



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 5	Street Name: Stander Drive
Town: Rawson	Postcode: 3825	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	101		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	145288		

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	[REDACTED] C/o - Ratio Consultants Pty Ltd			
Business:				
Postal Address:	8 Gwynne Street, Cremorne			Postcode: 3121
Telephone No. (H)	(03) 9429 3111	(W)		(M)
Email Address:	jackl@ratio.com.au; simonm@ratio.com.au			

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):				
Postal Address:				Postcode:
Telephone No. (H)		(W)		(M)
Email Address:				

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

\$300,000

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

Advertised

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

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications Accommodation

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

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

Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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FURTHER DETAILS OF PROPOSAL (optional)

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Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.



Advertised

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

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>		
Yes <input type="checkbox"/>	If yes, with whom?	
	Date of this meeting	

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.	Applicant signature: 	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature: 	Date:

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Dear Calum,

20 August 2021

Calum Douglas
Statutory Planning Department
Baw Baw Shire Council

Submitted via email

**Application for a Planning Permit
5 Stander Drive, Rawson**

We act on behalf of [REDACTED], the permit applicant of the above-mentioned property.

Our client seeks approval for the use and development of the site for accommodation (five x tourism-based tiny houses) on land affected by a Bushfire Management Overlay (pursuant to **Clause 32.05-2**, **Clause 32.05-6**, and **Clause 44.06-2**).

Please find enclosed the following:

- A completed planning application form.
- A copy of the certificate of title.
- Application plans prepared by AJ's Drafting Service, dated 20 August 2021.
- A Town Planning Report prepared by Ratio Consultants, dated August 2021.
- A Site Survey prepared by JRL Land Surveyors, dated March 2021.
- A Bushfire Management Statement prepared by Reswell Consulting Services, dated 12 April 2021.
- A Landscape Plan prepared by Fernery and Garden Design, dated 10 August 2021.
- Operation and Management Plan prepared by the permit applicant, dated 29 July 2021.

We request that an invoice be prepared to facilitate payment of the application fee.

Should you have any queries please contact me on (03) 9429 3111 or by email at jackl@ratio.com.au.

Yours sincerely,



Jack Lyons
Senior Planner
Ratio Consultants Pty Ltd

Encl.

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ratio:

Report prepared for



Advertised

November 2021

Town Planning Report

5 Stander Drive, Rawson

Lot 101 on Plan of Subdivision 145288

planning:report

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1.1 Introduction

Ratio Consultants Pty Ltd has been engaged by [REDACTED] to prepare a town planning assessment of a planning permit application for a five x tiny house (short stay “group accommodation”) proposal at No. 5 Stander Drive, Rawson.

1.2 Accompanying Documentation

In the course of preparing this report, we have:

- Assessed the proposal in relation to the relevant planning controls and policies contained within the Baw Baw Planning Scheme;
- Reviewed the Architectural Plans prepared by AJ’s Drafting Service;
- Reviewed the Landscape Plan prepared by Fernery and Garden Design Pty Ltd;
- Reviewed the Bushfire Management Statement prepared by Restwell Consulting Services;
- Reviewed the ‘Operation and Management Statement’ prepared by our client/the permit applicant; and
- Reviewed the Survey Plan prepared by JRL Land Surveyors Pty Ltd.

We note high-level pre-application discussions have been held between our client and Calum Douglas on 15 March 2021. This application is prepared generally in line with verbal advice provided by Council through these preliminary discussions.

1.3 Summary and Opinion

In summary, it is our submission that the proposal should be supported on the basis that:

- It is consistent with the strategic directions contained within the Planning Policy Framework and Local Planning Policies set out in the Baw Baw Planning Scheme relating to tourism-based investment and accommodation;
- The use of the land for ‘accommodation’ (group accommodation) is consistent with the directions of the zone and relevant planning policies;
- The proposed built form is consistent with the surrounding character and context of the site and the statutory requirements of the **BMO**;
- The proposal will not have any unreasonable amenity impacts to the surrounding residential properties and will provide appropriate levels of amenity to the short-stay tiny houses; and
- The proposal appropriately considers the bushfire and landscape outcomes for the site.

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2.1 Subject Site

The subject site is located at No. 5 Stander Drive, Rawson. The key features of the site are as follows:

- The subject site covers an area of 749.4sqm.
- The site is located on the southern side of Stander Drive, approx. 35 metres to the east of Knotts Siding Road.
- The site forms a rectangular shape with a frontage to Stander Drive of approximately 19.2m and a maximum overall depth of 39.48sqm.
- The site slopes down from the north-west corner to the south-east corner (away from Stander Drive) with a slope of approximately 3 metres from the front to the rear of the site.
- The site is currently vacant and devoid of vegetation or built form. The site frontage is further absent of fencing.
- The subject site features a sewerage easement to the rear (southern) boundary of the site, offset 2.2 metres from the rear boundary.

Importantly, the subject site is connected to all relevant services and infrastructure.

Figure 2.1 - Site frontage to Stander Drive



2.2 Surrounding Land

The site has direct interfaces to dwellings to the east, west, and south. These property abutments are at No. 3 Stander Drive, No. 7 Stander Drive, and No. 4 Jordan Court.

Contextually:

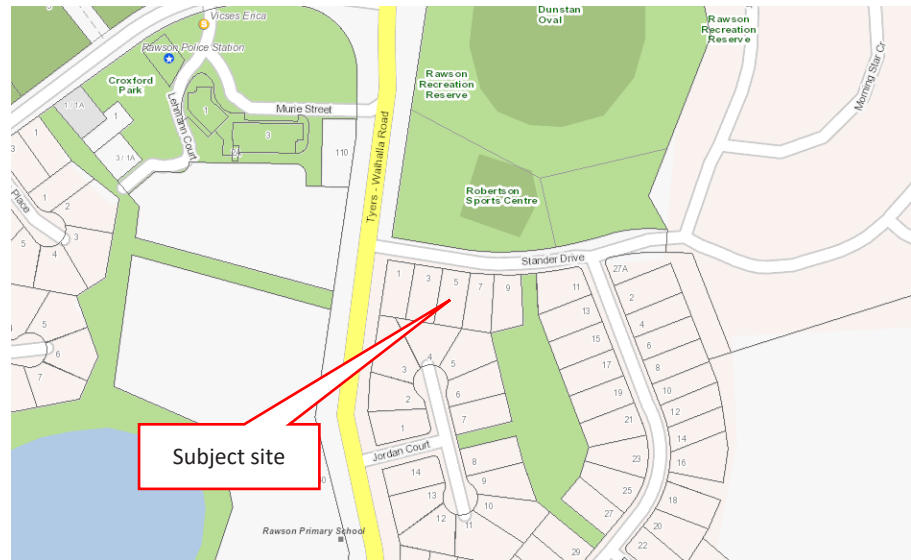
- Land to the east, west and south, and the majority of residential land within Rawson, is located within the Township Zone, Schedule 1 (TZ1).
- Land to the north (across Stander Drive) is located within the Public Park and Recreation Zone (PPRZ) and includes the Rawson Football and Netball Club/Rawson Recreation Reserve. The Town Centre (post office) is located to the north-west of the site.

An overview analysis of the site's various interfaces is as follows:

- No. 3 Stander Drive abuts the western boundary of the site and is occupied by a single storey brick render dwelling set back approximately 3 metres from the subject site.
- No. 7 Stander Drive abuts the eastern boundary of the site and is occupied by a single storey weatherboard dwelling set back at least 2.8 metres from the subject site.
- No. 4 Jordan Court abuts the southern boundary of the site and is occupied by a single storey timber dwelling set back at least 5 metres from the subject site.

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Figure 2.2 - Subject Site Context.

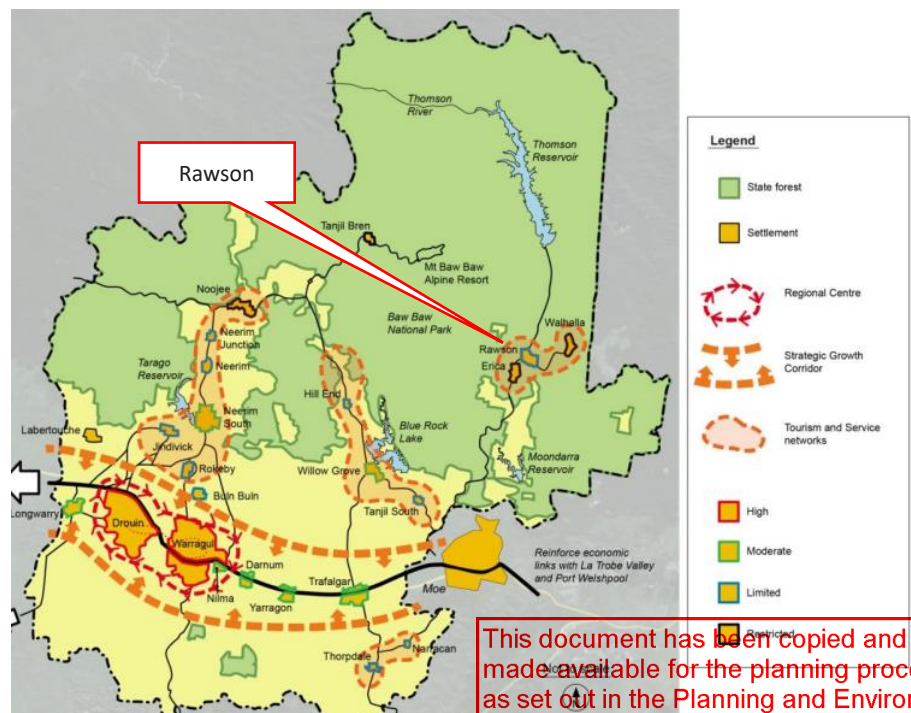


2.3 Rawson Township

The Rawson Township is classified as a 'Small Town' under the Baw Baw Planning Scheme and forms part of a regional centre with the townships of Erica and Walhalla.

Rawson is categorised by low-rise residential development, with the modern town set within the Mounter Rivers region and close to snow fields and National Parks.

Figure 2.3 - Baw Baw Township Strategic Directions.



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Figure 2.4 - Aerial Image of Subject Site (image taken prior to the dwelling to the immediate west at No. 3 being constructed).



Source: Landchecker (<https://app.landchecker.com.au/property/VIC-5438221/info>)

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3 Proposal:

3.1 Proposal

The proposal seeks to use and develop the land for five x tiny houses (group accommodation) at No. 5 Stander Drive, Rawson.

Therefore, a planning permit is required for the:

Use and development of the land for “group accommodation” (5 tiny houses) on land affected by a BMO.

The key features of the proposal are summarised below.

Use

- Use of the land for short-stay tourism-based group accommodation (being five (5) x semi-moveable tiny houses).
- The accommodation is short-stay (tourist) accommodation, set to be a maximum stay period of 4 weeks.

An ‘Operational Management Plan’ has been prepared by the permit applicant (and future operator) of the subject site. This ‘Plan’ outlines the anticipated operational characteristics and detail of the proposed tourism-based accommodation use. Should a more detailed management plan be required, it is considered that this can be requested as a condition of permit.

Development

- The proposed development generally comprises of five (5) semi-moveable tiny houses and a common barbecue/outdoor area.
- The construction methodology of the houses is to include permanent modular construction (PMC). PMC construction is a methodology often adopted by State Government in the delivery of semi-moveable school buildings across Victoria.
- Each tiny house can be described as follows:
 - Kitchen/living area of 3.8 x 2.8 metres.
 - Bedroom of 3 x 2.8 metres.
 - Bathroom of 2 x 1.5 metres.
 - External deck of 2.9 x 1.4 metres.
- Each tiny house also:
 - Are single storey in form, with the maximum height being 3.8 metres.
 - Has access to a singular car parking space of 4.9 metres x 2.6 metres.
 - Has a pitched roof form.
 - Is constructed from sheeting cladding (rendered finish) to all walls and colorbond roofing.
- The common barbecue area proposed is a low rise brick building with a barbecue, cleaning area, and a common toilet.
- The development is subject to the following minimum setbacks:
 - North (Stander Drive): 5.36 metres
 - East: 1.5 metres
 - South: 3.32 metres
 - West: 1 metre (to the barbecue area) and 9.1 metres to the tiny houses
- A new crossover is proposed to Stander Drive (noting there is not currently a crossover).
- The site includes a 5,000L rainwater tank adjacent to the eastern side of the development.

Site Development Information

- Proposed site coverage – 21.26%.
- Proposed site permeability – 47.75%.
- Maximum building height – 3.8 metres.

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4.1 Planning Controls

Table 4.1 - Planning Controls

Statutory Planning Controls	
<p>Clause 32.05: Township Zone – Schedule 1 (TZ1)</p>	<p>Pursuant to Clause 32.05-2, a <u>permit is required</u> to use of the land for ‘group accommodation’ (short-stay tourism-based), which is a ‘Section 2 – Permit required’ land use.</p> <p>Pursuant to Clause 32.05-6, a <u>permit is required</u> to ‘construct a building or construct or carry out works’ for a use in Section 2.</p> <p>Whilst the proposal is not subject to the requirements of Clause 55 (ResCode), an overview assessment has been included within Appendix A of this report for completeness (of relevant Clauses).</p>
<p>Clause 44.06: Bushfire Management Overlay</p>	<p>Pursuant to Clause 44.06-2, a <u>permit is required</u> to ‘construct a building or construct or carry out works’ associated with land used for ‘group accommodation’.</p> <p>Pursuant to Clause 44.06-3, the application is accompanied by a bushfire hazard site assessment, bushfire hazard landscape assessment, and bushfire management statement within the Bushfire Management Statement prepared by Restwell Consulting Services.</p>
<p>Clause 45.06: Development Contributions Plan Overlay – Schedule 1 (DCPO1)</p>	<p>The Development Contributions Plan Overlay Schedule 1 applies to the subject site.</p> <p>The site located within Area 48, which generates a residential levy of \$933.64 per dwelling. Given the proposal is not for a dwelling, this Clause <u>does not apply</u>.</p>
Particular Provisions	
<p>Clause 52.06: Car Parking</p>	<p>Pursuant to Clause 52.06-6 – car parking is required to be provided to the satisfaction of the Responsible Authority as ‘group accommodation’ is not listed within Table 1 of Clause 52.06-5.</p>

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<p>Clause 53.18: Stormwater Management in Urban Development</p>	<p>This clause seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.</p> <p>Given no 'building' exceeds 50sqm, this policy <u>does not apply</u> to this application.</p>
<p>Clause 55: Two or more Dwellings on a Lot</p>	<p>The provisions of Clause 55 apply to an application to construct two or more dwellings on the lot or a residential building but <u>are not applicable</u> to 'group accommodation'.</p> <p>Despite the provisions of Clause 55 <u>not applying</u> to this application, an assessment against the provisions of Clause 55 is contained at Appendix B of this report.</p>
<p>General Provisions</p>	
<p>Clause 65: Decision Guidelines</p>	<p>'Decision Guidelines' states that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone, overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.</p>

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Figure 4.1 - Zone Map.



Source: Landchecker (<https://app.landchecker.com.au/property/VIC-5438221/info>)

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4.2 Planning Policy Framework

The following PPF provisions (with some identified as ‘S’ being state and ‘R’ being regional) that are relevant to this proposal include:

- Clause 11.01-1S and 1R Settlement
- Clause 11.02-1S Supply of urban land
- Clause 11.03-6S Regional and local places
- Clause 13.02-1S Bushfire planning
- Clause 15.01-1S Urban design
- Clause 15.01-2S Building design
- Clause 15.01-6S Design for rural areas
- Clause 16.01-3S Rural residential development
- Clause 17.01-1S Diversified economy
- Clause 17.04-1S Facilitating tourism
- Clause 17.04-1R Tourism - Gippsland
- Clause 18.02-4S Car parking

Broadly speaking, the PPF encourages residential development that responds to its local context and community needs, while also making efficient use of existing infrastructure. The PPF also supports development to support the economy and tourism uses.

4.3 Local Planning Policy Framework

Key policies relevant to this application include:

- Clause 21.02 – Municipal Vision
- Clause 21.03 – Settlement
- Clause 21.05 – Small Towns and Rural Settlements
- Clause 21.07 – Economic Activity
- Clause 21.08 – Transport and Infrastructure

Municipal Strategic Statement

The Municipal Strategic Statement at **Clause 21.02** identifies important aspects of the vision for Baw Baw Shire, including ensuring that urban uses do not encroach into other land resources (**Managing Growth**), facilitating development while protecting natural resources (**Valuing our Environment**), and protecting and developing resources to support industries such as tourism (**Building Prosperity**).

Settlement guidance for Baw Baw Shire is contained within **Clause 21.03**, which reaffirms the role of Rawson as a small town and a regional centre in collaboration with Erica and Walhalla. Policy at **Clause 21.03-3** directs growth to occur where supporting tourism uses, while also noting that growth should be encouraged to support smaller communities, which will in turn support the viability of various town services.

Clause 21.05 outlines specific policy relating to the small towns and rural settlements within the shire. **Clause 21.05-5** (Rawson) identifies Rawson as an area close to a variety of tourism attractions and provides specific guidance over the future development of Rawson including to encourage residential growth to be accommodated within the existing urban zoned settlement’.

In seeking to support an active economic environment, **Clause 21.07** identifies areas which policy should support. **Clause 21.07-5** (Tourism) confirms that the Shire can and should expand and support the tourism industry while also encouraging a wide range of accommodation types to be provided and highlighting Rawson and Erica as key picturesque towns that have great potential to support tourism opportunities

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Clause 21.08 seeks to reinforce the importance of providing sufficient infrastructure to service urban living and thereby facilitate economic activity.

4.4 Baw Baw Settlement Management Plan

The Baw Baw Settlement Management Plan (SMP) was developed in 2013 and provides a settlement framework and growth directions for Baw Baw Shire to 2036.

The SMP provides detailed, targeted guidelines for the different regions and townships within the municipality, including Rawson.

Key directions and settlement advice for Rawson include:

- Expectation of moderate growth (pg. 5)
- Reticulated sewerage and potable water capacity exists to accommodate further development (pg. 52)
- Encourage the development of Rawson as a tourist hub for surrounding snowfields and walking tracks (pg. 53)
- Rawson is well positioned to operate as a tourism hub in conjunction with Walhalla and Erica (pg. 53)
- Encourage short-stay accommodation to build on tourism appeal (pg. 53)

Therefore, the Baw Baw Settlement Management Plan clearly supports the moderate growth of Rawson for tourism opportunities where sites are appropriately serviced and located.

4.5 Operational Provisions

Clause 71.02-3 - Integrated Decision Making

In seeking to deliver an appropriate planning outcome, an assessment of this planning proposal must integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

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5.1 Introduction

The proposal seeks to use and develop the land for five x tiny houses (short-stay tourism-based “group accommodation”) within the Township Zone and on land affected by a Bushfire Management Overlay in Rawson.

As such, it is our submission that the relevant considerations can be distilled as follows:

- Is there strategic support for the proposal?
- Is the use appropriate with regards to the site context?
- Is the built form appropriate with regards to the site context?
- Will the proposal result in appropriate amenity outcomes?
- Does the proposal appropriately consider bushfire and landscaping outcomes?

5.2 Is there strategic support for the proposal?

The Planning Policy Framework (PPF) recognises the important role of development in providing diverse accommodation (including tourism relating) and supporting tourism and the economy. The PPF also seeks to encourage development which is connected to the appropriate services and infrastructure. Importantly, the subject site is connected to all services.

Local planning policies seek to further emphasise the need to ensure that urban uses are retained within land zoned for urban uses, and preferably where the land is connected to appropriate modern infrastructure. Specifically, **Clause 21.03-3** confirms that Rawson is the township that is directed to carry the main growth in the regional centre with Erica and Walhalla. This is reaffirmed within **Clause 21.05-5**, with Rawson being an area where the direction is to ‘*encourage residential growth to be accommodated within the existing urban zoned settlement*’.

In addition to supporting growth, local planning policy at **Clause 21.03-3** also confirms that the regional centre (of Rawson, Erica, and Walhalla) is directed to support tourism uses, with **Clause 21.07-5** also seeking to expand and support the tourism industry and accommodation uses within Rawson.

The Baw Baw Settlement Management Plan (SMP) provides strategic guidance over the anticipated uses and development within Baw Baw Shire, including specific guidance for Rawson. Importantly, the proposal is consistent with the desired outcomes of the SMP given:

- Rawson is earmarked for moderate growth;
- The site is connected to reticulated sewerage and potable water capacity, which the SMP confirms is necessary to accommodate further development;
- The proposed use as accommodation (tourist accommodation) is consistent with the identification of Rawson as a tourist hub for surrounding snowfields and walking tracks;
- The development will support the collective tourist hub in conjunction with Walhalla and Erica; and
- The short stay accommodation is consistent with the identified accommodation need to support the tourism appeal of the town and region.

An application for five x tiny houses (short-stay tourist-based accommodation) on a large site with infrastructure connections within the boundaries of the Rawson Township is therefore consistent with the strategic intentions for the subject site and Rawson in accordance with relevant state and local policy and plans.

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5.3 Is the use of the land appropriate?

The proposed 'group accommodation' use (5 x tiny houses) provides a modern form of tourist-based accommodation within the established township of Rawson.

The proposed use is consistent with the objectives of Baw Baw Planning Scheme and the Township Zone, which generally seeks to encourage a range of residential and other uses which integrate with the surrounds.

Consistency of use with Zone

The Township Zone establishes a number of purposes including:

- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*

Accordingly, the use of the land for 'group accommodation' (tourism) is consistent with the intent of the zone.

Further, it should be noted that other accommodation type uses such as 'bed and breakfast' (which allows up to 10 people) and others are Section 1 land uses within the TZ which do not require a planning permit. Notably, the proposed 'group accommodation' use is likely to be of a similar (but different) use impact that a 'bed and breakfast' use would have given the similarities in tenure (short term), persons on the site (i.e. no more than 10), and operation of the use.

Consistency of use with Policy

The use of the land will be appropriate and consistent with policy given:

- Rawson is an area which seeks moderate growth and to support tourism uses.
- Rawson provides for a range of existing accommodation uses, such as Rawson Village, Rawson Caravan Park, and Mountain Rivers Tourist Park, with policy supporting and encouraging a continued provision of a mix of tourist accommodation.
- 'Group accommodation' is a residential use within a residential zone.
- The use is small scale in nature given each of the five tiny houses only has one bedroom (therefore it would be anticipated that the site would receive a maximum of 10 people at any one time).
- The group accommodation use will be appropriately serviced and connected to the required infrastructure and services such as sewerage, potable water, electricity etc.
- The site is close to services and facilities offered within Rawson and the broader area.
- The group accommodation use will bring additional tourism potential to Rawson and the regional centre.

Accordingly, the proposed operation of the use will be consistent with relevant policy and will appropriately sit within the site context. Given the above, the use of the subject site for 'group accommodation' is considered entirely in line with the Township Zone and relevant policy for the region.

5.4 Is the built form appropriate with regards to the context?

The built form response of the proposal is considered to be consistent with the intent of the zone and development outcomes anticipated, noting:

- The development is consistent in size and form of other various small accommodation offerings within Rawson.
- The maximum building height will be 3.8 metres of all structures, ensuring that the proposal provides a low-scale built form consistent with the existing character Rawson and the development outcomes sought by policy.

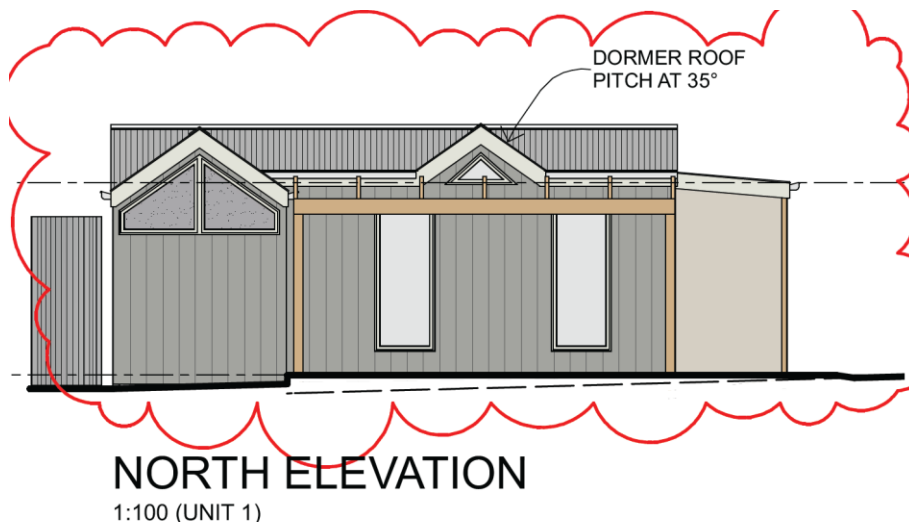
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- The design of the tiny homes ensures that there will be minimal visibility from the public realm due to the row orientation of the tiny homes (set one behind the other) and the slope of the site downhill from the site frontage to the rear of the site.

Figure 5.1 - North Elevation presentation to Stander Drive (public realm)



- The tiny homes will be appropriately set back from each boundary to ensure that the proposal presents as visually recessive when viewed from the surrounds.
- The tiny homes are designed to be connected to the various utility services (e.g., electricity, water, sewerage etc.) offered by the site.
- A new landscape scheme is proposed for the site (refer to Landscape Plan prepared by Fernery and Garden Design Pty for full details), in-line with specific BMO requirements (noting the site is currently devoid of any landscaping).
- Unit 1 has provided an alternative roof form (gable and dormer), windows, and a pergola structure facing Stander Drive, resulting in a positive presentation to Stander Drive that will result in an improvement to the character of Stander Drive and will also provide an improved surveillance outcome to the public realm.

Given the above, the design of the proposal presents as an appropriate built form outcome that will be visually recessive and appropriate given the township context of the site.

5.5 Will the proposal result in appropriate amenity outcomes?

Internal Amenities

The proposed tiny homes represent as an additional accommodation offering within Rawson and will provide the following amenities to the future visitors:

- Each tiny home will have their own bedroom, bathroom, kitchen, and living space.
- Each tiny home will also have a car parking space adjacent to the accommodation.
- All visitors will have access to the common barbecue area which also includes a toilet and cleaning spaces.

Accordingly, the proposed tourist group accommodation (tiny homes) will provide quality amenities to future visitors of the region.

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We again defer to the supporting ‘Operation and Management’ plan with respect to all matters relating to the ongoing operation and management of the accommodation – i.e. likely tenure of stay; booking of accommodation; day-to-day management of the accommodation including cleaning; refuse storage and collection etc.

External Impacts

Importantly, the proposal will not detrimentally impact the amenity of the surrounds.

In particular, the proposed use will result in acceptable amenity outcomes given:

- The use is not anticipated to require the significant transport of materials or goods to or from the land.
- There is no proposed external storage that would otherwise be unsightly.
- The appearance of the facilities will be maintained by the owner and operator of the site (the permit applicant, again deferring to the supporting ‘Operation and Management’ plan for further details).
- The traffic generated by the use (realistically no more than 5 vehicles at any one time) is not likely to impact the amenity of Rawson.
- The use of the land for tourism-based accommodation is unlikely to generate emissions beyond what would be anticipated for other residential uses within the Township Zone.

Further, the proposal has been designed to appropriately minimise impacts on the surrounds, noting:

- The built form presents as visually recessive in nature due to the separation of the built form and a maximum height of only 3.8 metres.
- All windows to the south, east, and north of each tiny home are set to be 1.7m above FFL to ensure that overlooking is appropriately minimised.
- The low-lying design of the built form and appropriate setbacks from each boundary is as such that there will be no overshadowing until 3pm, where there is anticipated that there will be negligible overshadowing of No. 7 Stander Drive to the east of the site.
- Appropriate refuse storage is provided for within the site boundaries.

Given the above, the proposal will provide good internal amenities and will minimise offsite amenity impacts on surrounding land.

5.6 Does the proposal consider bushfire and landscaping matters?

The subject site is located within a Bushfire Management Overlay, with the application therefore required to consider potential bushfire risk.

A Bushfire Management Statement (comprising a bushfire hazard landscape assessment, bushfire hazard site assessment, and a bushfire management statement) has been prepared by Restwell Consulting Services and confirms:

- A 5,000L rainwater tank is required (and provided).
- The buildings will need to be constructed to a BAL rating of 12.5.
- The development will appropriately minimise bushfire risk and ensure emergency service access to the site.

We defer to the Bushfire Management Statement for further consideration of these matters.

In addition to the Bushfire Management Statement, a Landscape Plan has been prepared by Fernery and Garden Design Pty Ltd to accompany the application. The

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Landscape Plan provides appropriate details on the proposed shrubs and materials/groundcovers proposed. We note that the Landscape Plan has not proposed any canopy trees given the bushfire constraints afforded to the site under the provisions of the BMO.

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6 Conclusion:

6.1 Conclusion

The proposal to use and develop the subject site for five x tourism-based tiny houses (“group accommodation”) is consistent with the strategic directions for the subject site.

The proposal is consistent with state and local policy for the area which seeks to encourage tourism opportunities within Rawson and the region, with the use being encouraged within relevant policy and consistent with the Township Zone. Significantly, the use will assist in delivering tourism related investment and economic expenditure to Rawson and the broader region, which, in turn, will aid the growth of the tourism industry and economic sector within Baw Baw Shire.

The built form will appropriately sit within the Rawson urban township form, with the low-rise design of the development appropriately minimising potential offsite impacts to the surrounds.

The proposal also provides appropriate consideration of bushfire and landscape matters and ongoing operations and management of the accommodation proposed.

For these reasons, it follows that the proposal meets the relevant objectives of the Baw Baw Planning Scheme and will produce an acceptable outcome that should garner support.

Ratio Consultants Pty Ltd

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Appendix A Clause 55 (ResCode) Assessment

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Table 6.1 - Clause 55 (ResCode) Assessment (extract)

PROVISION	STANDARD	OBJECTIVE	EXPLANATION
Standard B1 of Clause 55.02-1 'Neighbourhood character objectives'	✓	✓	Please see report for details.
Standard B4 of Clause 55.02-4 'Infrastructure objectives'	✓	✓	The subject site is connected to the appropriate services and infrastructure and will not have an unreasonable impact on existing services.
Standard B5 of Clause 55.02-5 'Integration with the street objective'	✓	✓	The existing post- and wire-fencing is proposed to be retained, while a new vehicle crossover will enhance the integration of the site with Stander Drive.
Standard B6 of Clause 55.03-1 'Street setback objective'	x	✓	The proposed front setback to Stander Drive is a minimum of <u>5.36 metres</u> , with the majority of the setback being 6.8 metres. The setback of 3 Stander Drive is 8.79 metres and the setback of 7 Stander Drive is 4.8 metres, therefore the required setback is <u>6.795 metres</u> . Therefore, a <u>variation is required</u> of 1.435 metres. This variation is an acceptable response given the setback is only encroached for a 2m width section of the front tiny house, while the remainder of the property is compliant with and exceeding the setback.
Standard B7 of Clause 55.03-2 'Building height objective'	✓	✓	The maximum height of the proposal is 3.8 metres, which is less than the 9 metres permitted and in accordance with the standard and objective.
Standard B8 of Clause 55.03-8 'Site coverage objective'	✓	✓	The proposal has a site coverage of 21.26%.
Standard B9 of Clause 55.03-4 'Permeability objectives'	✓	✓	The proposal has a permeable area of 47.75%.
Standard B12 of Clause 55.03-7 'Safety Objective'	✓	✓	Safety features of the site includes visible entries and passive surveillance of internal accessways.
Standard B13 of Clause 55.03-8 'Landscaping objectives'	✓	✓	A landscape plan has been prepared and factored into the proposal and the site context with the BMC.

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Standard B14 of Clause 55.03-9 'Access objectives'	✓	✓	A new 3-metre-wide vehicle access is proposed to the 19-metre frontage to Stander Drive, albeit noting the site frontage is absent of any curb-and-channel.
Standard B15 of Clause 55.03-10 'Parking location objectives'	✓	✓	Each tiny house is provided with a car park adjacent to the tiny house.
Standard B17 of Clause 55.04-1 'Side and rear setbacks objective'	✓	✓	The proposal sits comfortably within the B17 envelope, as is confirmed by the elevation diagrams (refer to Sheet 3).
Standard B21 of Clause 55.04-5 'Overshadowing open space objective'	✓	✓	There will be minor additional overshadowing to No. 7 Stander Drive at 3pm, however this just exceeds the shadow cast by the existing fence and otherwise does not impact the adjoining land.
Standard B22 of Clause 55.04-6 'Overlooking objective'	✓	✓	All windows within 9 metres of a title boundary have been designed to be a minimum of 1700mm above FFL. Accordingly, there will be no unreasonable overlooking to the surrounds.
Standard B23 of Clause 55.04-7 'Internal views objective'	✓	✓	The proposal has been designed to minimise internal views, with 1700mm (high level) windows provided where oriented toward adjacent tiny dwellings on the site.
Standard B32 of Clause 55.06-2 'Front fences objective'	✗	✓	The existing post- and wire-fencing is proposed to be retained.
Standard B34 of Clause 55.06-4 'Site services objectives'	✓	✓	Bins/refuse area will be provided as part of the development.

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

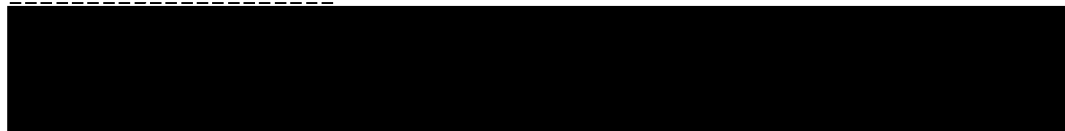
VOLUME 09557 FOLIO 878

Security no : 124091867530S
Produced 16/08/2021 10:44 PM

LAND DESCRIPTION

Lot 101 on Plan of Subdivision 145288.
PARENT TITLES :
Volume 09542 Folio 113 Volume 09542 Folio 115
Created by instrument LP145288 13/06/1984

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP145288 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5 STANDER DRIVE RAWSON VIC 3825

ADMINISTRATIVE NOTICES

NIL

eCT Control 17767P CONVEYANCING RESOLUTIONS
Effective from 24/02/2021

DOCUMENT END

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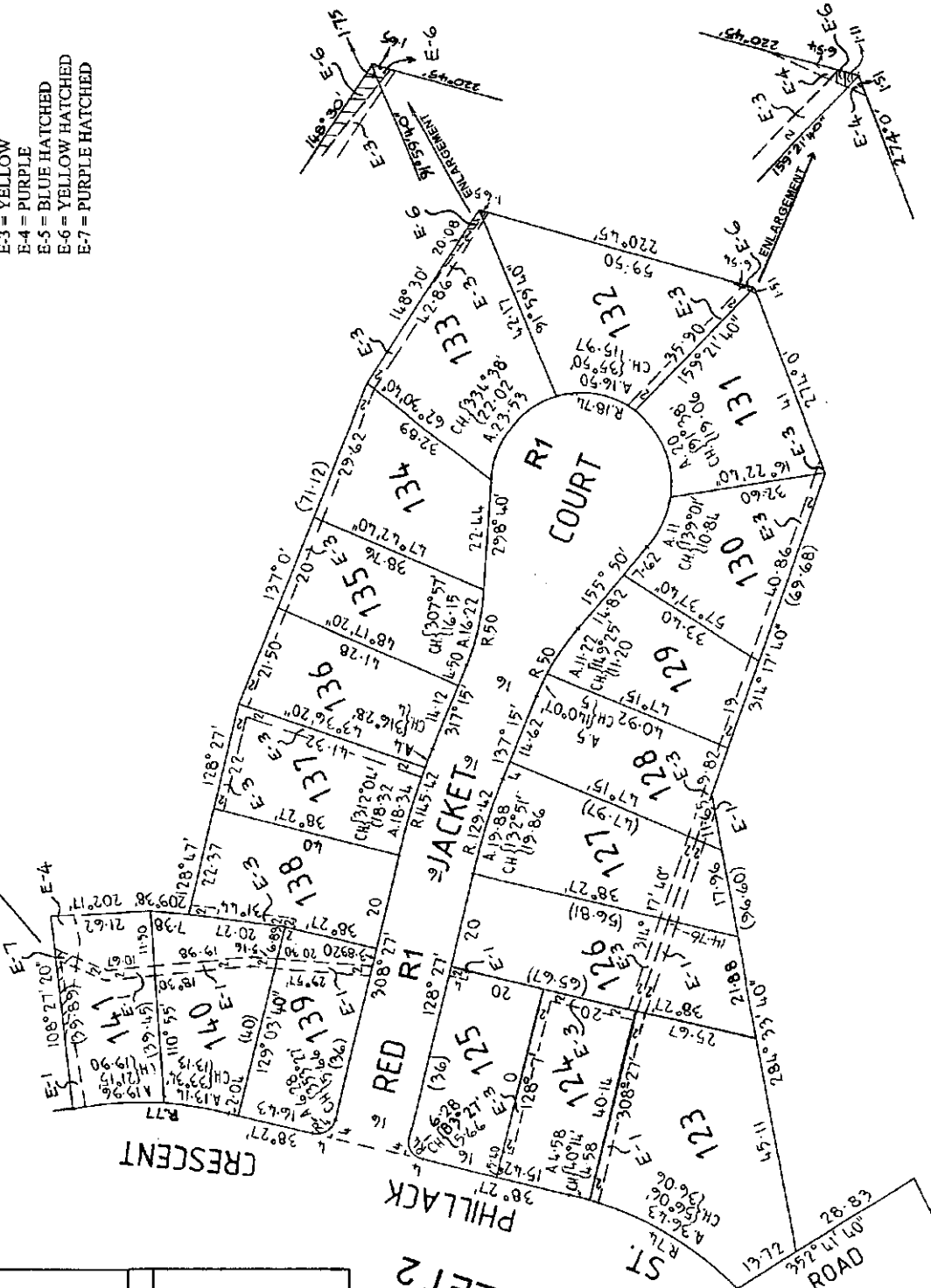
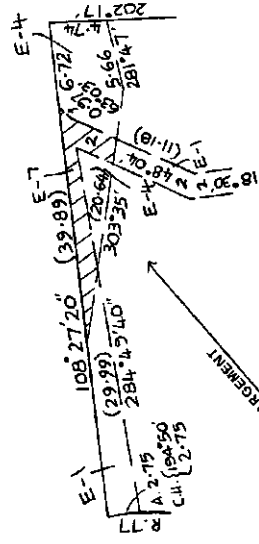
Advertised

LP 145288
EDITION 2
 APPROVED 5/4/84

2 SHEETS
SHEET 1

COLOUR CODE

- E-1 = BLUE
- R1 & R2 = BROWN
- E-3 = YELLOW
- E-4 = PURPLE
- E-5 = BLUE HATCHED
- E-6 = YELLOW HATCHED
- E-7 = PURPLE HATCHED



PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 10 SECTION B PARISH OF MOONDARRA COUNTY OF TANJIL MEASUREMENTS ARE IN METRES V.9542 F.113 V.9542 F.115	APPROPRIATIONS BROWN - V.A.V. DRAINAGE, SEWERAGE, WATER SUPPLY, SUPPLY OF ELECTRICITY AND TELEPHONE BLUE, BLUE HATCHED AND PURPLE HATCHED - SEWERAGE YELLOW, YELLOW HATCHED AND BLUE HATCHED - DRAINAGE PURPLE, PURPLE HATCHED AND YELLOW HATCHED - SUPPLY OF ELECTRICITY	ENCUMBRANCES & OTHER NOTATIONS LOTS 1 TO 14 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN SEE FIELDNOTES FOR DATUM P.M. - PERMANENT MARK PART OF BLUE HATCHED & PART OF BLUE - SEWERAGE VIDE LP.144548 PURPLE, PURPLE HATCHED - ELECTRICITY SUPPLY VIDE LP.144548 AND YELLOW HATCHED
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SEE SHEET 2

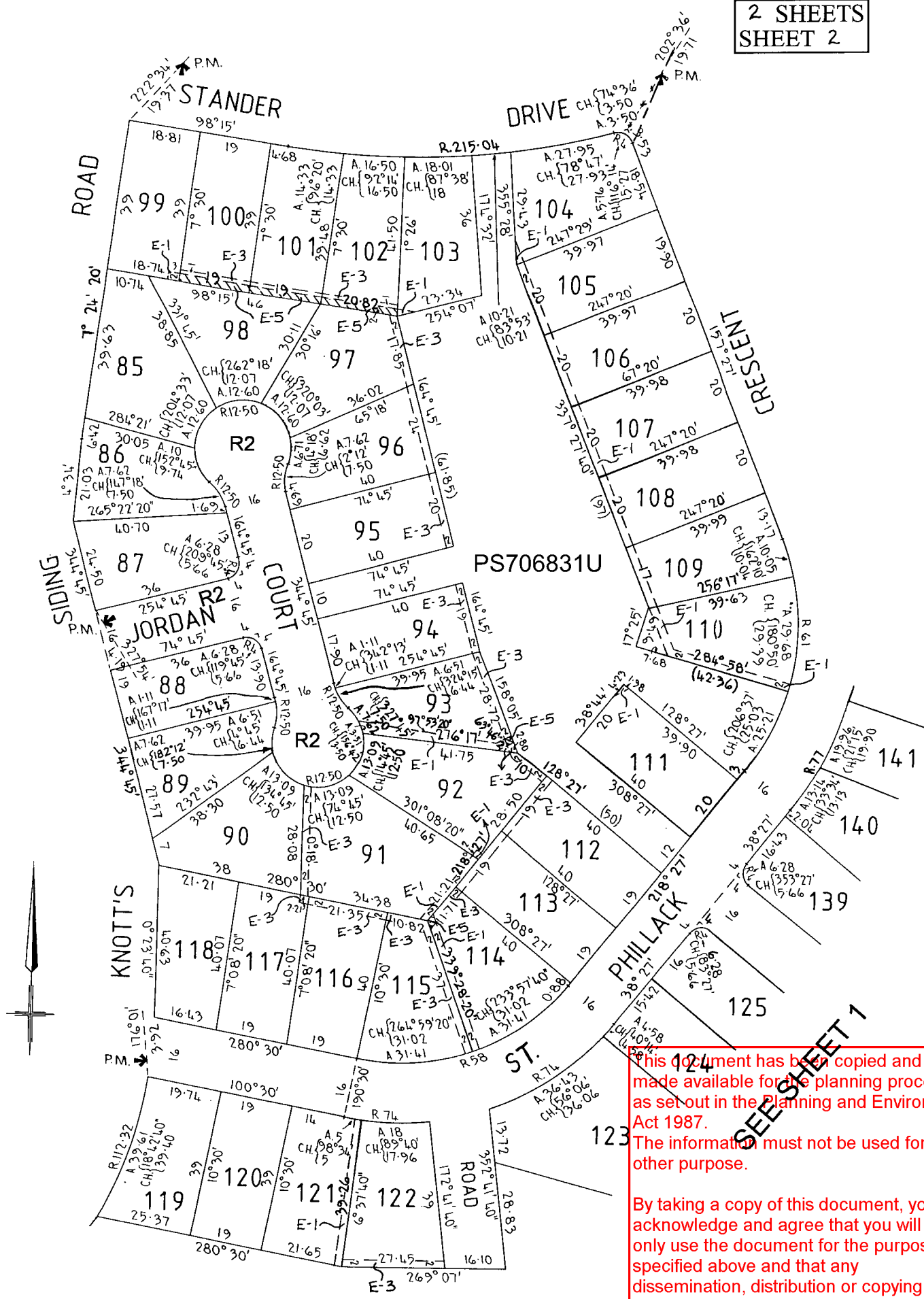
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LP 145288E

2 SHEETS
SHEET 2



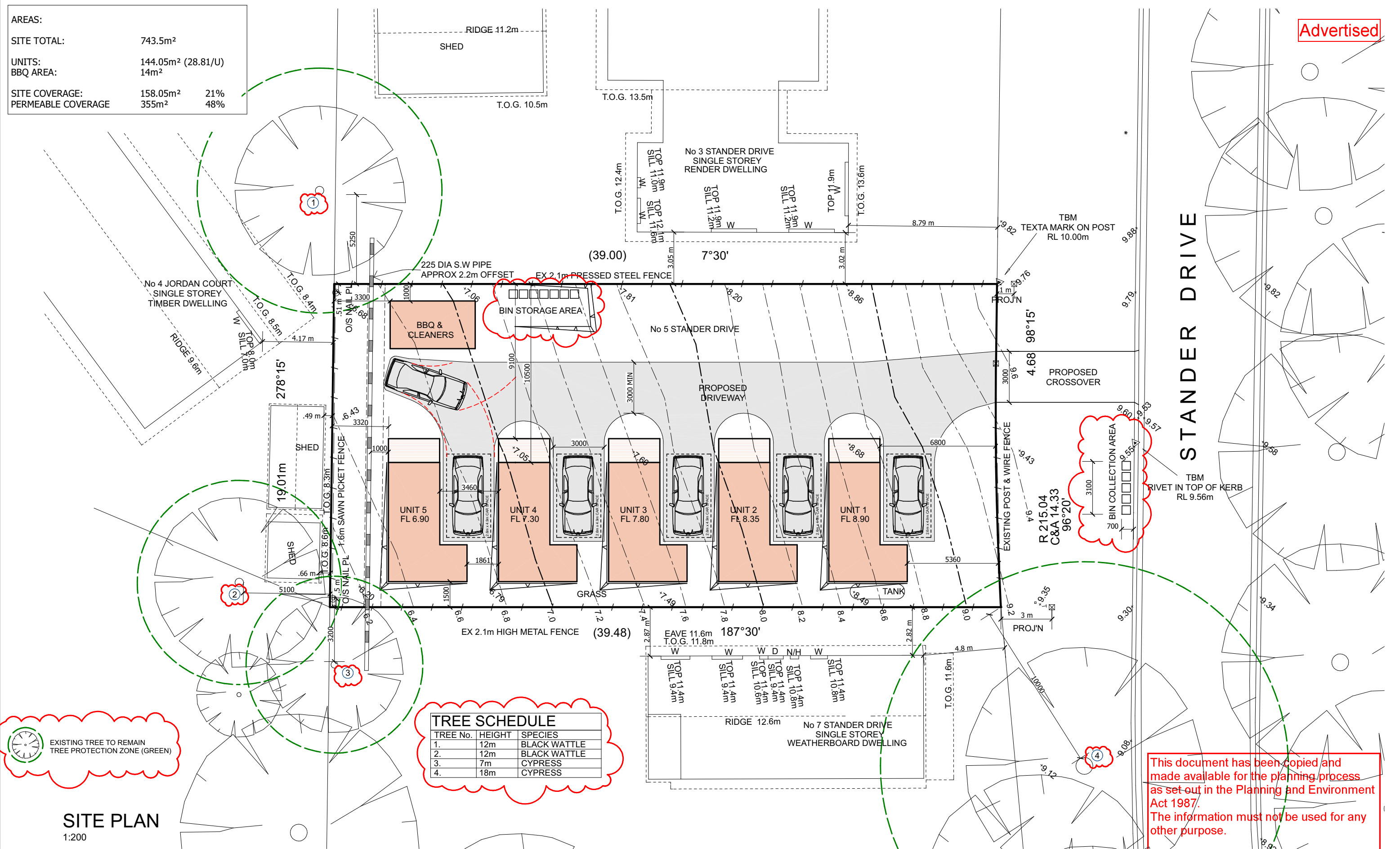
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SEE SHEET 1

AREAS:		
SITE TOTAL:	743.5m ²	
UNITS:	144.05m ² (28.81/U)	
BBQ AREA:	14m ²	
SITE COVERAGE:	158.05m ²	21%
PERMEABLE COVERAGE	355m ²	48%

Advertised

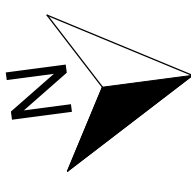


EXISTING TREE TO REMAIN
TREE PROTECTION ZONE (GREEN)

TREE SCHEDULE

TREE No.	HEIGHT	SPECIES
1.	12m	BLACK WATTLE
2.	12m	BLACK WATTLE
3.	7m	CYPRESS
4.	18m	CYPRESS

SITE PLAN
1:200



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ANDREW BERRY DP-AD 43292
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

Design Matters Member

PROPOSED TEMPORARY ACCOMMODATION BUILDINGS

ABLE CONSTRUCTION SERVICES
5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
		20/08/2021	DATE: 20/08/2021
			SHEET: 1 OF 7
			SHEET SIZE: A3

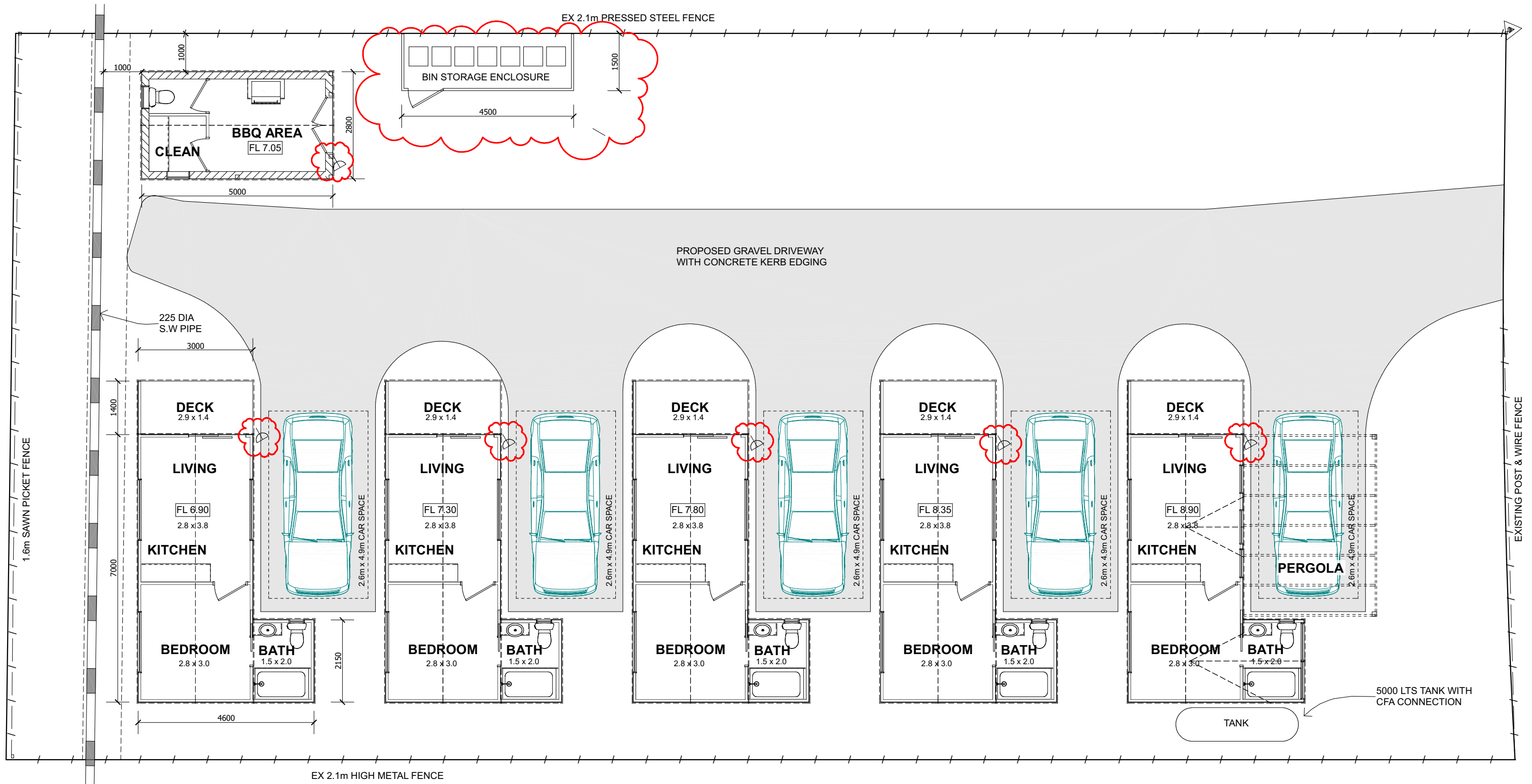
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DWG No: 21041_TP

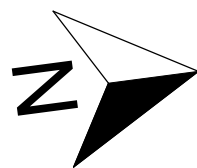
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FLOOR PLAN
1:100



SECURITY LIGHTING

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PROPOSED TEMPORARY ACCOMMODATION BUILDINGS
 ABLE CONSTRUCTION SERVICES
 5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
		20/08/2021	DATE: 20/08/2021
			SHEET: 2 OF 7
			SHEET SIZE: A3

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

Page 33 of 59
 DWG No: 21041_TP

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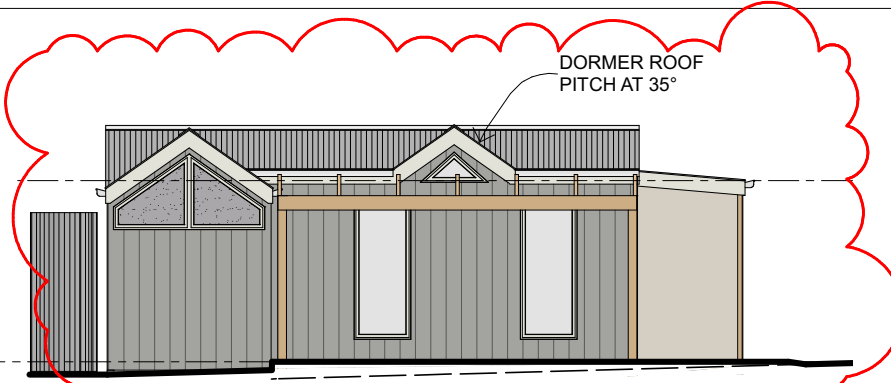
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RENDER: GREY
BRICK/MASONRY: LIGHT GREY
TRIMS/GUTTERS: OFF WHITE
WINDOWS: WHITE



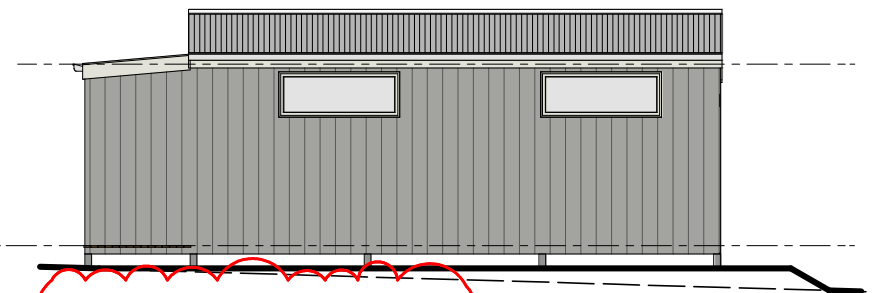
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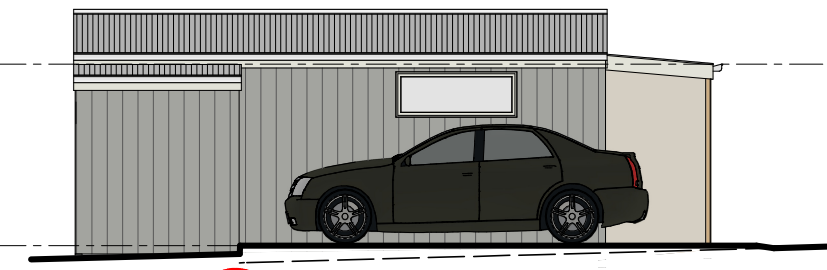
NORTH ELEVATION

1:100 (UNIT 1)



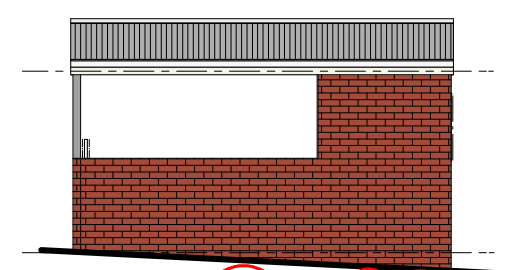
SOUTH ELEVATION

1:100 (UNIT 2)



NORTH ELEVATION

1:100 (UNIT 2)



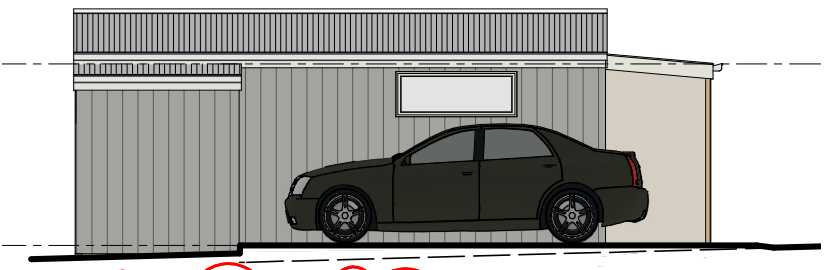
WEST ELEVATION

1:100 (BBQ AREA)



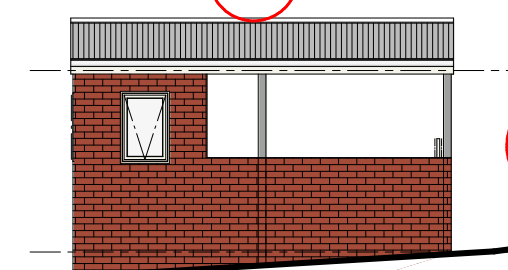
SOUTH ELEVATION

1:100 (UNIT 3)



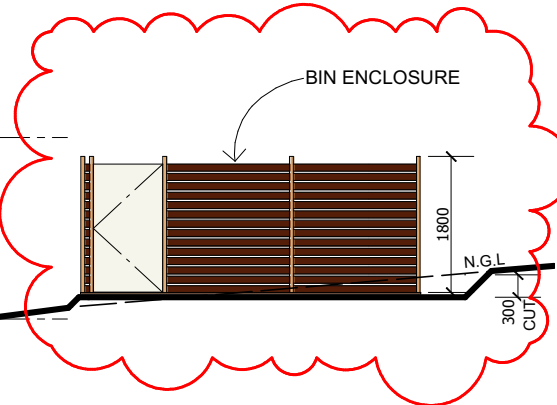
NORTH ELEVATION

1:100 (UNIT 3)



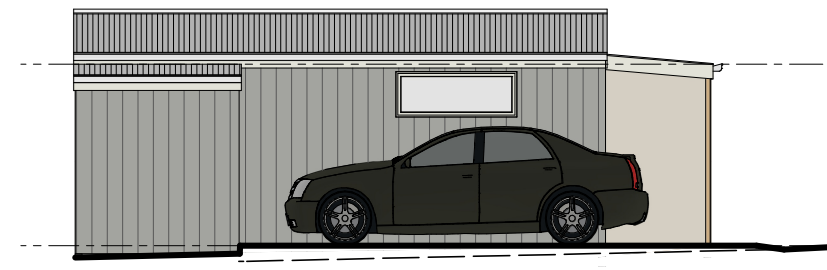
EAST ELEVATION

1:100 (BBQ AREA)



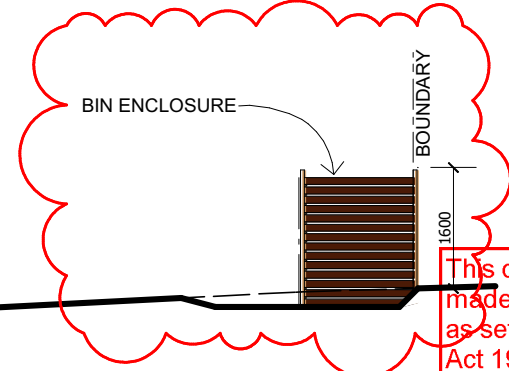
SOUTH ELEVATION

1:100 (UNIT 4)



NORTH ELEVATION

1:100 (UNIT 4)



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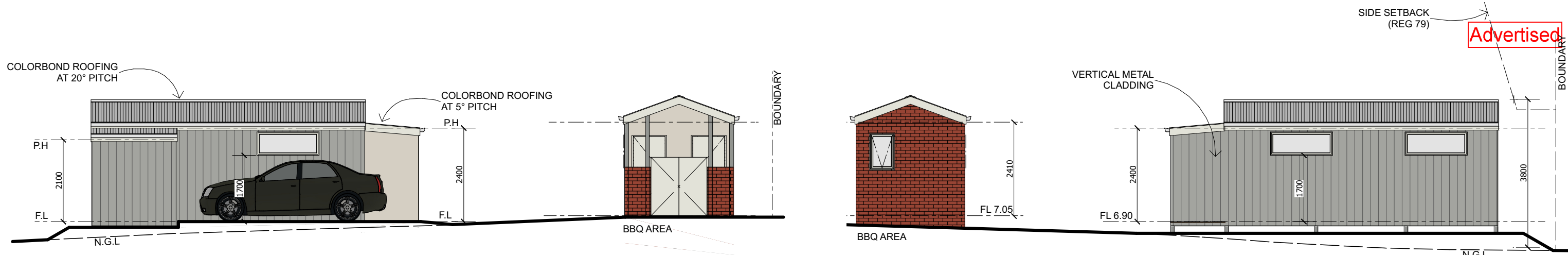
PROPOSED TEMPORARY ACCOMMODATION BUILDINGS

ABLE CONSTRUCTION SERVICES
5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
			DATE: 20/08/2021
			SHEET: 3 OF 7
			SHEET SIZE: A3

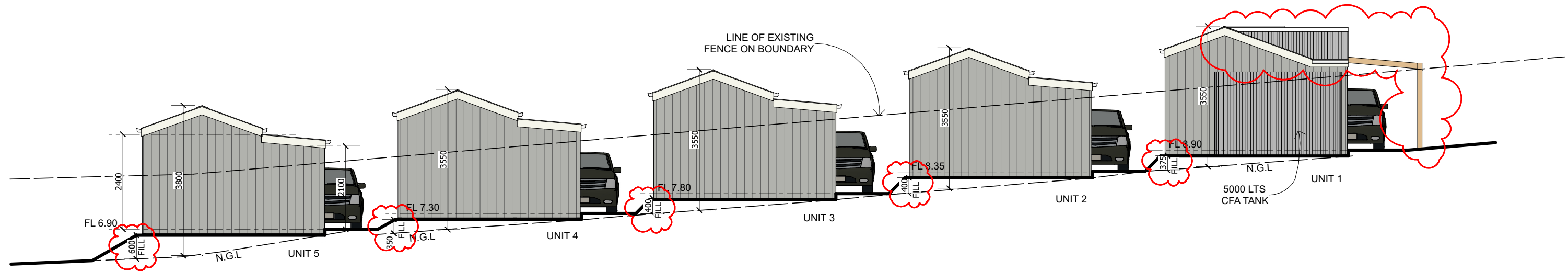
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

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DWG No: 21041_TP

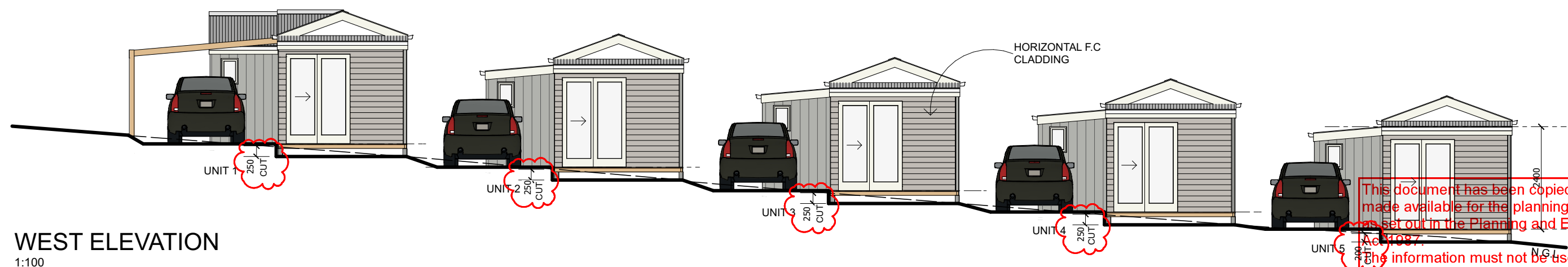


NORTH ELEVATION
1:100 (UNIT 5)

SOUTH ELEVATION
1:100 (UNIT 5)



EAST ELEVATION
1:100



WEST ELEVATION
1:100

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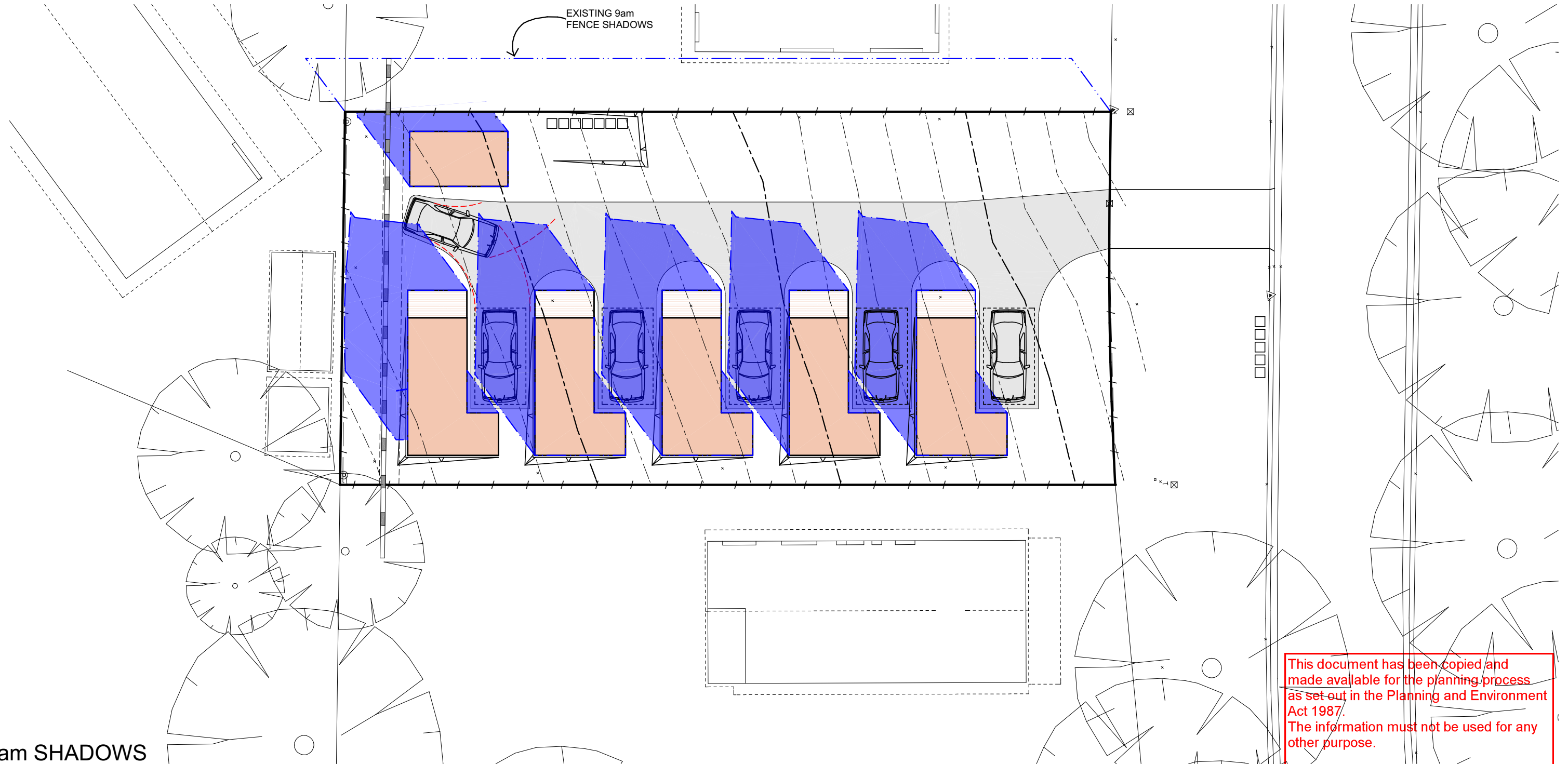
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A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
			DATE: 20/08/2021
			SHEET: 4 OF 7
			SHEET SIZE: A3

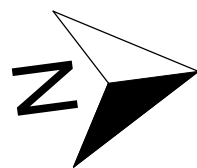
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PROPOSED 9am SHADOWS



9am SHADOWS
1:200



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PROPOSED TEMPORARY ACCOMMODATION BUILDINGS

ABLE CONSTRUCTION SERVICES
 5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
		20/08/2021	DATE: 20/08/2021
			SHEET: 5 OF 7
			SHEET SIZE: A3

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

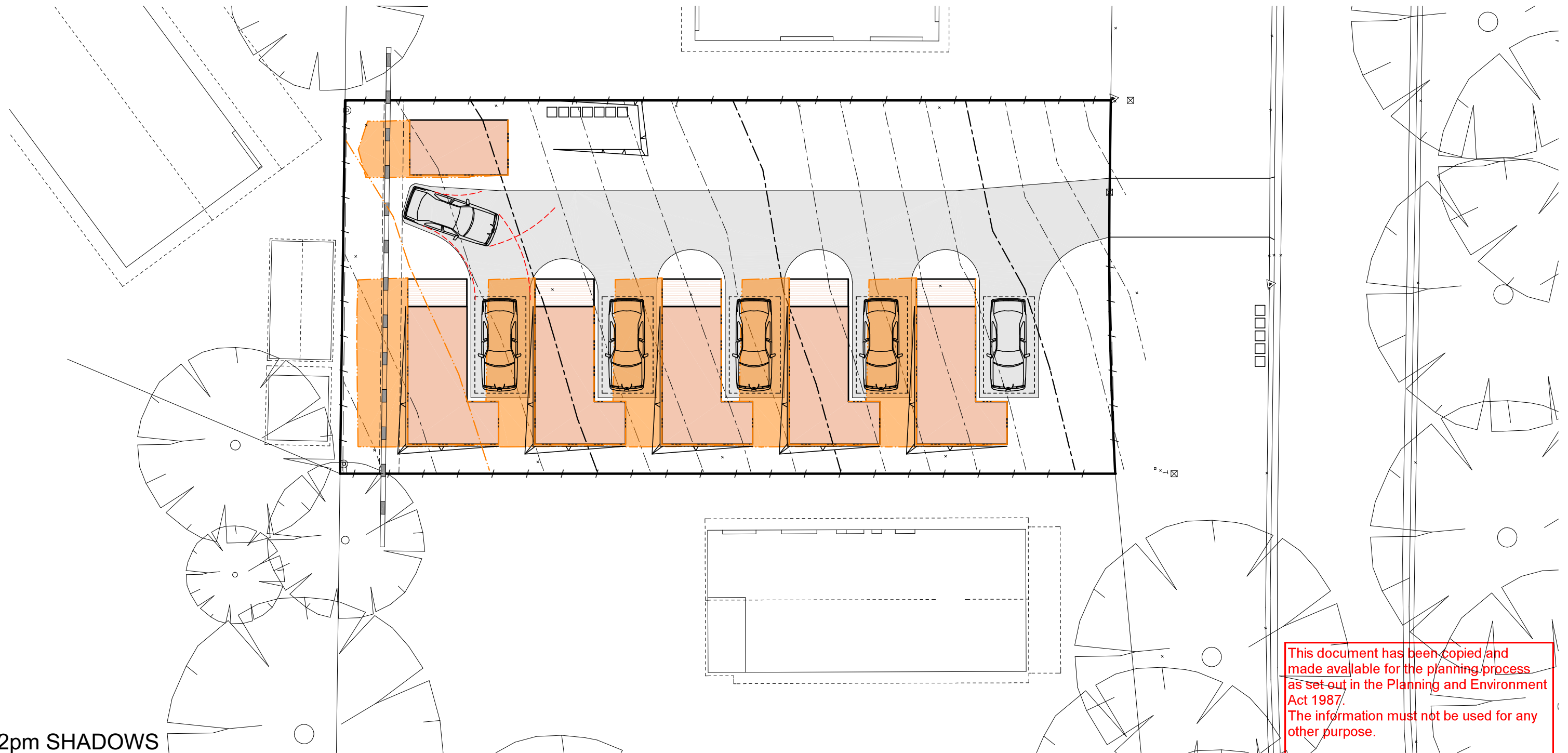
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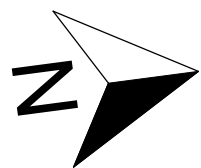
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PROPOSED 12pm SHADOWS



12pm SHADOWS
1:200



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PROPOSED TEMPORARY ACCOMMODATION BUILDINGS

ABLE CONSTRUCTION SERVICES
 5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
A.	COUNCIL FURTHER INFORMATION CHANGES	26/10/2021	SCALE: AS SHOWN
		20/08/2021	DATE: 20/08/2021
			SHEET: 6 OF 7
			SHEET SIZE: A3

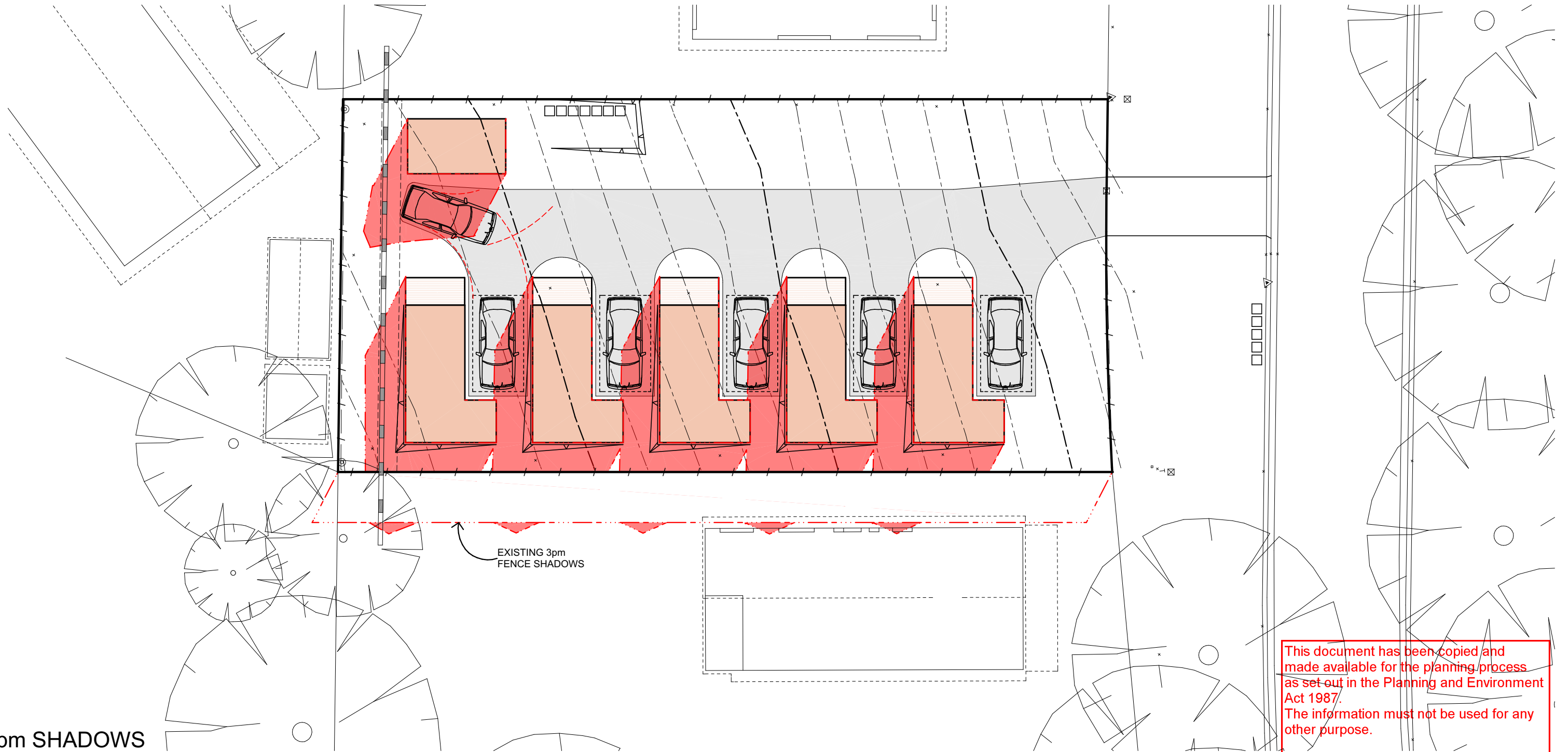
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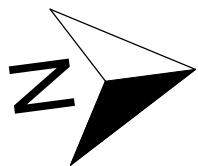
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PROPOSED 3pm SHADOWS



3pm SHADOWS
1:200



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PROPOSED TEMPORARY ACCOMMODATION BUILDINGS

ABLE CONSTRUCTION SERVICES
 5 STANDER DRIVE, RAWSON VIC 3825

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
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		20/08/2021	DATE: 20/08/2021
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1300 552 262

Bushfire Management Statement

Pathway 2 Application (Clause 52.02-4)

- Construction of a 5 tiny dwellings (including an extension or alteration to a dwelling)
- Dependant Persons Unit
- Industry
- Office
- Retail Premises
- Service Station
- Warehouse

Property Address:	5 Stander Drive Rawson VIC
Local Government Area:	Shire of Baw Baw
Assessment Date:	12th April 2021
Report Date:	16th April 2021

Prepared By:	Restwell Consulting Services
Name:	Brett Woodward
Telephone:	1300 552 262
Email:	info@restwell.com.au
Signature:	<i>Brett Woodward</i>

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains four components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

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Bushfire Hazard Landscape Assessment

The bushfire hazard landscape assessment provides information on the bushfire hazard more than 150 metres away from a development site.

Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to.

The landscape assessment:

- provides factual information on the bushfire hazard (vegetation extent and slope)
- provides information on key features of the general locality that are relevant to better understanding the protection provided by the location
- provides contextual information on a site

Landscape Scenario	Landscape Scenario 3
<p>Description</p>	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is located in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain.

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Bushfire Landscape Assessment Plan



Bushfire Hazard Assessment

The bushfire hazard site assessment (the site assessment) documents the bushfire hazard on and near a site.

The assessment:

- provides factual information on the bushfire hazard (vegetation type and slope)
- informs defensible space and building construction requirements
- Is informed by the methodology contained in Australian Standard AS3959:2009 Construction of buildings in bushfire prone areas (AS3959) to provide contextual information on a site.

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Bushfire Site Hazard Plan



-  Low Threat Vegetation
-  Property Bounds
-  150 m Site Area
-  Vegetation

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Defendable Space and Water Tank Plan



-  Property
-  Defendable Space
-  Dwelling
-  Water Tank

N



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BAL 12.5

Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objective

- 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

Approved Measure (AM) 2.1 – Landscape

Requirement:

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Has the requirements of AM 2.1 been met? Yes No

Approved Measure (AM) 2.2 – Siting

Requirement:

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**
- **The building is in close proximity to a public road**
- **Access can be provided to the building for emergency service vehicles**

Has the requirements of AM 2.2 been met? Yes No

Approved Measure (AM) 2.3 – Building Design

Requirement:

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Has the requirements of AM 2.3 been met? Yes No

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53.02-4.2 Defendable Space and Construction Objective

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

Approved Measures

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance with **Low Threat vegetation**

The defendable space distance required is **50 metres or to the property boundary (whichever is lesser)**.

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Table 6 of Clause 53.02-5 – Vegetation management requirement:

Vegetation management requirement	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> • 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 3 metres 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 square 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. 	<input checked="" type="checkbox"/>

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

Yes No Not Applicable

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to **BAL 12.5**

Is the defendable space wholly contained within the boundaries of your property?

Yes No if no, see Alternative Measure 3.3

Has the requirements of AM 3.1 been met?

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Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Has Alternative Measure (AltM) 3.3 been met? Yes No N/A

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Has Alternative Measure (AltM) 3.4 been met? Yes No N/A

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour
 - Fuel is managed in a minimum fuel condition
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
- The dwelling is constructed to a bushfire attack level of BAL-FZ

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Has Alternative Measure (AltM) 3.5 been met? Yes No N/A

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1300 552 262 **53.02-4.3 – Water Supply and 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 Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input checked="" type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input type="checkbox"/>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

<p>Confirm Static Water Supply meets the following requirements</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Is stored in an above ground water tank constructed of concrete or metal <input checked="" type="checkbox"/> All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. <input checked="" type="checkbox"/> Include a separate outlet for occupant use <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. <input type="checkbox"/> Be located within 60 metres of the outer edge of the approved building. <input type="checkbox"/> The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed <input type="checkbox"/> Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) <input type="checkbox"/> Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
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must be within 4 metres and must be readily available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

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Has Approved Measure (AM) 4.1 (Water Supply) been met? Yes No

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Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<input checked="" type="checkbox"/> Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> All weather construction <input type="checkbox"/> A load limit of at least 15 tonnes <input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input type="checkbox"/> The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres <input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres

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Has Approved Measure (AM) 4.1 (Access) been met? Yes No



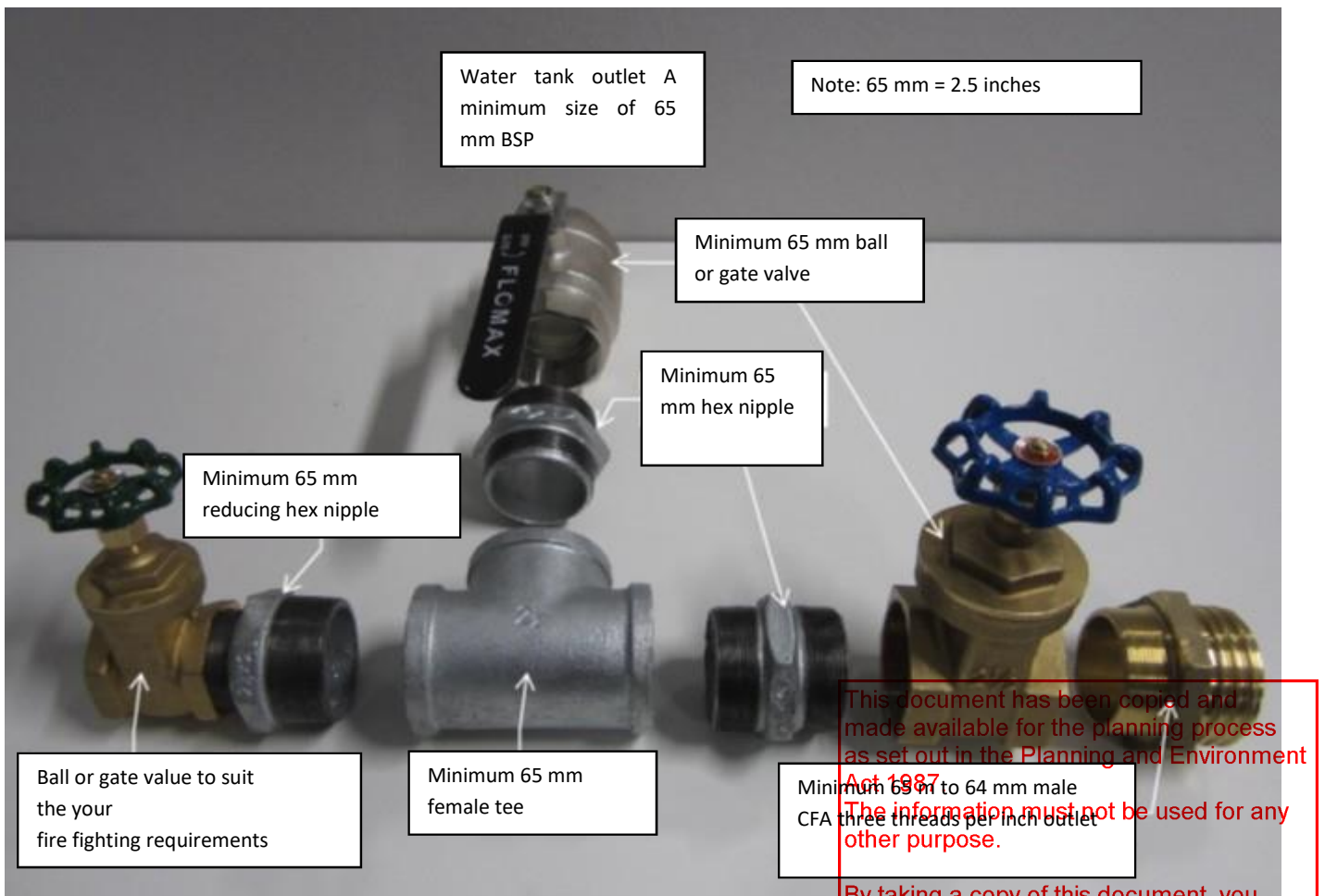
Attachment 1 – Water Tank Fittings

Connection Requirements

If specified within Table 4 to Clause 52.47-3 (if fire brigade access to your water supply is required), CFA’s standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2½ inch. A 65 mm BSP (2½ inch) fitting exceeds CFA’s requirements and will therefore comply with CFA’s standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling.



This information is referenced from

<https://www.cfa.vic.gov.au/documents/20143/69511/656706-4106-BMO-Other-Water-Connections-Outlet-Pipe-Work-aug14.pdf/60cd506d-c469-ef0-1921-25b0547e2700>

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Attachment 2 – Building Requirements of the Bushfire Attack Level

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ(FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements.	No special construction requirements.	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports - enclosure by external wall or non-combustible with FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements.	No special construction requirements.	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements.	As for BAL-19	External Walls - Pats less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements.	As for BAL-19 except that mm Grade A safety glass can be used in place of 5mm toughened glass	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Open able portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.	Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass with open able portion screened and frame of metal or metal reinforced PVC-U or bushfire resisting timber and portion within 400 mm of ground level screened.	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-

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EXTERNAL DOORS	No special construction requirements.	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base.	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed tight-fitting with weather strips at base.	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting weather strips at base and an FRL of -/30/-
	No special construction requirements.	As for BAL-19	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
	No special construction requirements.	As for BAL-19	Enclosed sub-floor space - no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible.

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Slimline Tanks

Our slimline tank range offers you a sleek, modern design to suit any application.

The modern slimline shape tank is designed with smaller properties and limited space in mind. We use Colorbond Aquaplate steel reinforced with internal stainless steel bracing to deliver a peace-of-mind product. Customisable tank dimensions means we can make a slimline tank to suit almost any project – whether commercial, domestic or industrial. That includes basement carparks, under a staircase or in a tight space on the boundary of your property.

Our range of slimline tanks are available in the traditional round end style, or the modern square-end rectangular style. Waterline Squared tanks allow for large bore connections on all sides of the tank giving flexibility in system design where banks of these are coupled together. This gives a high capacity of storage within a very narrow footprint.

1000 Litre Options

		Length	Width	Height
1000 Litres	SL1005A	1.45	0.55	1.57
1000 Litres	SL1005B	1.20	0.55	1.87
1000 Litres	SL1006A	1.20	0.66	1.57
1000 Litres	SL1006B	1.10	0.66	1.87
1000 Litres	SL1007A	1.15	0.72	1.57
1000 Litres	SL1007B	0.95	0.72	1.87
1000 Litres	SL1008A	1.00	0.88	1.57

1500 Litre Options

		Length	Width	Height
1500 Litres	SL1505A	2.00	0.55	1.57
1500 Litres	SL1506A	1.50	0.66	1.87
1500 Litres	SL1507A	1.35	0.72	1.87
1500 Litres	SL1508A	1.20	0.88	1.87

2000 Litre Options

		Length	Width	Height
2000 Litres	SL2005A	2.70	0.55	1.57
2000 Litres	SL2005B	2.20	0.55	1.87
2000 Litres	SL2006A	2.30	0.66	1.57
2000 Litres	SL2006B	1.90	0.66	1.87
2000 Litres	SL2006C	1.80	0.66	2.02
2000 Litres	SL2007A	2.55	0.72	1.27
2000 Litres	SL2007B	2.10	0.72	1.57
2000 Litres	SL2007C	1.80	0.72	1.87
2000 Litres	SL2007D	1.65	0.72	2.02
2000 Litres	SL2008A	1.80	0.88	1.57
2000 Litres	SL2008B	1.60	0.88	1.87

2500 Litre Options

		Length	Width	Height
2500 Litres	SL2505A	2.70	0.55	1.87
2500 Litres	SL2506A	2.80	0.66	1.57
2500 Litres	SL2506B	2.30	0.66	1.87
2500 Litres	SL2507A	2.65	0.72	1.57
2500 Litres	SL2507B	2.15	0.72	1.87
2500 Litres	SL2508A	2.25	0.88	1.57
2500 Litres	SL2508B	1.80	0.88	1.87

3000 Litre Options

		Length	Width	Height
3000 Litres	SL3006A	2.80	0.66	1.87
3000 Litres	SL3006B	2.50	0.66	2.02
3000 Litres	SL3007A	2.65	0.72	1.87
3000 Litres	SL3008A	2.50	0.88	1.57
3000 Litres	SL3008B	2.25	0.88	1.87

4000 Litre Options

		Length	Width	Height
4000 Litres	SL4008A	2.80	0.88	1.87
4000 Litres	SL4008B	2.70	0.88	2.02
4000 Litres	SL4012A	2.50	1.20	1.57
4000 Litres	SL4012B	2.35	1.20	1.87

5000 Litre Options

		Length	Width	Height
5000 Litres	SL5008A	3.20	0.88	2.02
5000 Litres	SL5008B	3.00	0.88	2.17
5000 Litres	SL5012A	2.80	1.20	1.87
5000 Litres	SL5012B	2.50	1.20	2.02

7000 Litre Options

		Length	Width	Height
7000 Litres	SL7012A	3.40	1.20	2.02
7000 Litres	SL7012B	3.20	1.20	2.17

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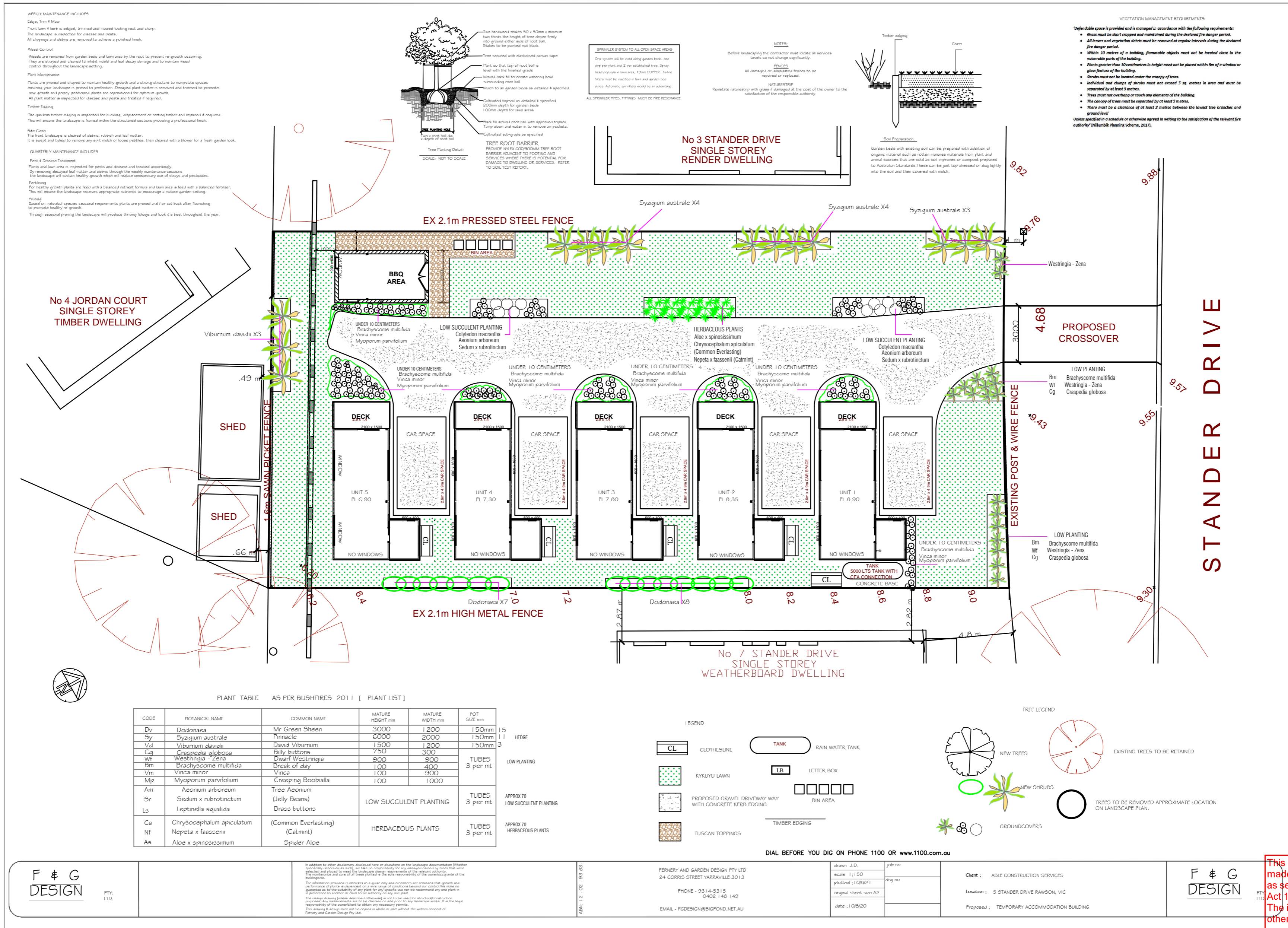
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WEEKLY MAINTENANCE INCLUDES
 Edge, Trim & Mow
 Front lawn & kerb is edged, trimmed and mowed looking neat and sharp.
 The landscape is inspected for disease and pests.
 All clippings and debris are removed to achieve a polished finish.

Weed Control
 Weeds are removed from garden beds and lawn area by the root to prevent re-growth occurring.
 They are sprayed and cleared to inhibit mould and leaf damage and to maintain weed control throughout the landscape setting.

Plant Maintenance
 Plants are pruned and aligned to maintain healthy growth and a strong structure to manipulate spaces ensuring your landscape is present to perfection. Decayed plant matter is removed and treated to promote new growth and poorly positioned plants are repositioned for optimum growth.
 All plant matter is inspected for disease and pests and treated if required.

Water Easing
 The garden water easing is inspected for blocking, displacement or rotting timber and repaired if required.
 This will ensure the landscape is framed within the structural sections providing a professional finish.

Site Clean
 The front landscape is cleaned of debris, rubbish and leaf matter.
 It is swept and hosed to remove any spill marks or loose particles, then cleaned with a blower for a fresh garden look.

QUARTERLY MAINTENANCE INCLUDES
Post & Disease Treatment
 Plants and lawn area is inspected for pests and disease and treated accordingly.
 By removing decayed leaf matter and debris through the weekly maintenance sessions the landscape will sustain healthy growth which will reduce unnecessary use of sprays and pesticides.

Fertilising
 For healthy growth plants are fed with a balanced nutrient formula and lawn area is fed with a balanced fertiliser.
 This will ensure the landscape receives appropriate nutrients to encourage a mature garden setting.

Pruning
 Based on individual species seasonal requirements plants are pruned and/or cut back after finishing to promote healthy re-growth.
 Through seasonal pruning the landscape will produce through foliage and look it's best throughout the year.

VEGETATION MANAGEMENT REQUIREMENTS
 Defensible space is provided and is managed in accordance with 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 5m of a window or glass picture of the building.
 • Shrubs must not be located under the canopy of trees.
 • Individual clumps of shrubs must not exceed 3 sq metres in area and must be supported for at least 3 metres.
 • Trees must not overhang or touch any elements of the building.
 • There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
 • There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
 Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority (Bulbin Planning Scheme, 2017).

PLANT TABLE AS PER BUSHFIRES 2011 [PLANT LIST]

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT mm	MATURE WIDTH mm	POT SIZE mm	REMARKS
Dv	Dodonaea	Mr Green Sheen	3000	1200	150mm	1.5
Sy	Syzygium australe	Pinnacle	6000	2000	150mm	1.1
Vd	Viburnum davidii	David Viburnum	1500	1200	150mm	3
Ga	Craspeda globosa	Billy buttons	750	300	150mm	
Wf	Westringia - zena	Dwarf Westringia	900	300		
Bm	Brachycome multifida	Break of day	100	400		LOW PLANTING
Vm	Vinca minor	Vinca	100	900		TUBES 3 per mt
Mp	Myoporum parvifolium	Creeping Boobialla	100	1000		
Am	Aeonium arborescens	Tree Aeonium				APPROX TO LOW SUCCULENT PLANTING
Sr	Sedum x rubrotinctum	(Jelly Beans)				
Ls	Leptinella squilida	Brass buttons				
Ca	Chrysocephalum apiculatum	(Common Everlasting)				APPROX TO HERBACEOUS PLANTS
Nf	Nepeta x faassenii	(Catmint)				
As	Aloe x spinoissimum	Spider Aloe				

LEGEND

- CL CLOTHESLINE
- TANK RAIN WATER TANK
- LB LETTER BOX
- KY KYUUYU LAWN
- PROPOSED GRAVEL DRIVEWAY WAY WITH CONCRETE KERB EDGING
- TUSCAN TOPPINGS
- TIMBER EDGING

TREE LEGEND

- NEW TREES
- EXISTING TREES TO BE RETAINED
- NEW SHRUBS
- TREES TO BE REMOVED APPROXIMATE LOCATION ON LANDSCAPE PLAN.
- GROUNDCOVERS

F & G DESIGN PTY. LTD.

In addition to other documents attached here or elsewhere on the landscape documentation (whether electronic or hard copy) you are responsible for any damage caused by trees that water is directed and placed to meet the landscape design requirements of this report and the responsibility of the client for the maintenance and care of all trees planted in the site responsibility of the client.

The information provided is intended as a guide only and customers are reminded that growth and performance of plants is dependent on a range of conditions beyond the control of the designer. Any information is provided as a guide only and is not to be used for any purpose other than for reference to the information provided in this document. The design drawings (including photographs) are not to be used for any purpose other than for reference to the information provided in this document. Any information is provided as a guide only and is not to be used for any purpose other than for reference to the information provided in this document. The design drawings (including photographs) are not to be used for any purpose other than for reference to the information provided in this document.

ABN: 12 102 198 051

FERNERY AND GARDEN DESIGN PTY LTD
 24 CORRIE STREET YARRAVILLE 3013
 PHONE - 9314 5315
 0402 145 149
 EMAIL - FGDESIGN@BIGPOND.NET.AU

drawn J.D.
 scale 1:150
 plotted: 10/02/21
 original sheet size A2
 date: 10/02/20

job no
 drg no

Client: ABLE CONSTRUCTION SERVICES
 Location: 5 STANDER DRIVE RAWSON, VIC
 Proposed: TEMPORARY ACCOMMODATION BUILDING

F & G DESIGN PTY. LTD.

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Operation and Management Plan for Holiday accommodation at 35 Stander Drive Rawson

To whom it may concern,

My wife and I have built our retirement home on 3 stander drive (the site adjacent to 5 stander drive) and our intent is to be living next door permanently buy the time this project is completed (within the next 2 years permit permitting). We will therefore be overseeing the day-to-day management and operation of the proposed short-stay tourism accommodation facility.

I am a RBP in DBU and CBL-M so I would personally be taking care of all maintenance and emergency works. I plan to top this up with using one of the 'local handy man services' as a back stop (I currently use one now to mow grass and keep an eye on our property).

I am only working on around 50% occupancy, and would run bookings ourselves, advertising would be minimal and would be more 'word of mouth' and built up slowly over a period of time. This is for us a lifestyle property and tourism accommodation that can service the needs of persons visiting the broader region. The accommodation will assist in bringing persons to Rawson and the broader area, which, in turn, will assist the local economy.

I would have a user's policy which would impose such things for future visitors and users of the accommodation as, curfews on BBQ area, visitor limitations, storing of off-road bikes on site, number of people per dwelling etc. Clients will be expected to supply own bedding which will be outlined at time of booking (we may make this optional).

Generally, people would stay for long weekends, Easter and Christmas periods for mainly 3-4 days. At Christmas, stays could extent for up to two weeks. I would hope to set a maximum stay of 4 weeks (accommodate at Christmas and School Holidays times).

There is currently Council service weekly garbage removal to the site and Rawson township (3 x bin system). I anticipate that at an extra booking cost I would be able to have double general waste and recycling bins (private collection if needed). The waste transfer station is open twice a week at Erica, which is 15 mins away. At peak times, I would be available to do bin runs myself.

Cooking facilities in units have been kept to a minimum to encourage people to eat out and spend money in the local pubs, cafes etc (again, providing a needed injection to the local economy).

In a full emergency, SES; police; and CFA are all within 10mins reach of the site.

Significantly, and having regard to nearby amenities, the site is over the road from the local swimming pool, cricket ground, new skate park and is within 10 minutes from lake on foot.

Access will be via key safe or programmable fob, with details released around accessing same to guest at time of booking.

I would be open to Council requesting a formal management plan which includes my personal details, contact number etc in case of emergency by way of a permit condition and associated endorsed document.

[REDACTED] (permit applicant).

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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0215/21		
Address:	5 Stander Drive, Rawson		

Section 2: PERMIT APPLICANT

Name:	[REDACTED] - Ratio Consultants Pty Ltd		
Business:			
Postal Address:	8 Gwynne Street, Cremorne		Postcode: 3121
	Telephone No. (H)	0394293111 (W) (M)	
Email Address:	jackl@ratio.com.au		

Section 3: OWNER DETAILS (if different to the Applicant)

Name(s):	MAXINE TERSE PARSONS		
Postal Address:	55 BLUE HORIZONS WAY PAKENHAM		Postcode: 3810
	Telephone No. (H)	(W) (M)	
Email Address:			

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application after notice of application is given <small>(please note, this will incur a fee)</small>	<input type="checkbox"/>

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

Alterations to street presentation of Unit 1	This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.
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Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input type="checkbox"/> Unchanged from initial application	Or total cost \$ 310,000
Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction) If yes, an additional application fee may be required.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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Section 6: DECLARATION This form must be signed.

I declare that I am the Applicant and all information given is true and correct.	Applicant signature:	Date: Advertised
--	----------------------	---

PLEASE FORWARD THIS APPLICATION TO

E-mail: planning@bawbawshire.vic.gov.au	Mail: Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone: 5624 2411	
In Person: Customer Service Centres 1 Civic Place Warragul OR 33 Young Street Drouin	

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

- Transport Infrastructure Agencies such as VicRoads and VLine
- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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