position. From here we can even consider larger scale franchising and purchasing of land or expansion into the South Island of New Zealand.

### ***Insurance***

#### ***Workers compensation***

We will have workers compensation for ourselves but don't foresee employing any further staff for the foreseeable future.

#### ***Public liability insurance***

We have gotten a quote from QBE FOR \$3124,33p/a. This covers public liability, contents, building and business interruption.

#### ***Trading hours***

Classy Camping will trade on all days excl. Major public holidays (Christmas & Boxing Day)

### ***Communication channels***

Our customers can contact us directly through a number of mediums including:

- ☐ Mobile phone
- ☐ E-mail
- ☐ Facebook
- ☐ Instagram
- ☐ Website
- ☐ Blog
- ☐ Website enquiry form
- ☐ Twitter
- ☐ Tumblr
- ☐ Snapchat

## **Classy Camping - Business Plan**

### ***Payment types accepted***

Classy Camping will accept: Cash  
MasterCard/VISA Direct debit PayPal

### ***Credit policy***

If for some reason a guest is unable to attend or complete a purchased stay on the arranged date, the full amount will be held in credit to be rebooked at a later date.

All bookings must be made within 12 months of the original booking date

### ***Warranties & refunds***

We will offer a refund to the customer in extreme cases where something goes wrong and they are deeply dissatisfied. This will be assessed on a case by case basis.

### ***Quality control***

We intend to have checklists and quality control programs in place. These will regulate the everyday running of the business and create a standardised system that will assist expansion of the business in the future.

### ***Memberships and affiliations***

We intend to affiliate with many associations such as the ones listed;

- ② Victorian tourism, North East Tourism and Yarra Ranges Tourism
- ② Goulburn River Valley Tourism Book Yarra Valley (app)
- ② Yarra Ranges (app)
- ② Visit Marysville Victoria (app)
- ② Victoria Travel Guide and Offline City Map (app) MelbTouring (app)
- ② Glampinghub.com / WikiCamps (app) / FarmStayAU (app) /  
GlampingHub.com / TripAdvisor / CamperMate (app) / Lifestyle Victoria (app)

## **Sustainability Plan**



## **Classy Camping - Business Plan**

### ***Environmental/resource impacts***

Our business will have a reasonably minimal impact on the environment, as we will be focusing on an eco- friendly design and setup.

The facilities will be built using recycled timbers and other recycled materials.

All of our amenities will be composting toilets, in an aim to reduce water consumption and waste.

Each tent site will be self-contained in its power supply and will use a small power pack that is charged through solar panels.

There will be large orchards and vegetable gardens developed on site, to assist in a more self-sustainable supply of food to the business. Any biodegradable waste from the business will be used in creating compost worm farms to feed the gardens.

### ***Community impact and engagement***

The business will have no environmental impact on the community. It will not have any impact on the local farming. We intend to continue using the land for agricultural purposes, even if not on a commercial scale. We also intend to plant native shelter bands throughout the property, this will provide wildlife corridors for native animals and assist in rejuvenating the land.

### ***Risks/constraints***

There will be no risk or constraints to our plans, as we intend to design our business in such a way that it adds value to the existing ecosystem. It will have no negative environmental impact. We intend to plant native vegetation around the property to shelter strips. We also intend to creating a lively ecosystem within the pond, stocking it with native fish and planting oxygen fixing and cleaning species of plant.

### ***Strategies***

As part of the council planning permit application, we will be conducting a Land Capability Assessment with a grey water management plan. This will ensure we are within all legal environmental requirements.

We will be creating a Bushfire Management Plan to ensure in the event of such an emergency, we are fully prepared. Having both experienced the devastation of bushfires; this is of utmost importance to us.

### ***Action plan***

We will keep water usage to a minimum - as all water is from onsite sources - composting toilets will greatly assist this.

All grey water will be collected and used to irrigate the lower paddock.

All tents will be fitted with self-sustaining solar powered systems to reduce electricity consumption.

A combustion stove will be fitted in the communal area to assist with heating



## **Classy Camping - Business Plan**

water during colder months; this will greatly reduce electricity consumption.

The use of recycled materials in construction of buildings.

We will reduce rubbish by recycling biodegradable waste in composting worm farms. We will ensure as much recyclable material is disposed of in the correct waste.

### **The Market**

#### ***Market research***

We have carried out a great deal of research into the Glamping market.

It is increasing in popularity and has yet to gain a proper foothold in the Victorian market, with only a few businesses catering to people's desires. After investigating these businesses we have found that for a Saturday night Glamping stay, almost every available business is booked out weeks and months in advance. These are a similar distance from the Melbourne CBD as us, cost more and have fewer inclusions.

We have been able to view these businesses and gain a better understanding of where the gaps are in the Victorian market. As such we have developed our business plan while taking this into consideration.

If you follow the link to this site you will find some statistics on how much the Glamping industry has grown in the UK and the potential it has in Australia (with much more favorable camping weather).

<https://www.towergateinsurance.co.uk/caravan-insurance/glamping-in-the-uk>

#### ***Market targets***

We intend to carry out quarterly sales targets, this will line up with our quarterly BAS. This will also allow for a differing target to achieve with different seasons, as our target for winter sales will be reduced compared to spring or summer sales.

#### ***Environmental/industry analysis***

We have conducted in depth market research and have found that the Glamping industry is thriving the world over, regardless of location or climate. From what we have gathered, we have found that even though this has become such a popular activity, there is a lacking supply to state of Victoria.

Since its initial introduction to the world, it has only gained momentum and popularity. It is a luxury, but is at an affordable price for the general public. Given the stable economy that Australia enjoys, people are always going to be willing to spend money on a great experience.

We will experience variations in bookings due to seasonal changes. During Winter we will have a surge of people visiting Lake Mountain Ski Resort and in Summer we will have an influx of people visiting Lake Eildon. Autumn may be a little slower, with no major events in the area and cooler weather. While Spring brings people to the area with the nicer weather.

## **Classy Camping - Business Plan**

The market has a large potential for growth, with a lot of people becoming interested in eco friendly and alternative short holidays. There are several different styles of Glamping setup within this market.

These are:

- ❑ Fixed location on a property
- ❑ Semi fixed location at a caravan park
- ❑ Pop up at a location of the customers choosing
- ❑ Pop up hotel (these are used for festivals, functions or corporate events)

We will be developing 4-6 tent sites at a permanent location, with full amenities and a large under cover communal area. There are only a couple of businesses in Victoria that offer this form of Glamping. From our research we have found that these businesses charge a higher price and are not as interactive an experience as we intend to offer.

For further information on the Glamping market in Australia please follow the links.

<http://mojonews.com.au/glamping-booms-as-travellers-go-for-tented-luxury/>  
[http://www.tra.gov.au/documents/media-releases/MR\\_Forecast\\_2016.pdf](http://www.tra.gov.au/documents/media-releases/MR_Forecast_2016.pdf)

### **Our Customers**

#### ***Customer demographics***

From our research into the topic we have found that 85% of the Australian population has been on a camping or caravanning trip at some point in their life. This shows just how broad our target market can be. It shows that the vast majority of the population are interested in accommodation that involves sleeping in a tent.

With Glamping, this experience becomes more accessible for those who have never been camping before and are learning the ropes. It is a happy medium between a hotel stay and a rough camping trip under the stars. Customers have all the luxuries of home in a warmly decorated and spacious bell tent, with the beautiful countryside only just outside their door.

Because of this, Glamping is suited to people from all walks of life, and at \$190-\$210 p/n our prices are more accessible than other Glamping businesses in Victoria.

#### ***Key customers***

The majority of our clientele are going to be ages 20-50. Most of our marketing will be done through the Internet via SEO and social media.

#### ***Customer management***

We intend to create an experience that is so enjoyable and refreshing, that

## **Classy Camping - Business Plan**

people won't want to leave. We will be overseeing the operation of the business ourselves and will ensure that customer satisfaction is the highest priority. We will continue an ongoing relationship with customer through strong social media presence and consistent interaction. This will help to create not only repeat customers but also organic SEO for the website, bringing in new customers.

### **S.W.O.T. analysis**

#### ***Strengths***

- Lower prices than competitors
- Located in a popular tourist area, especially in winter months
- Located close to Melbourne
- It is set up on the Nelson family property - low overheads
- We provide a large under cover communal area - customers will be less hesitant to book in on possible bad weather days
- Interesting features such as lake, creek and vegetable gardens to explore
- A market with a very large potential for growth
- High quality and well maintained facilities

#### ***Weaknesses***

- First time business owners
- Rising operating costs
- Limited space for expansion on current property

#### ***Opportunities***

- Expansion to other areas in Victoria or other states are a possibility
- Marketing opportunity offering discounts to local emergency services who helped in the Black Saturday bushfires
- Government grants
- Downfall in the Australian dollar resulting in increased domestic travel and holidays

#### ***Threats***

- Increased competition in market
- Extreme weather conditions
- Customer hesitation due to past bushfires

### **Our competitors**

## **Classy Camping - Business Plan**

### ***Competitor***

Cosy Tents

### ***Established date***

2014

### ***Size***

Owner operated over two sites

### ***Market share (%)***

50%

### ***Value to customers***

5 star amenities, with a crisp clean hotel feel.

### ***Strengths***

They have a very strong internet and social media presence.

They have a monopoly of the Victorian market, so they have a strong history.

### ***Weaknesses***

No covered outdoor communal area, in bad weather customers has to stay in their tents.

No other exciting attractions to the property they are set up on.

The higher price of \$250 p/n, not as accessible to all people.

### ***Competitor***

Happy Glamper

### ***Established date***

2013

### ***Size***

Owner operator

### ***Market share (%)***

40%

### ***Value to customers***

This business is Glamping, but it is of a different nature to our setup. Happy Glamper provide pop up Glamping at a location of the customer's request, or for larger festivals and events.

### ***Strengths***

☐ Flexibility in their business model

☐ The first of the Glamping businesses on Victoria, they are very well known.

### ***Weaknesses***

## **Classy Camping - Business Plan**

- ☐ Happy Glamper request a security bond from customers, this turns many people off.
- ☐ Campsites are not under control of the business and there is no full time onsite contact
- ☐ Customer has to book campsite and Happy Glamper tent set up
- ☐ Only seem to service the Mornington Peninsula

### ***Competitor***

Bonfire Station

### ***Value to customers***

A farm stay experience aimed at a backpacker demographic. It is a more basic and more affordable option for accommodation. It also provides an option for work/holiday at the same time, with backpackers able to work on the farm for income.

### ***Notes***

While Bonfire Station is using Bell Tents as accommodation, this is in conjunction with a dormitory setup. It is aimed at backpackers doing farm stays required to extend their working holiday visa.

Classy Camping is aimed at a wider audience and provides a high end Glamping experience.

### **Advertising & Sales**

## **: Classy Camping - Business Plan**

### ***Planned promotion/advertising type***

- ☐ Social media (Facebook, Instagram, Twitter, YouTube)
- ☐ Strong internet presence SEO
- ☐ Word of mouth
- ☐ Stalls at tourism expos
- ☐ Promotions/ competitions /giveaways
- ☐ Strong presence in local community
- ☐ Donating prizes to non for profit organisations

### ***Expected business improvement***

Using these marketing strategies will greatly increase our bookings.

### ***Sales and marketing objectives***

The sales team consists of both managing partners.

Our initial setup will have four tents on site. If there is demand, we have included a further two tents on the planning permit.

For the first year, our sales goal is to sell each tent for x2 nights each week. On weekend rate of \$210 this mean:

4 tents x 2 nights x 50 operating weeks x \$210 = \$84,000

On weekday rate of \$190 this means:

4 tents x 2 nights x 50 operating weeks x \$190 = \$76,000

This gives us minimum achievement goal between \$76,000- \$84,000.

With good customer service and the right marketing we should be able to achieve even more than this target.

### ***Unique selling position***

- ☐ More attractive price point
- ☐ Aimed at a wider market
- ☐ Large undercover area
- ☐ Close proximity to tourist attractions
- ☐ 100km from a major city
- ☐ Ensuite bathroom facilities
- ☐ Abundant novelty and interesting activities on the property
- ☐ Landscaped picturesque surroundings
- ☐ All tents have their own wood heater
- ☐ Low overheads, creating room for movement in margins (offering discounts whilst still taking reasonable profit)

### ***Sales and distribution channels***

## **: Classy Camping - Business Plan**

### ***Channel type***

Internet - Booking direct through website  
Phone - Booking via phone enquiry  
Direct - Walk in enquiry

### ***Percentage of sales ( % )***

Internet 80%

Phone 15%

Direct 5%

### ***Advantages***

#### ***Internet:***

The majority of accommodation is booked in advance online. It's the easiest way for customers to view our product and book at their convenience.

#### ***Phone:***

For older customers and customers not equipped with smart phone or internet connection. This makes us flexible and available to a wider range of customers.

#### ***Face to face:***

Eftpos facilities are available onsite for people that spot sandwich board advertising from the road or choose to drop by to inspect the facilities before booking their stay. This helps to convert customers that are not comfortable spending money without seeing what they're booking firsthand. Face to face sales are also generally more successful as traditional sales techniques come into play.

### **The Future**



## **: Classy Camping - Business Plan**

### ***Vision statement***

We have moved to Taggerty and are living onsite to reduce our personal outgoings and to be close to the project.

We are in the process of obtaining planning permits and from there will begin development.

During development, our goal is to build marketing and social media presence. We intend to put all of our profits back into the business to pay financial debts down to zero as quickly as possible.

Once we are making a reasonable profit and have cleared our debts, our intention is to start looking for a second bush block. This will be in a seperate, but similar tourist location. Here we intend to develop the second arm of the business.

Expansion from 10-15 years if demand continues to rise would be to write up a franchising agreement. We would focus on purchasing and setting up properties across South Australia, Tasmania and possibly even New Zealand.

### ***Mission statement***

To provide a Glamping experience that's different and exciting

### ***Goals/objectives***

#### **Short Term Goals**

- Obtain funding for the project
- Obtain a planning permit
- Construction of buildings and development of property
- Create a strong social media and web presence

#### **Long Term Goals**

- Purchase a property and create a secondary site
- Expand to several different locations, in Victoria, interstate and possibly New Zealand

### ***Date of expected completion***

Website and social media launch - early February 2017

First trial tent - late March 2017

Construct communal area, first toilet block and tent platforms - August 2017

Official Business Launch - October 2017

### ***Persons responsible***

Jeff Nelson and Madelaine Last



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**From:** Classy Camping [mailto:classycampingaustralia@gmail.com]  
**Sent:** Tuesday, 23 May 2017 10:38 AM  
**To:** Civiltest Pty Ltd  
**Subject:** Re: RE: nelson.taggerty.26.4.17.SH2.pdf, 17 13801 1 2017 27 1 - 3100 Maroondah Highway TAGGERTY 3714 - Request for More Information.pdf, 2170035 LCA Maroondah Highway TAGGERTY.pdf

Hi Sara,

I was just wondering where we were at with the revision of the LCA?

It's the last thing we're waiting on for the planning permit.

Regards,

Madelaine last

Hi Madelaine

In relation to the queries made by the Murrindindi Shire Council I provided the following responses:

Option 1 for an all waste septic system treats wastewater for both the toilets and showers. It does not require power however if the proposed effluent field is elevated higher than the tank it cannot be gravity fed. Therefore a pump would be required to pump the water into the field. However I would expect smaller pump that runs on solar power and battery backup would be adequate. Perhaps contact an installer to confirm. The 160metres of trenches is required is calculated on both the toilets and showers.

The second option of compost toilets and a septic tank would only treat grey water and therefore is less at 90metres.

Secondary treatment would require the use of a lot of power and therefore mains power would be required.

The 100litres per person per day used for calculating the water balance is from table 4 in the current EPA code of practice. It states 'recreation areas with showers and toilets'. It doesn't mention laundry facilities but I assume that they are included in the 100 litres. A house with water reduction facilities assumes 150 litres per person which is not much less.

To reduce the area I could recommend a pressure dose system which still only requires primary treatment. However more power would be required. Approx 400m2 of area would be required for pressure dosed trenches.

Also I see that you have now got a site plan. We can amend the report to include this site plan.

Regards

Steve Hennig

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**LAND  
CAPABILITY  
ASSESSMENT  
REPORT  
  
FOR THE PROPERTY  
AT  
  
3100 MAROONDAH HIGHWAY  
TAGGERTY**

**REPORT NUMBER: 2170035a**

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### APPENDIX A

#### SOIL PROFILE AND CONDITION

### APPENDIX B

#### WATER BALANCE

**CLIENT** : Classy Camping  
3100 Maroondah Highway  
TAGGERTY VIC 3714

**PROJECT ADDRESS** : 3100 Maroondah Highway  
TAGGERTY

**REPORT NUMBER** : 2170035a

**TESTING DATE** : 1 February 2017

## 1. INTRODUCTION:

Civiltest Pty Ltd (Civiltest) have been engaged to undertake a Land Capability Assessment (LCA) for an approximately 18ha site at 3100 Maroondah Highway TAGGERTY. It has been proposed to construct 6 tent accommodations on the allotment.

This report will address:

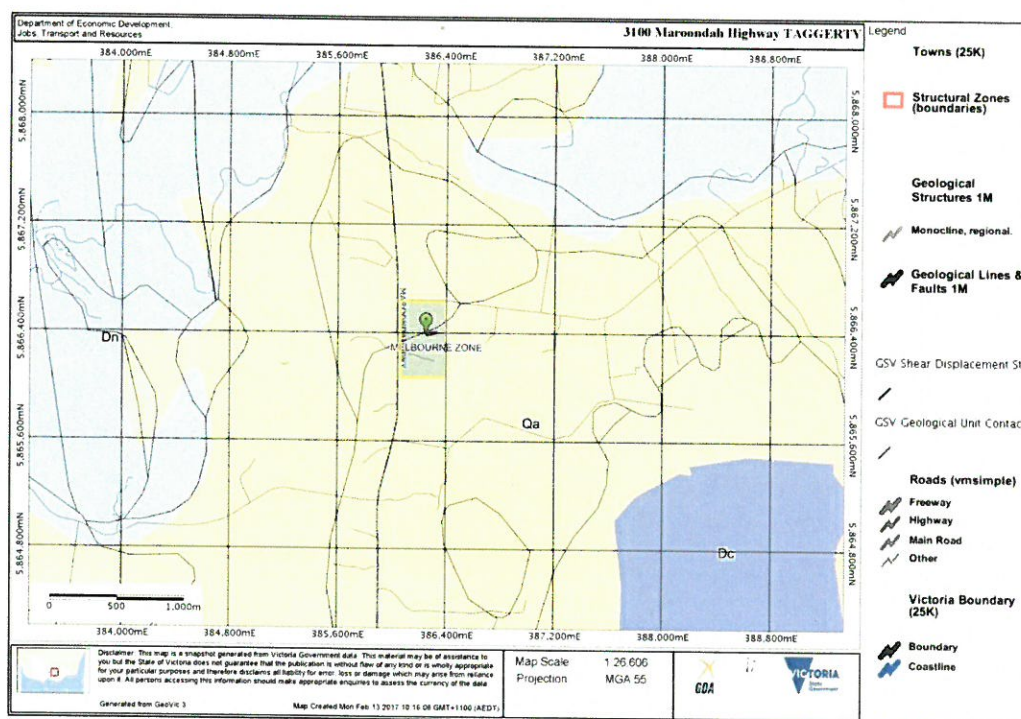
- The capability of the site to sustainably manage wastewater within the allotment boundaries;
- A management program that should be put into place to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and groundwater (EPA, 2003a); and
- Information about the site and soil conditions.



## 2. SITE KEY FEATURES:

<b>Site Address</b>	3100 Maroondah Highway TAGGERTY
<b>Owner/Applicant</b>	Classy Camping
<b>Local Council</b>	Murrindindi Shire
<b>Total Land Area</b>	Approximately 18ha
<b>Domestic Water Supply</b>	Reticulated/Tank
<b>Anticipated wastewater loads (Litres/day) <sup>1 2</sup></b>	<p><u>Assumed 6 accommodation tents.</u></p> <p><u>Tents accommodate up to two people.</u></p> <p>EPA - recreation area with shower and toilets = 100L/person Number of tents = 6</p> <p>Total = 6 x 2 x 100L = 1200L/day</p>
<b>Organic Material Loading Design Rates</b>	BOD / 40g per person, therefore 12 x 40g = 480g
<b>Availability of sewer</b>	Sewer is not likely to become available in the near future
<b>Groundwater Quality</b>	Groundwater is classified as A2 Potable TDS = 501-1000mg/L <a href="http://www.dpi.vic.gov.au/vro">www.dpi.vic.gov.au/vro</a>

### 2.1 Locality Plan

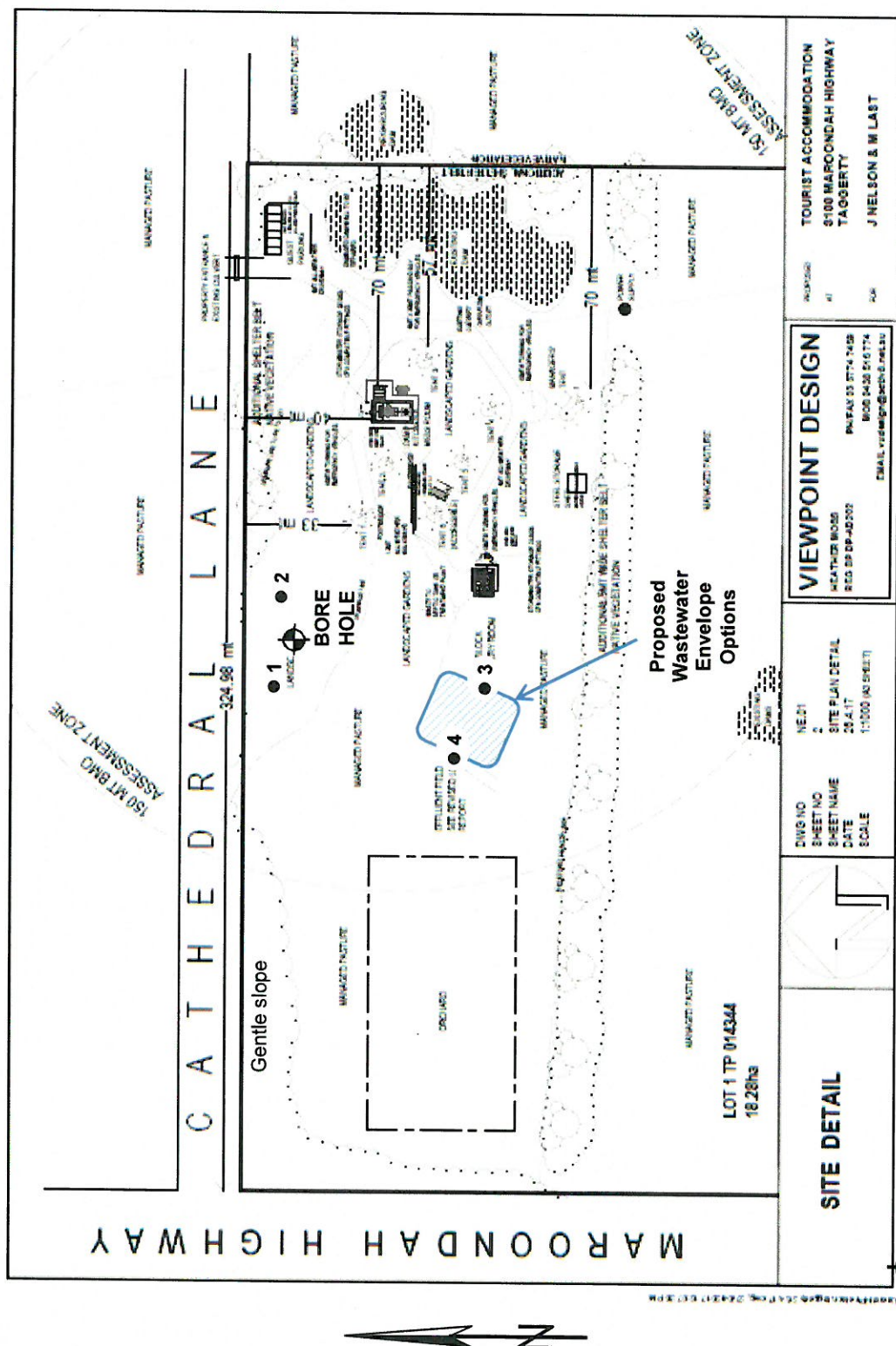


**Figure 1 – Site Locality (Including local geology)** [www.dpi.vic.gov.au](http://www.dpi.vic.gov.au)

<sup>2</sup> The daily wastewater loads are estimated by multiplying the potential occupancy which is based on the number of persons multiplied by the minimum wastewater loads in Table 4 EPA 891.4 Jul 2016.



Figure 2 – Site Plan



NOT TO SCALE

Denotes Bore Hole

● Denotes Test Holes

<b>SITE FEATURES</b>	
<b>Climate</b>	Average annual rainfall 748mm
<b>Flood Potential</b>	Site not located within the flood inundation overlay.
<b>Vegetation</b>	Pasture grasses and native trees
<b>Water Table</b>	Local bores in the area suggest the ground water is held at approximately 20 metres
<b>Exposure</b>	Site is open and has very good exposure
<b>Slope</b>	Gentle slope of 3% towards the west
<b>Landform</b>	Plains above flood level - relative relief 9 metres
<b>Approximation to water course</b>	Dry creek beds that are fed from overflow from existing dams are located near the proposed camp site accommodation
<b>Erosion Potential</b>	Low due to gentle slope and good ground cover
<b>Surface Drainage</b>	Moderate drained soils
<b>Land Area</b>	Approximately 18ha
<b>Rocks and Rock Outcrop</b>	Nil
<b>Geology</b>	Quaternary Alluvium –SILTS and CLAYS

## 2.2 Table - Site Features

There are no critical issues identified above however setback distances are required from the existing creek bed.

## 3. SOIL ASSESSMENT AND CONSTRAINTS:

### 3.1 Published Soils Information

These soils are best described as Rudosol using the Australian Soil Classification. These duplex soils are derived from alluvium sediments.

### 3.2 Site Exposure

A general assessment of the site exposure is as follows:

The site is exposed to the prevailing winds. The proposed effluent disposal area has very good exposure to sun and wind all year round.

### 3.3 Soil Assessment

<b>BORE HOLE</b>	<b>SAMPLE DEPTH: 300mm</b>	
<b>SOIL ASSESSMENT (AS1547-2012)</b>	<b>SOIL HORIZON: A</b>	
Soil Colour	Pale grey	
Soil Texture	Loam	
Coarse Fragments (%)	Nil	
Soil Structure	Moderate	
Soil Dispersion	Class 5	
Soil Permeability	1.5-3.0m/d	
Soil Category	3a	
Design Irrigation Rate	4mm/d	
pH 1:5 Ratio Electronic Method	6.75	
Electrical Conductivity	155µS/cm	/1000 = 0.155dS/m
Salinity Hazard	Non saline – Class 1	

<b>BORE HOLE</b>	<b>SAMPLE DEPTH: 600mm</b>	
<b>SOIL ASSESSMENT (AS1547-2012)</b>	<b>SOIL HORIZON: B</b>	
Soil Colour	Grey mottled yellow-orange	
Soil Texture	Clay loam	
Coarse Fragments (%)	Nil	
Soil Structure	Weak	
Soil Dispersion	Class 5	
Soil Permeability	0.12-0.5m/d	
Soil Category	4b	
Design Loading Rate	6mm/d	
pH 1:5 Ratio Electronic Method	7.68	
Electrical Conductivity	45µS/cm	/1000 = 0.45dS/m
Salinity Hazard	Non saline – Class 1	

<b>BORE HOLE</b>	<b>SAMPLE DEPTH: 1200mm</b>	
<b>SOIL ASSESSMENT (AS1547-2012)</b>	<b>SOIL HORIZON: C</b>	
Soil Colour	Orange grey	
Soil Texture	Light clay	
Coarse Fragments (%)	Nil	
Soil Structure	Strong	
Soil Dispersion	-	
Soil Permeability	0.12-0.5m/d	
Soil Category	5a	
Design Loading Rate	5mm/d	
pH 1:5 Ratio Electronic Method	7.72	
Electrical Conductivity	016µS/cm	/1000 = 0.16dS/m
Salinity Hazard	Non saline – Class 1	

#### 4. FIELD ASSESSED PERMEABILITY:

An investigation on the soil profile was assessed in-situ and permeability testing conducted as outlined in AS 1547-2012 using the constant-head test method. The constant-head test was conducted in four locations across the site (see plan, Figure 2). The field assessed permeability was calculated using the Talsma-Hallam constantly maintained head of water equation identified in AS 1547-2012.

$$K_{\text{sat}} = \frac{4.4 Q [0.5 \sinh^{-1}(H/2r) - \sqrt{\{(r/H)^2 + 0.25\}} + r/H]}{2\pi H^2}$$

Where:

$K_{\text{sat}}$  = saturated hydraulic conductivity of the soil in cm/min

4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation

Q = rate of loss of water from the reservoir in cm<sup>3</sup>/min

H = depth of water in the test hole in cm

r = radius of the test hole in cm.

CONSTANT HEAD PERMEABILITY	
Rate of loss of water from reservoir (Q)	18.92cm <sup>3</sup> /min
Saturated hydraulic conductivity ( $K_{\text{sat}}$ )	0.0103 cm <sup>3</sup> /min
Indicative permeability ( $K_{\text{sat}}$ )	0.15m/day

**Note:** The results in the table above are based on average readings taken from the test holes.

The corresponding  $K_{\text{sat}}$  value of 0.15m/day in EPA Onsite Wastewater Management – Code of Practice Publication No. 891.4 July 2016 Appendix A Table 9 is category (clay loam soil). Therefore a maximum Design Irrigation Rate of 3.5mm/day and Design Loading Rate of 6mm/day have been adopted.

## 5. LAND CAPABILITY ASSESSMENT MATRIX:

The table below is a Land Capability Assessment (LCA) from The Victorian Land Capability Assessment Framework (2nd Edition 2014). The LCA has been developed for the whole site, however soils information relates to soils within the vicinity of the building envelope.

Characteristic	Level of Constraint			Assessed Level of Constraint for Site
	Nil or Minor	Moderate	Major	
Aspect (affects solar radiation received)	North / North-East / North-West	East / West / South-East / South-West	South	Minor
Climate (difference between annual rainfall and pan evaporation)	Excess of evaporation over rainfall in the wettest months	Rainfall approximates to evaporation	Excess of rainfall over evaporation in the wettest months	Nil
Erosion (or potential for erosion)	Nil or minor	Moderate	Severe	Minor
Exposure to sun and wind	Full sun and/or high wind or minimal shading	Dappled light	Limited patches of light and little wind to heavily shaded all day	Nil
Fill (imported)	No fill or minimal fill, or fill is good quality topsoil	Moderate coverage and fill is good quality	Extensive poor quality fill and variable quality fill	Nil
Flood frequency (ARI)	Less than 1 in 100 years	Between 100 and 20 years	More than 1 in 20 years	Nil
Groundwater bores	No bores onsite or on neighbouring properties	Setback distance from bore complies with requirements in EPA Code of Practice 891.3 (as amended)	Setback distance from bore does not comply with requirements in EPA Code of Practice 891.3 (as amended)	Nil
Land area available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Meets LAA and duplicate LAA and buffer distance requirements	Insufficient area for LAA	Nil
Landslip (or landslide potential)	Nil	Minor to moderate	High or Severe	Nil
Rock outcrops (% of surface)	<10%	10-20%	>20%	Nil
Slope Form (affects water shedding ability)	Convex or divergent side-slopes	Straight side-slopes	Concave or convergent side-slopes	Nil
Slope gradient (%)				
(a) for absorption trenches and beds	<6%	6-15%	>15%	Nil
(b) for surface irrigation	<6%	6-10%	>10%	Nil
(c) for subsurface irrigation	<10%	10-30%	>30%	Nil



Table 3: Risk Assessment of Site Characteristics						
Characteristic	Level of Constraint			Assessed Level of Constraint for Site		
	Nil or Minor	Moderate	Major			
Soil Drainage (qualitative)	No visible signs or likelihood of dampness, even in wet season	Some signs or likelihood of dampness	Wet soil, moisture-loving plants, standing water in pit; water ponding on surface, soil pit fills with water	Nil		
Stormwater run-on	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on	Nil		
Surface waters - setback distance (m)	Setback distance complies with requirements in EPA Code of Practice 891.3 (as amended)		Setback distance does not comply with requirements in EPA Code of Practice 891.3 (as amended)	Minor		
Vegetation coverage over the site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Limited variety of vegetation	Sparse vegetation or no vegetation	Minor		
Characteristic	Level of Constraint			Assessed Level of Constraint for Site		
	Nil or Minor	Moderate	Major			
Soil Drainage (Field Handbook definitions)	Rapidly drained. Water removed from soil rapidly in relation to supply, excess water flows downward rapidly. No horizon remains wet for more than a few hours after addition	Well drained. Water removed from the soil readily, excess flows downward. Some horizons may remain wet for several days after addition	Moderately well drained. Water removed somewhat slowly in relation to supply, some horizons may remain wet for a week or more after addition	Imperfectly drained. Water removed very slowly in relation to supply, seasonal ponding, all horizons wet for periods of several months, some mottling	Poorly/Very poorly drained. Water remains at or near the surface for most of the year, strong greying. All horizons wet for several months	Minor

**Legend:**

- Nil or Minor: If all constraints are minor, conventional/standard designs are generally satisfactory.
- Moderate: For each moderate constraint an appropriate design modification over and above that of a standard design, should be outlined.
- Major: Any major constraint might prove an impediment to successful on-site wastewater management, or alternatively will require in-depth investigation and incorporation of sophisticated mitigation measures in the design to permit compliant onsite wastewater management.

**The above risk assessment indicates conventional/standard designs are satisfactory at this site**

The table below is a Land Capability Assessment of general and soil characteristics of the site.

Land Features	Land Capability Class Rating					Site Rating	Comments
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)		
Groundwater table (m) seasonal watertable depth	>5.0	2.5 – 5.0	2.0 – 2.5	1.5 – 2.0	<1.5	1 <sup>†</sup>	-
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1	Site is open
Vegetation Type (land application area)	Turf or pasture				Dense Forest	1	Pasture grasses
Rainfall (mm/yr) <sup>2</sup>	<450	450 - 650	650 – 750	750 - 1000	>1000	3	748mm/year
Pan evaporation (mm/yr) <sup>3</sup>	>1500	1250 - 1500	1000 – 1250	-	<1000	5	969mm/year
Profile depth	>2.0m	1.5–2.0m	-	1.0–1.5m	<1.0m	1	Deep soil profile
Shrinkage* (%)	Low <4%	Moderate 4-12%	High 12-20%	Very High >20%		1	Low plastic soils
Permeability* (m/d)	0.15–0.30	0.08–0.15 0.30–0.60	0.06–0.08 0.60–1.50	- 1.50–2.00	<0.06 >2.00	1	0.15m/d
Soil Permeability Category <sup>1</sup>	2 and 3	4		5	1 and 6	2	Category 4
Emerson Test* (dispersion / slaking)	4,6,8	5	7	2,3	1	2	Class 5
Electrical Conductivity (Ece) (dS/m)	<0.3	0.3–0.8	0.8–2.0	2.0–4.0	>4.0	1	Non saline
pH	6–8		4.5–6		<4.5, >8	1	Relatively neutral

<sup>1</sup> Source: AS1547-2012

<sup>2</sup> Source BOM station – Taggerty

<sup>3</sup> Source BOM station – Lake Eildon

\* Relevant to soil layer(s) associated with wastewater application

<sup>†</sup> No water table was encountered while drilling the Bore Hole (see engineering log).



## 6. THE MANAGEMENT PROGRAM:

The following sections provide an overview of our preferred system and the sizing and design considerations that are involved with this system. Based on the land capability assessment, secondary treatment and subsurface drip irrigation is recommended.

### 6.1 Treatment System

Secondary treatment of all wastewaters by either Aerated wastewater treatment system, sand filter or similar. Dispose to land via subsurface drip irrigation.

### 6.2 Water Balance

The MAV requires a model water balance to be undertaken when sizing irrigation systems. Appendix B contains an excel spreadsheet for subsurface drip irrigation.

The local climate conditions are based on The Bureau Meteorology Station at Taggerty (Appendix B) which observe monthly rainfall and pan evaporation. A daily wastewater output of 1200 L/day was assumed.

Based on the water balance, a minimum area of 475m<sup>2</sup> is required for subsurface irrigation

### 6.3 Siting and Configuration

Civiltest Pty. Ltd. considers the wastewater envelope area marked on **Figure 2– Site Plan** to be suitable for wastewater disposal. Set back requirements (see **6.4 Buffer Distances**) must be taken into consideration

### 6.4 Buffer Distances

The effluent disposal field should be located so that it is no less than:

1. 1.5 metres on the low side of any building or 3 metres on the high side of the boundary of any allotment
2. 1.5 metres from any water supply pipe, gas pipe or other similar service line which is not part of the system or from tree canopies
3. 3 metres from any storm water drain
4. 3 metres on the high side of any adjacent lot or 1.5 metres on the low side of the boundary of any allotment
5. 3 metres from the high side of a swimming pool
6. 7.5 metres from any cutting or escarpment at which the effluent is likely to emerge
7. 4 metres from any underground water tank, and 20 metres from any bore or well which is used for domestic or non domestic supply
8. 30 meters uphill from waterbody including creeks and dams

## 6.5 Monitoring, Operation and Maintenance

### *Requirements*

To ensure the AWTs system functions adequately residents must:

- Have a suitably qualified maintenance contractor service the AWTs every three months, as required by Council under the approval to operate

The requirements of Certificate of Approval No. CA035/93 should be adopted and followed. This requires:

- The wastewater quality meets:
- BOD 20mg/L
- Suspended Solids 30mg/L
- Faecal Coliforms organisms /100ml <10
- Free residual chlorine <2mg/L
- The irrigation area must be a permanent dedicated area within the premises
- The dedicated irrigation area must be cultivated to a depth 100mm, either planted with grasses or salt tolerant plants or mulched.
- The irrigation lines may be laid around existing vegetation however lines must be covered a minimum of 150mm with quality topsoil.

To ensure the treatment systems function adequately, residents must:

- Use household cleaning products sparingly and check that they are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible; and
- Conserve water

## 6.6 Storm Water Management

All stormwater must be disposed of to the legal point of discharge.

**Note:** An agricultural drain (AG) must be installed on the high side of the wastewater envelope. The drain is to be installed a minimum of 100mm into the naturally occurring clay soils and allow sufficient fall to intercept and drain all overland and subsurface run-off to a legal point of discharge. If a legal point of discharge cannot be obtained, the drainage line may discharge directly to the surface soils, a minimum distance of 10 metres beyond the wastewater disposal area.

## 7. CONCLUSIONS:

From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.

The following should also be noted:

- Installation of 3 star rated water fixtures to reduce water use and wastewater loadings.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain beneficial uses of groundwater.
- Operation and maintenance of treatment and disposal systems in accordance with the manufacturer's recommendations and the recommendations made in this report.

## 8. REFERENCES:

- Environmental Protection Authority – Guidelines for Environmental Management Code of Practice – Onsite Wastewater Management, July 2016 ~ Publication 891.4
- Municipal Association Victoria (MAV) 2006, Model Land Capability Assessment Report
- The Victorian Land Capability Assessment Framework (2<sup>nd</sup> Edition 2014)
- Australian/New Zealand Standard AS/NZS 1547-2012 – On-site domestic wastewater management.
- Civiltest Pty Ltd - Field and Laboratory data (where applicable) collected and recorded.
- Environmental Protection Authority - "Code of Practice - Septic Tanks", March 1996" ~ Publication 451.
- Environmental Protection Authority, Information Bulletin- "Land Capability Assessment for onsite Domestic Wastewater Management", March 2003 ~ Publication 746.1.
- Standards Australia 2008, AS/NZS 1546.3: *On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems*.
- AS/NZS 1546.2:2008 On-site domestic wastewater treatment units – Waterless composting toilets

This report consists of fifteen pages, including two appendices.

*Steve Hennig*

**S Hennig**  
**Civiltest Pty Ltd**

Ref: SH/mg

16 August 2017

**AMENDMENT:** This report was first issued on 13 February 2017. Sections of this report were amended on 16 August 2017 and consequently this revised report now takes precedence over any previously dated report.

## APPENDIX A

### SOIL PROFILE AND CONDITION

The natural soil profile in the bore hole consisted of brown SILT overlying pale brown yellow clayey SILT followed by yellow pale grey silty CLAY. Underlying this is pale grey silty sandy CLAY.

The table below represents the engineering log of the bore hole obtained during mechanical augering at the approximate location as shown on the attached plan.

Bore Hole Depth (m)	Classifi- cation	Shear Vane Strength kPa	Engineering Log
0.600	x x x x x x		SILT Brown Dry Medium dense  Becoming pale grey at 0.300
1.200	x x — x x — — x x — —		SILT, clayey Pale brown yellow Dry Medium dense  Becoming moist at 1.000
1.600	x — x x — — x		CLAY, silty Yellow pale grey Moist to wet Stiff
3.000	x ∴ — ∴ — x x ∴ — ∴ — x —		CLAY, silty sandy Pale grey Moist to wet Stiff
			END OF BORE (01-02-17)

## APPENDIX B

### WATER BALANCE

#### Nominated Area Water Balance & Storage Calculations for Subsurface Irrigation

Owner/Applicant:

Classy Camping

Date: 1 February 2016

3100 Maroonah Hwy TAGGERTY

Site Address:

Based on MAV & DSE Model LCA Feb 2006

Notes:

INPUT DATA		NOTES	
Design Wastewater Flow	Q	1200	Based on wastewater design flows as per Section 4.8 & Table 4.5 of the Septic Tanks Code of Practice 2003.
Design DIR	DIR	24.5	Assumes xxx topsoils with xxx drainage, DIR taken from Table 4.2A4 in AS/NZS 1547:2000
Daily DIR		3.5	
Nominated Land Application Area	L	630	
Crop Factor	C	0.7-0.8	Used for iterative purposes (if desired) to determine storage requirements for nominated areas
Retained Rainfall	Rf	0.5	Estimates evapotranspiration as a fraction of pan evaporation, varies with season and crop type
Rainfall Data	Taggerty		Proportion of rainfall that remains on-site and infiltrates, allowing for any runoff.
Evaporation Data	Lake Eildon		mean monthly

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mean)	R		mm/month	42	41.8	38.2	47.4	59	78	95.5	90	75.5	61.6	66.1	52.5	747.6
Evaporation (mean)	E		mm/month	164	140	112	57	31	18	19	28	51	84	114	152	969
Crop Factor	C			0.8	0.8	0.8	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.8	0.8	
OUTPUTS																
Evapotranspiration	ET	E*C	mm/month	131	112	89	40	22	13	13	20	36	67	91	122	755
Percolation	B	(DIR/7)*D	mm/month	108.5	98.0	108.5	105.0	108.5	105.0	108.5	108.5	105.0	108.5	105.0	108.5	1278
Outputs		ET+B	mm/month	240	210	198	145	130	118	122	128	141	175	196	230	2032
INPUTS																
Retained Rainfall	RR	R*Rf	mm/month	18.9	18.81	17.19	21.33	26.55	35.1	42.98	40.5	33.98	27.72	29.75	23.63	336
Effluent Irrigation	W	(Q*D)/L	mm/month	59.0	53.3	59.0	57.1	59.0	57.1	59.0	59.0	57.1	59.0	57.1	59.0	695
Inputs		RR+W	mm/month	77.9	72.1	76.2	78.5	85.6	92.2	102.0	99.5	91.1	86.8	86.9	82.7	1032
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-162.0	-137.9	-121.5	-66.4	-44.6	-25.4	-19.5	-28.5	-49.6	-88.7	-109.3	-147.3	
Cumulative storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum storage for Nominated Area	N		mm	0.0												
Total volume of storage	V	N*L	L	0												
LAND AREA REQUIRED FOR ZERO STORAGE																
		Q*D/(ET-RR+B)	m <sup>2</sup>	168	176	206	291	359	436	474	425	337	252	216	180	

MINIMUM AREA REQUIRED FOR ZERO STORAGE (m<sup>2</sup>):

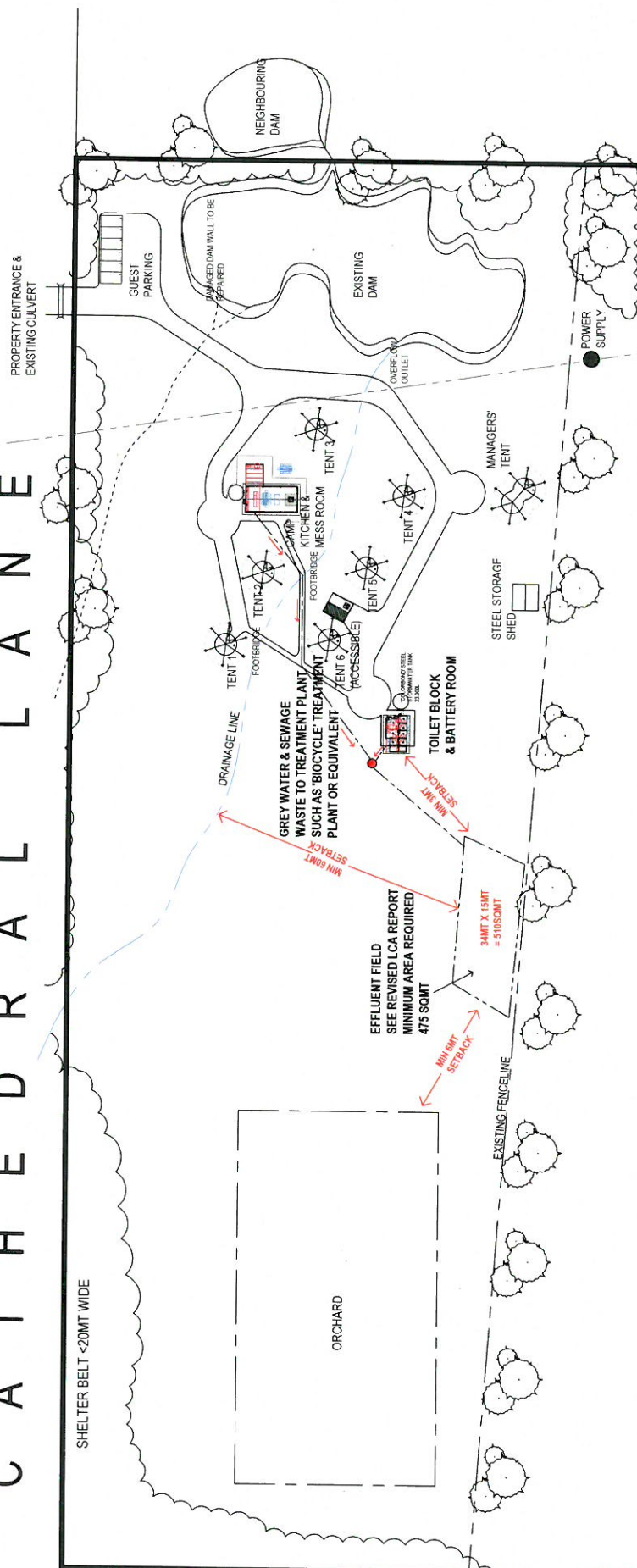
474

This is based on the worst month of the year, so the balance overestimates the area/storage requirements and is hence conservative for all the other months



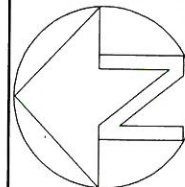
MAROONDAH HIGHWAY

CATHERALL LANE



LOT 1 TP 014344  
18.28ha

## WASTE DISPOSAL DETAILS



DWG NO  
SHEET NO  
SHEET NAME  
DATE  
SCALE

NE.01  
8  
WASTE DISPOSAL DETAILS  
26.4.17  
1:1000 (A3 SHEET)

VIEWPOINT DESIGN  
HEATHER MOSS  
REG BP DP-AD202  
PH/FAX 03 5774 7459  
MOB 0438 516 774  
EMAIL vudesign@active8.net.au

PROPOSED  
AT  
FOR

TOURIST ACCOMMODATION  
3100 MAROONDAH HIGHWAY  
TAGGERTY  
J NELSON & M LAST

Murrindindi Shire Council  
RECEIVED - ALEXANDRA  
29 MAY 2017  
Trim No:.....

# VIEWPOINT DESIGN

HO

6 May 2017

Melissa Crane  
Senior Planning Officer  
Murrindindi Shire  
Perkins St  
Alexandra 3714



Dear Melissa

**RE: PERMIT APPLICATION 2017/27  
TOURIST DEVELOPMENT (GLAMPING) TENTS,  
COMMUNAL SHELTER & EARTHWORKS  
3100 MAROONDAH HIGHWAY TAGGERTY 3714**

I am writing in response to the issues raised as a result of the permit application mentioned above. I will address the various matters that have arisen from local authorities and from owners of nearby properties. Updated site and building plans are enclosed.

## CFA

A revised copy of the Bushfire Management Plan and Statement is enclosed. It contains added details on how the risk from fire to this and surrounding properties will be reduced. The updated site plan shows improved access to the site and to water supplies, as well as features which satisfy Caravan Park Fire Safety requirements.

## WASTE MANAGEMENT

A revised copy of the Land Capability Assessment is enclosed. The waste management system now takes into consideration the treatment and disposal of grey water and sewage from the communal kitchen and a dedicated shower block rather than from individual tents.

## POWER

Power is to be provided by a stand-alone 6Kw solar system consisting of PVA panels, battery storage and back-up generator. This system will be incorporated into the shower block building. In addition, each tent will be supplied with a solar operated battery pack.

The tent marked as the Managers' Tent is intended as temporary overnight accommodation for the operators when there are guests in residence, the main residence being the existing dwelling some distance away.

Enclosures include -

- Revised plans, elevations and site plans
- Revised Bushfire Management Plan and Statement
- Revised LCA
- Photos showing the style of tents to be used along with the heaters and battery packs to be provided to each tent.
- Responses to the submissions received from nearby property owners

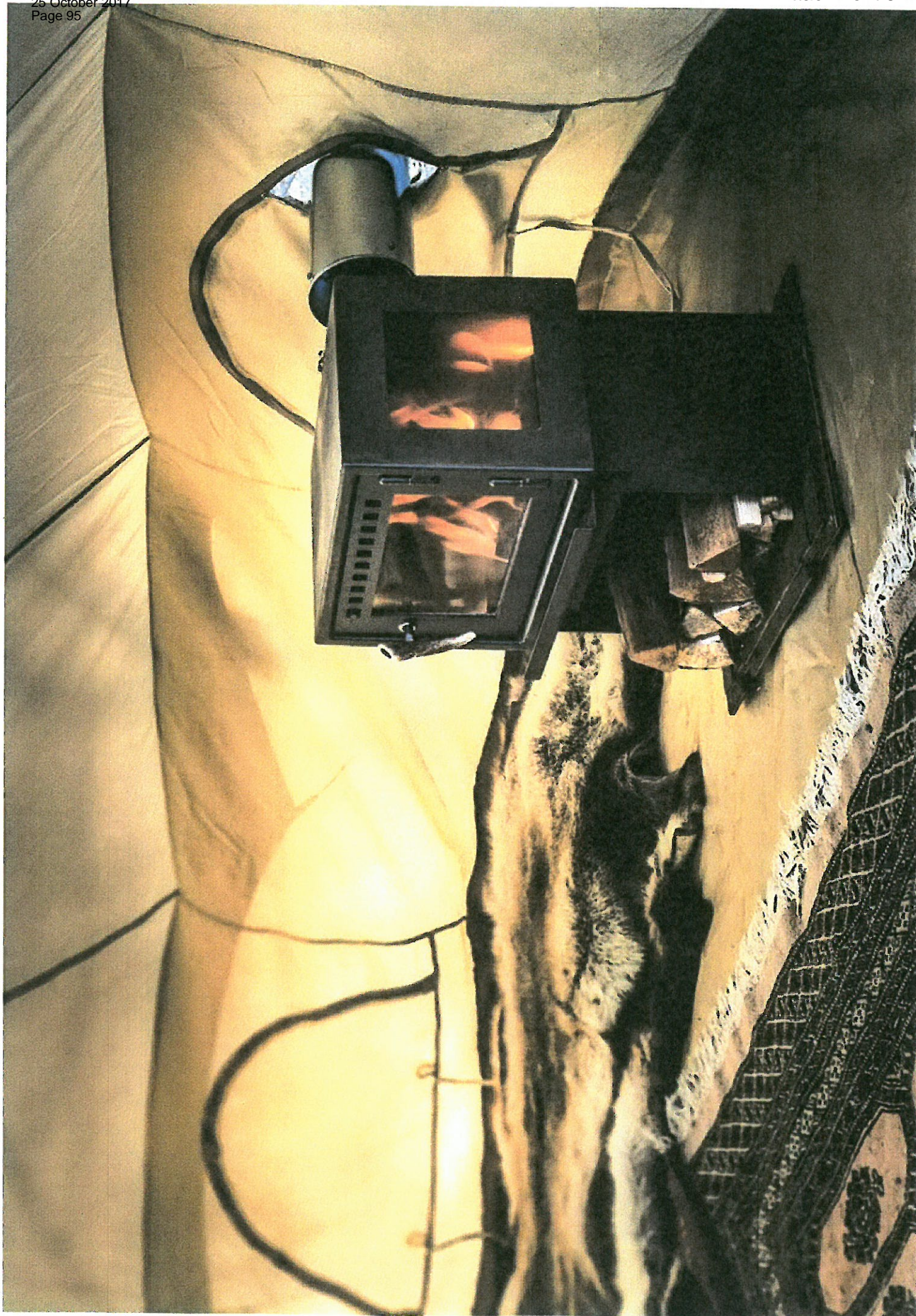
Kind regards

Heather Moss

1036 CONNELLYS CREEK RD ALEXANDRA VIC 3714  
PH 03 5774 7459 MOB 0438 516 774  
vudesign@activ8.net.au

please  
phone  
once looked  
through  
amended  
application













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[ORLAND TENT STOVE \(https://www.canvascamp.com.au/blog\)](https://www.canvascamp.com.au/blog)

[PHOTO GALLERY \(https://www.canvascamp.com.au/photo-gallery\)](https://www.canvascamp.com.au/photo-gallery)

[LOOKBOOK \(https://www.canvascamp.com.au/lookbook\)](https://www.canvascamp.com.au/lookbook)

[REFERENCES \(https://www.canvascamp.com.au/references\)](https://www.canvascamp.com.au/references)



best materials, Orland Stoves are especially suited for those who enjoy camping with a touch glamour and just the right amount of comfort. They are equipped with three windows, allowing you to enjoy a warm and romantic vibe inside your tent. Under the stove, there is enough room to keep some fire wood. Not only can you cook on top of the firebox, the stoves can also be equipped with a small oven, which enables you to prepare all sorts of dishes inside your tent.

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AU\$1,150.00

[tent-tent-tent-](#)

ADD TO CART

<https://www.canvascamp.com.au/tent-stoves/glamping/orland-oven.html?media=https%3A%2F%2Fwww.canvascamp.com.au%2Fmedia%2Fc>

IN STOCK

[VIEW GALLERY](#)

## SPECIFICATIONS

Check out our [Orland set up page \(https://www.canvascamp.com.au/orlandsetup\)](#) for more information and click here to link to our [video \(https://www.youtube.com/watch?v=YYlaarIZW-Q&feature=youtu.be\)](https://www.youtube.com/watch?v=YYlaarIZW-Q&feature=youtu.be) and [gear test \(https://www.canvascamp.us/us\\_en/blog/orlandwintercamp\)](#) of the Orland!

### Features:

- Three sides of tempered glass for ample light
- Air intake damper for temperature control
- Baffle plate for increased burn efficiency
- Adjustable top vent
- Proprietary stove pipe system with heat shield
- Spark arrestor, with ropes and stakes for extra stability
- 2 key style handles designed to be removed to maintain a safe temperature
- Top or Side Exit flu pipe arrangement
- Optional [Orland Oven \(https://www.canvascamp.com.au/tent-stoves/glamping/orland-oven.html\)](https://www.canvascamp.com.au/tent-stoves/glamping/orland-oven.html) accessory (for baking!)

**NOTE:** This is a side-exit stove designed specifically for our Sibley tents. If you are looking for a top-exit or a larger stove, please see the [Orland Camp Stove \(https://www.canvascamp.com.au/tent-stoves/glamping/orland.html\)](https://www.canvascamp.com.au/tent-stoves/glamping/orland.html)

## INCLUDED

- Orland Tent Stove: 3 kW
- Firebox: 250 x 350 x 250 mm; 12 kg - 9.84" x 13.78" x 9.84"; 26.46 lbs
- Removable legs
- The flue pipe: directed horizontally
- Flue pipe set (box: 28kg)
- Packed in a nice wooden transportbox (box: 4kg)

### The flue set contains:

- 3x 50 cm (1'6") flue pipe with a diameter of 8 cm (3.15")
- An insulation pipe
- An elbow flue section
- A spark arrestor
- A flue support
- 1 clamp
- Coupling bands
- Guy ropes and pegs

YOU MAY ALSO BE INTERESTED IN THE FOLLOWING PRODUCT(S)

## DESCRIPTION

The Orland stove is a portable camping stove hand-made in Denmark to very high specifications. A CanvasCamp exclusive, the Orland stove is the only stove of it's kind to boast features such as ceramic glass windows and fully lined firebox, making one of the world's most efficient stoves for it's size.

Under the stove is a collapsible bin to store and dry wood which doubles as a stove stand with an integral catch pan for ashes. The firebox itself is a very high-efficiency 1pc welded design, lined with Skamolox synthetic firebrick and a full-size internal baffle plate. The heavy-duty door features a gasket and adjustable intake damper. Unique to the Orland stove is it's side-exit stove pipe, making it ideal for our Sibley tents. Traditionally, top exit stoves necessitated that a hole be cut in the roof of our Sibley tents so that the Stove Jack could be installed, which created the possibility for leaks during rainy weather. The Orland was designed from the ground-up to be compatible with Sibley tents. The side-exit stove pipe allows you to simply cut the screen netting out of one window to port the exhaust pipe through, which comes with it's own insulator pipe. The stove pipe comes with clamps and a spark arrestor. The Orland stove comes standard with it's own transport case and has optional accessories such as antler door handles and a stovetop oven! Not apt for coal.

### NOTE:

Educate yourself regarding the dangers of fire and carbon monoxide associated with the use of wood stoves inside tents. Always extinguish a heat source before going to sleep. We highly advise the use of a spark mat under your stove. CanvasCamp is not liable for any damage or injury resulting in the use of any manner of flame or heat source inside of any CanvasCamp tent.

CanvasCamp tent stoves cannot be used in houses, as they are not CE approved nor marked as such. However, our stoves have been extensively tested by ourselves as well as our customers, allowing us to guarantee that all CanvasCamp stoves are of the highest quality. They can be fitted in caravans, tents, shelters, vehicles, etc. Although only qualified bodies can give advice on the safety aspects of stove installation, our customer service team will be happy to share experiences about any CanvasCamp stove and to help you with your project if required.

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CAMP STOVE

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AU\$1,250.00

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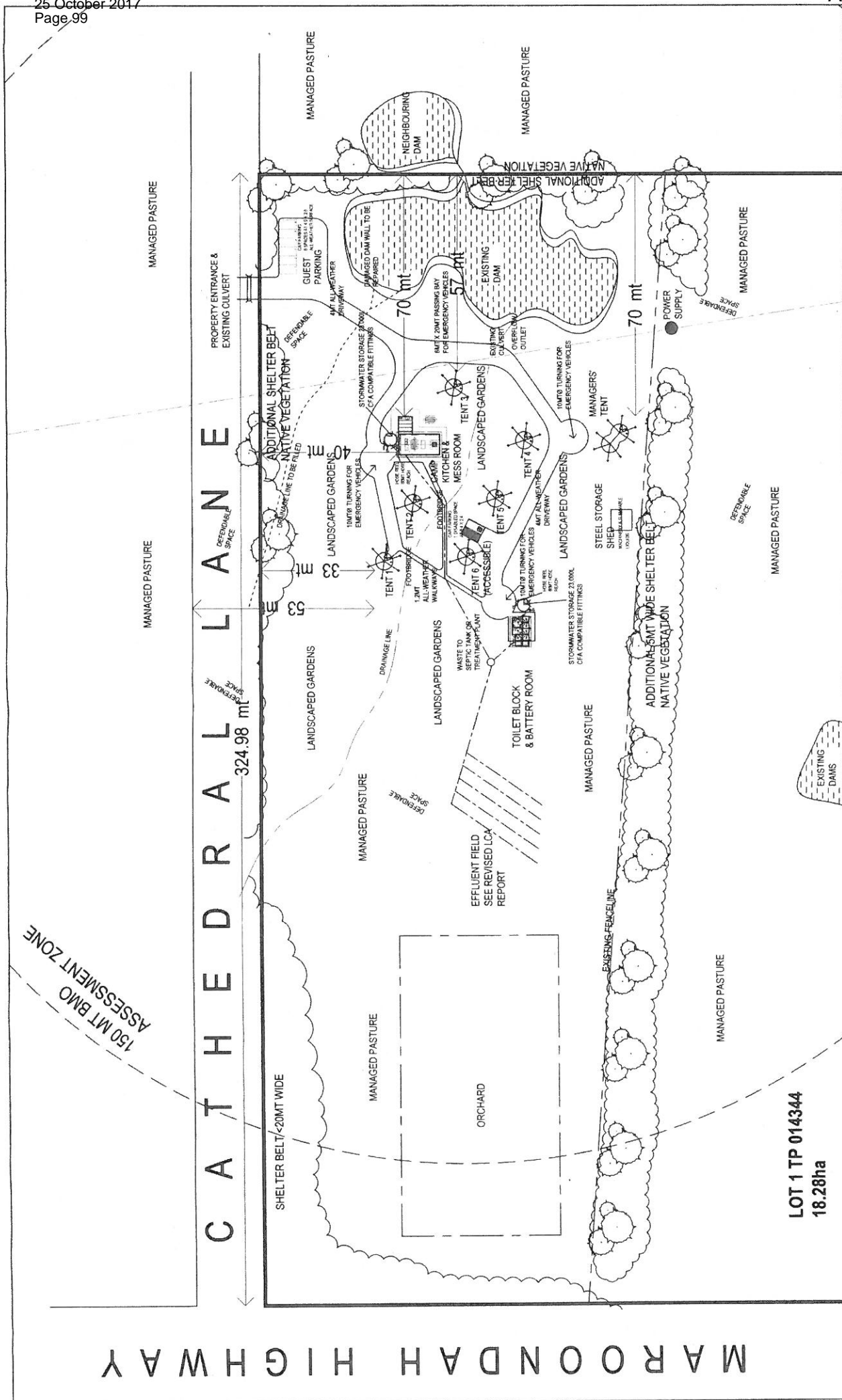
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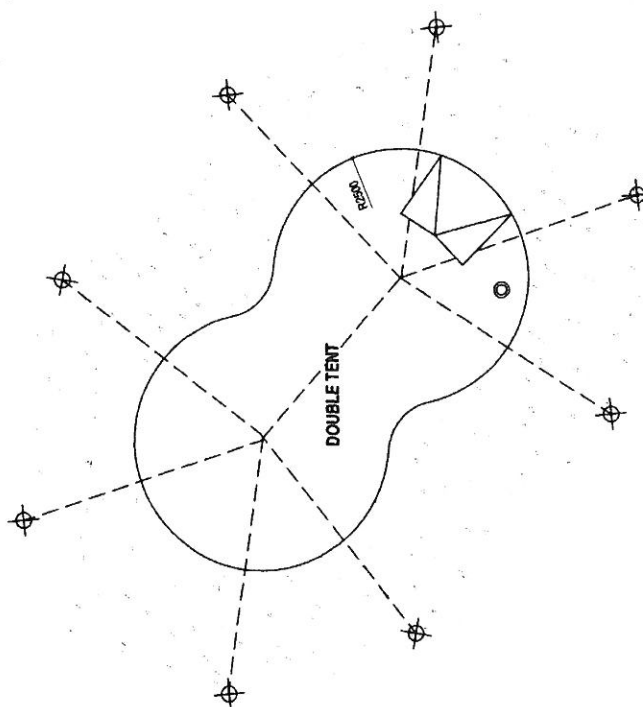
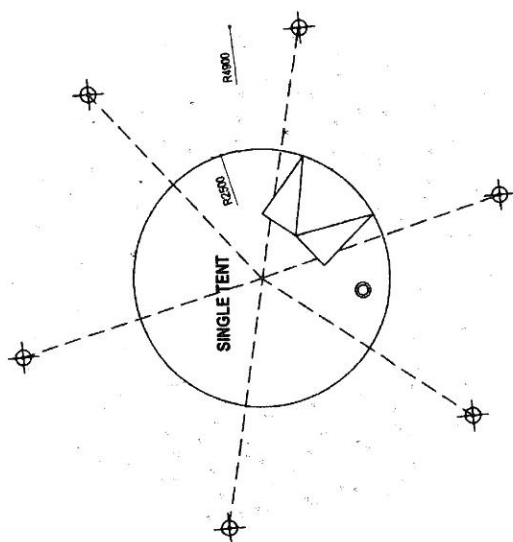


<p><b>SITE DETAIL</b></p>	<p>DWG NO SHEET NO SHEET NAME DATE SCALE</p>	<p>NE.01 2 SITE PLAN DETAIL 26.4.17 1:1000 (A3 SHEET)</p>	<p><b>VIEWPOINT DESIGN</b> HEATHER MOSS REG BP DP-AD202</p>	<p>PROPOSED AT FOR</p>	<p><b>TOURIST ACCOMMODATION</b> 3100 MAROONDAH HIGHWAY TAGGERTY J NELSON &amp; M LAST</p>	<p>PH/FAX 03 5774 7459 MOB 0438 516 774 EMAIL vudesign@activ8.net.au</p>
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## EMERGENCY FIRE PLAN

### CLASSY CAMPING 3100 MAROONDAH HIGHWAY TAGGERTY

1. OUTDOOR FIRES AND BARBEQUES ARE TO BE LIT ONLY IN PURPOSE-BUILT FACILITIES AND AS DIRECTED BY THE MANAGER. NO FIRES ARE TO BE LIT OUTDOORS ON DAYS OF TOTAL FIRE BAN.
2. NO BOOKINGS WILL BE TAKEN FOR DAYS OF EXTREME AND CODE RED FIRE DANGER. IF GUESTS ARE PRESENT, THEY WILL BE ASKED TO LEAVE.
3. IN CASE OF A FIRE EMERGENCY AND ON THE SOUND OF THE ALARM, GUESTS ARE REQUIRED TO PROCEED TO THE ASSEMBLY AREA WITHIN THE COMMUNAL SHELTER. EACH TENT IS EQUIPPED WITH A TORCH, AND THE PATHWAYS TO THE ASSEMBLY AREA HAVE EMERGENCY LIGHTING.
4. GUESTS ARE REQUIRED TO REMAIN AT THE ASSEMBLY POINT UNTIL THE EMERGENCY HAS BEEN ASSESSED, THEN FOLLOW THE INSTRUCTIONS OF THE MANAGER, POLICE OR CFA PERSONNEL.
5. DURING AN EMERGENCY, GUESTS SHOULD NOT LEAVE THE PROPERTY BY CAR UNTIL THE ROADS HAVE BEEN ASSESSED AS BEING SAFE.



EACH TENT IS SUPPLIED WITH -

- 'ORLAND' CAMP STOVE FOR HEATING (NO COOKING) THESE WILL BE REMOVED FROM THE TENTS DURING THE SUMMER MONTHS
- PORTABLE FIRE EXTINGUISHER (ABE POWDER TYPE) & FIRE BLANKET
- SOLAR CHARGED BATTERY PACK (VETI 400)
- SMOKE ALARM & EMERGENCY LIGHTING POWERED FROM BATTERY PACK WITH ADDITIONAL BATTERY BACK-UP
- CARBON MONOXIDE ALARM
- TORCH

COPY OF THE EMERGENCY FIRE PLAN

TENTS ARE SEPARATED BY A DISTANCE OF A MINIMUM OF 13 METRES, ALLOWING A MINIMUM OF 8 METRES CLEAR PEDESTRIAN ACCESS FOR FIRE FIGHTERS BETWEEN TENT PEGS & GUY ROPES.

ALL TENTS ARE SURROUNDED WITH AN AREA OF GRAVEL TO BE KEPT FREE OF VEGETATION AND TO AID WITH DRAINAGE

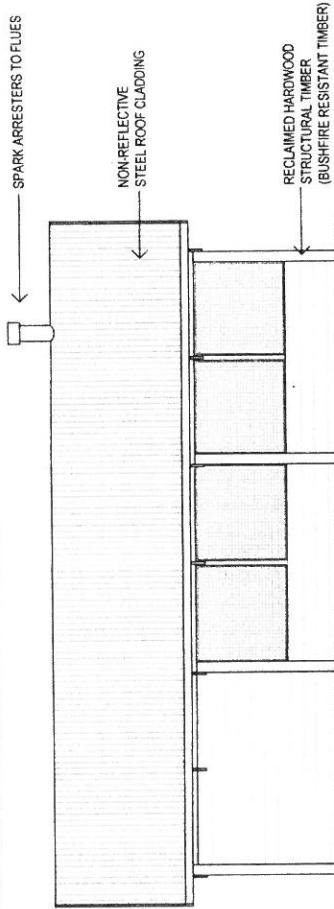
ALL TENTS ARE WITHIN 5 METRES OF DRIVEWAY ACCESS FOR EMERGENCY VEHICLES AND WITHIN 60 METRES OF THE NEAREST HOSE REEL

## TENT ACCOMMODATION

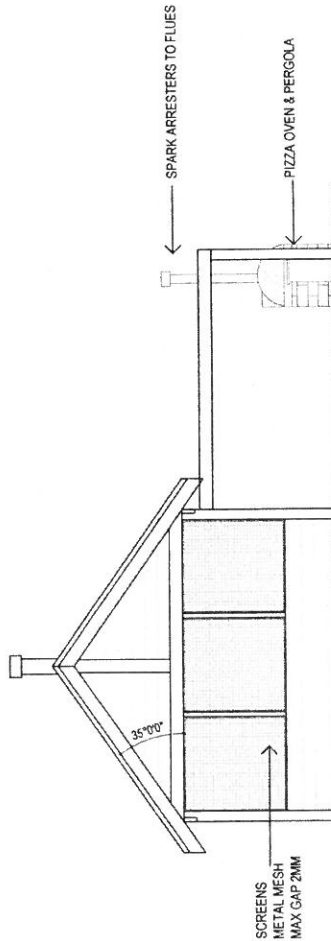
**VIEWPOINT DESIGN**  
HEATHER MOSE  
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AT  
FOR  
TOURIST ACCOMMODATION  
3100 MAROONDAH HIGHWAY  
TAGGERTY  
J NELSON & M LAST

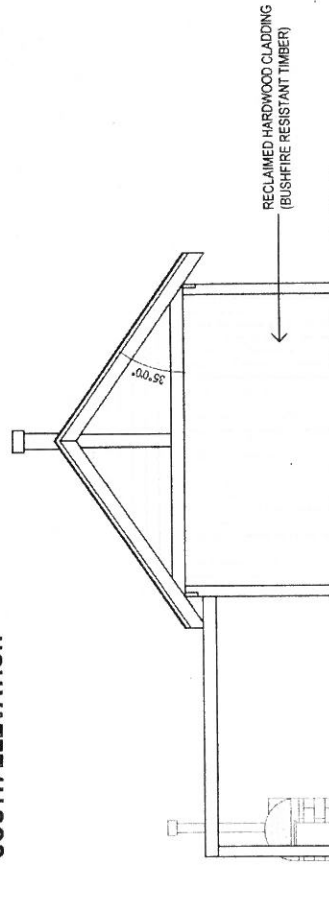
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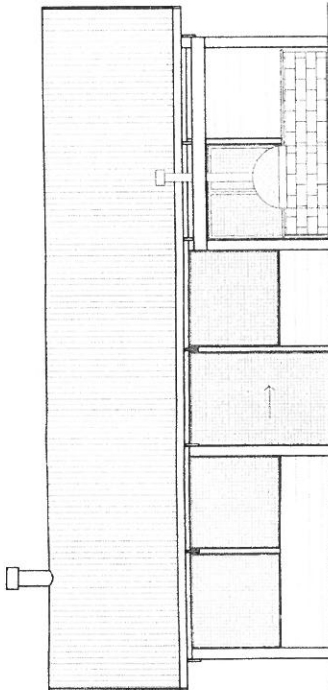
WEST ELEVATION



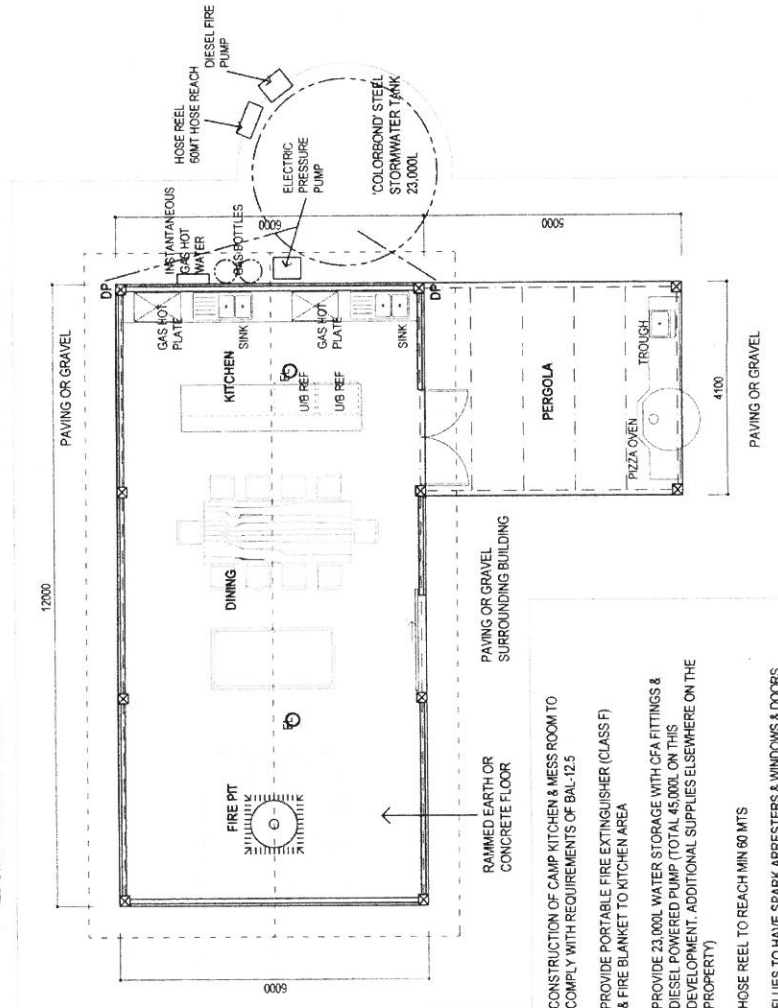
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



CONSTRUCTION OF CAMP KITCHEN & MESS ROOM TO COMPLY WITH REQUIREMENTS OF BAL-12.5

PROVIDE PORTABLE FIRE EXTINGUISHER (CLASS F) & FIRE BLANKET TO KITCHEN AREA

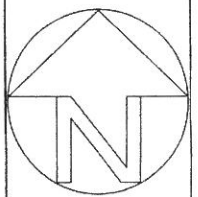
PROVIDE 23,000L WATER STORAGE WITH CFA FITTINGS & DIESEL POWERED PUMP (TOTAL 45,000L ON THIS DEVELOPMENT. ADDITIONAL SUPPLIES ELSEWHERE ON THE PROPERTY)

HOSE REEL TO REACH MIN 60 MTS

FLUES TO HAVE SPARK ARRESTERS & WINDOWS & DOORS TO BE SCREENED WITH METAL MESH WITH MAX 2MM GAPS

EMERGENCY LIGHTING

# FLOOR PLAN



## CAMP KITCHEN & COMMUNAL SHELTER

NE.01

4 CAMP KITCHEN & SHELTER

DWG NO SHEET NO SHEET NAME

DATE 26.4.17 SCALE 1:100 (A3 SHEET)

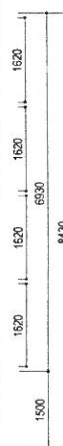
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TOURIST ACCOMMODATION  
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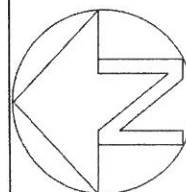
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TOILET BLOCK &amp; BATTERY ROOM

**TOILET BLOCK &  
BATTERY ROOM**

DWG NO	NE.01
SHEET NO	5
SHEET NAME	TOILET BLOCK
DATE	26.4.17
SCALE	1:100 (A3 SHEET)



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PROPOSED  
AT  
FOR

**TOURIST ACCOMMODATION  
3100 MAROONDAH HIGHWAY  
TAGGERTY**

**J NELSON & M LAST**











## **BUSHFIRE MANAGEMENT STATEMENT**

### **52.47-2.1 LANDSCAPE, SITING & DESIGN**

#### **OBJECTIVES**

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

#### **APPROVED MEASURES**

**AM2.1 LANDSCAPE** The development is positioned in an open area of managed pasture on almost flat land, close to a large dam. There is no assessable vegetation within 150mt of the site, and any fire threat from beyond the site can be managed. There are public roads along the north and western boundaries.

**AM2.2 SITING** The nearest large area of assessable vegetation which could present a fire risk is 850mt to the SE (Blue Gum plantation).

Public roads bound the property on two sides, providing access to and from the development site for occupants and emergency vehicles.

There is adequate road access to and within the site for emergency vehicles with hard stands close to the buildings and water supplies.

The development and the surrounding area will be kept clear of long grass.

Buildings, tents and storage areas will be separated for privacy and safety, with pathways and landscaped areas between. There are adequate clear open areas for assembly in case of an emergency.

**AM2.3 BUILDING DESIGN** The communal shelter will be an open-sided area, with metal mesh screens, gable roof and guttering for stormwater collection. The toilet block will have a skillion roof to accommodate solar panels. The accommodation tents will not comply with the design requirements of this Clause, so the Alternative Measures listed below (AltM3.6) will apply.

### **52.47-2.2 DEFENDABLE SPACE & CONSTRUCTION**

#### **OBJECTIVES**

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

#### **APPROVED MEASURES**

**AM3.2** The communal shelter and toilet block are provided with defendable space in accordance with Table 3 wholly within the title boundaries of the land.

Both buildings will be constructed to BAL-12.5 requirements.

The tent accommodation will not comply with the defendable space or construction requirements, so alternative measures will be used to mitigate the risk of flame contact, radiant heat and embers.

#### **ALTERNATIVE MEASURES**

**AltM3.3** Cathedral Lane to the north of the site can be included in the defendable space for Tent 1.

**Alt3.6** Defendable space surrounding the tent accommodation will be provided in accordance with Columns A and B of Table 3 of Clause 52.47-3 - i.e. a minimum of 40 metres to the north, east and south, and a minimum of 50 metres to the west.

The defendable space around the tents and buildings will be maintained to satisfy the following requirements:

Grass must be short cropped and maintained during the declared fire danger period.

All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.

Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.

Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

Shrubs must not be located under the canopy of trees.

Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

Trees must not overhang or touch any elements of the building.

The canopy of trees must be separated by at least 5 metres.

There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

An integral approach to the management of bushfire risk will include an Emergency Fire Plan; smoke alarms, extinguishers, torches and fire blankets to each tent; hose reels and other requirements in accordance with *Caravan Park Fire Safety 2012* guidelines. The Emergency Fire Plan will be displayed in each tent, the toilet block and the communal shelter. These and other measures are detailed on Sheets 3, 4 and 5 of the plans. The communal shelter will be nominated as the assembly point in case of an emergency. This will be constructed to BAL-12.5 level requirements.

#### **52.47-2.3 WATER SUPPLY & ACCESS**

##### **OBJECTIVES**

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

##### **APPROVED MEASURES**

**AM4.2** Two static 23,000 litre water storage tanks will be provided with 10,000 litres of each being reserved for fire fighting purposes. Fittings will comply with CFA requirements.

The water supply must -

Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).

The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.

Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.

Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access for emergency vehicles will be provided in accordance with Table 5 of Clause 52.47-3.

The measures detailed above, along with the Emergency Fire Plan, are designed to suit the likely mix of guests and managers.

# CATHEDRAL LANE

**WATER SUPPLY -**

Two static 23,000 litre water storage tanks will be provided with 10,000 litres of each being reserved for fire fighting purposes. Fittings will comply with CFA requirements.

The water supply must -

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlets of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

**ACCESS.**

The access for fire fighting purposes meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Incorporate turning areas for fire fighting vehicles close to the buildings, accommodation and water tanks.

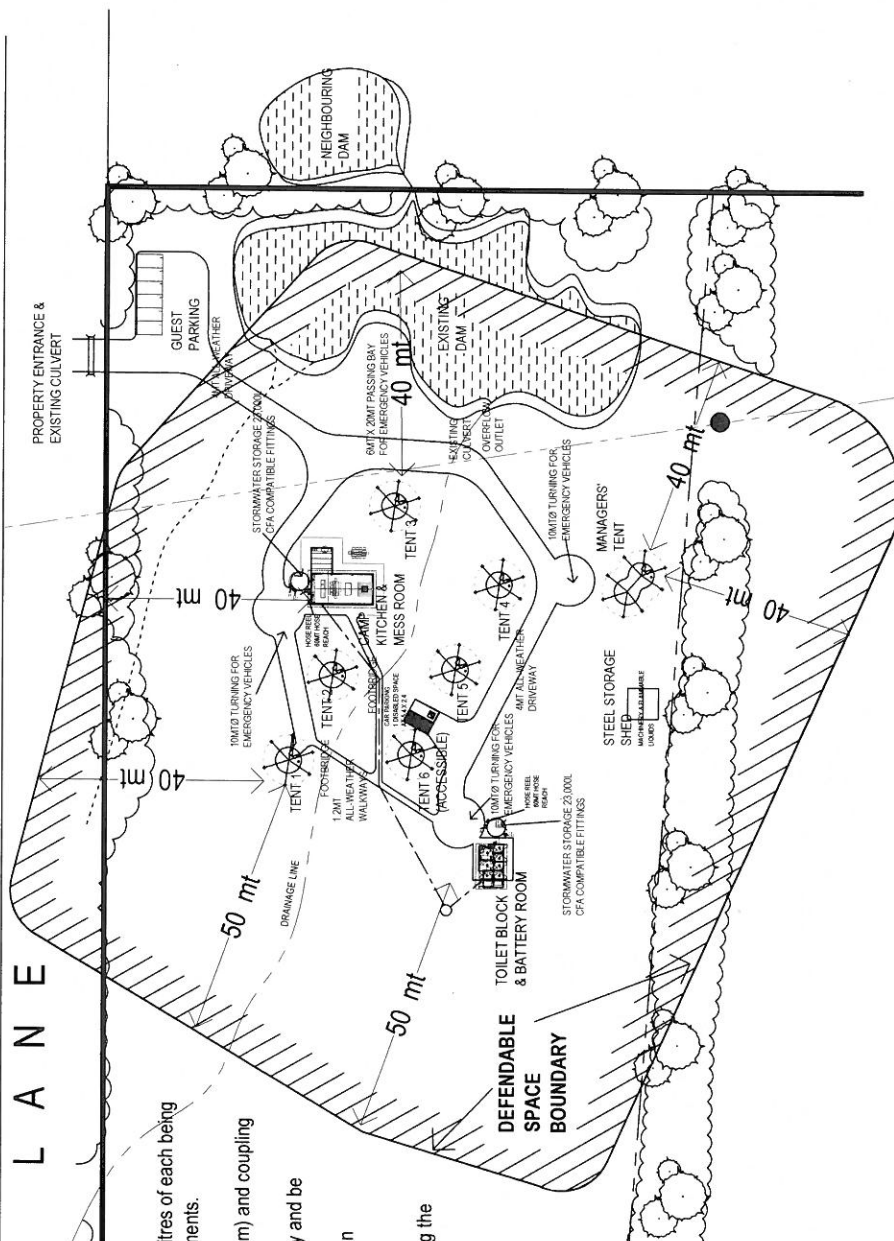
**CONSTRUCTION -**

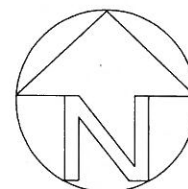
The tent accommodation will not comply with the defensible space or construction requirements, so alternative measures will be used to mitigate the risk of flame contact, radiant heat and embers.

An integral approach to the management of bushfire risk will include an Emergency Fire Plan, smoke alarms, extinguishers, torches and fire blankets to each tent; hose reels and other requirements in accordance will be displayed in each tent, the toilet block and the communal shelter. These and other measures are detailed on Sheets 3, 4 and 5 of the plans. The communal shelter will be nominated as the assembly point in case of an emergency. This will be constructed to BAL-12.5 level requirements.

## WITHIN THE DEFENDABLE SPACE.

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.





PROPOSED **TOURIST ACCOMMODATION**  
AT **3100 MAROONDAH HIGHWAY**  
**TAGGERTY**  
FOR **J NELSON & M LAST**