

MINUTES

PLANNING COMMITTEE MEETING No. 244

Thursday 4 December 2025
6pm

City Hall, 57 Little Malop Street, Geelong

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COMMITTEE MEMBERS

Cr A Katos – Chair
Cr S Kontelj
Cr R Nelson
Cr A Aitken
Cr C Burson
Cr M Cadwell
Cr E Kontelj
Cr R Story
Cr E Sinclair
Cr E Wilkinson
Cr T Sullivan

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Present: Cr A Katos – Chair
Cr S Kontelj
Cr R Nelson
Cr A Aitken
Cr C Burson
Cr M Cadwell
Cr E Kontelj

Also Present: Verity Bright, Principal Planner
Rory O’Loughlen, Team Leader Statutory Planning
Joanne Van Slageren, Manager City Development
James Stirton, Executive Director Placemaking
John Rush, Coordinator Statutory Planning
Tessa English, Administration Officer City Development
Jacquilyn Douglas, Manager Council and Corporate Governance
Danielle Pangrazio, Governance Advisor Council Business

Opening: The Chair declared the meeting open at 6:01pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement Of Country

The Committee acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2 Welcome

1.3. Introduce The Panel Members

Panel Members:

Cr A Katos – Chair
Cr S Kontelj
Cr R Nelson
Cr A Aitken
Cr C Burson
Cr M Cadwell
Cr E Kontelj

Also Present:

Verity Bright, Principal Planner
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Danielle Pangrazio, Governance Advisor Council Business

1.4. Apologies

Cr E Sinclair
Cr E Wilkinson
Cr T Sullivan
Cr R Story

1.5. Declarations Of Conflicts Of Interest

NIL

1.6. Confirmation Of Minutes

RESOLUTION – Item 1.6.1

Moved Cr Aitken, seconded Cr S Kontelj -

That the Minutes of the Planning Committee Meeting held on 23 October 2025 be confirmed.

Carried

2. MATTER(S) FOR CONSIDERATION

2.1. PP-258-2024 - 325 Forest Road, Lara

Application No:	PP-258-2024
Applicant:	D R Hinch
Subject Land:	325 Forest Road North, Lara
Owner:	Empower Lodge Pty Ltd
Zone:	Farming Zone
Overlays:	Bushfire Management Overlay
Existing Use:	Dwelling, storage and accommodation units
Proposed Use:	Use and development of the land for a camping and caravan park and removal of vegetation

Summary

1. Where is the subject site and what planning controls apply?
 - 1.1. The site is located at 325 Forest Road North, Lara.
 - 1.2. The site is located within a Farming Zone and is partially affected by the Bushfire Management Overlay in the southeastern corner of the site.
 - 1.3. The site has a total area of 16 hectares.
 - 1.4. More information on the site is located within the Site/ Locality section of attachment 2.
2. What is the application for?
 - 2.1. The application seeks approval for the use and development of the land for a camping and caravan park, as well as the removal of native vegetation.
 - 2.2. The development contains 56 cabins and 48 caravan sites and 14 tent sites. The cabins will have a range of 3,2 and 1 bedrooms and studio options.
 - 2.3. The development will also include a range of other buildings on the site including, a reception building which includes a shop, a manager's dwelling, camp kitchens and amenities, barbeque shelters and miscellaneous facilities and storage buildings.
 - 2.4. More information is provided within the Proposal section of attachment 2.

3. How was the application advertised? How many objections were received?
 - 3.1. Public notice was undertaken by way of a sign on site and letters to the adjoining owners and occupiers. A total of 12 objections were received.
 - 3.2. The main concerns were increase in traffic, visual/ environment impacts, impacts to the rural character, impacts to water pressure and existing farms, incompatible land use and issues relating to drainage and flooding.
 - 3.3. 15 letters of support were also received which mainly encouraged the use as it would benefit small businesses within Lara.
 - 3.4. More information is within the Public Notice Section of attachment 2.
4. Referrals:
 - 4.1. The application was externally referred to EPA, CFA, Parks Victoria and Department of Energy, Environment and Climate Action (DEECA).
 - 4.2. The EPA, and CFA support the application with no conditions. DEECA supported the application subject to conditions. Parks Victoria did not object however they still have concerns regarding the potential for additional inflows of stormwater that may affect the ecology of the Serendip Sanctuary.
 - 4.3. Council's Internal referrals - ESD, Environmental Health, Parks, Tourism and Building Services Departments were supportive of the application, with some subject to conditions.
 - 4.4. Notably, Council's Civil Infrastructure and Environment Departments were not supportive of the application.
 - 4.5. More information is within the Referrals Section of attachment 2.
5. How was the application assessed and against what provisions?
 - 5.1. The application was assessed against the relevant parts of the Greater Geelong Planning Scheme including:
 - 5.2. Municipal Planning Strategy, the Planning Policy Framework, including the Lara Structure Plan
 - 5.3. the Farming Zone
 - 5.4. Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)
 - 5.5. More information is included in the Zone and Policy of attachment 2.
6. What is the recommendation?
 - 6.1. The application has been assessed against a suite of planning policies.

- 6.2. The application is inconsistent with Lara Structure Plan which seeks to maintain farming uses and rural landscape settings, north of the Lara settlement boundary.
7. On balance and having considered all the relevant matters within the Planning Scheme, Officers recommend the application be refused, subject to the grounds of refusal outlined within the Recommendation Section of attachment 1.

Recommendation

That the responsible authority, having considered all matters which the Planning and Environment Act 1987 requires it to consider, decides to refuse to grant a Planning Permit for the use and development of the land for a camping and caravan park and removal of vegetation at 325 Forest Road North, Lara, on the grounds outlined in attachment 1.

Lapsed

RESOLUTION – Item 2.1

Cr Aitken moved, Cr C Burson seconded -

That the Responsible Authority having considered all matters which the Planning and Environment Act 1987, requires it to consider decides to Issue a Notice of Decision to Grant a Planning Permit for Use and Development of the Land for Camping and Caravan Park and Removal of Vegetation subject to the conditions outlined in attachment 3.

Carried

Financial Sustainability

8. There are no direct financial implications for Council.

Community Engagement

9. Public notice was undertaken by way of a sign on site and letter to adjoining owners and occupiers in accordance with Section 52 of the Planning and Environment Act 1987.
10. The application received 12 objections and 15 letters of support. A consultation meeting was not held as the applicant provided a written response that was circulated to objectors.

Social Equity and Sustainability

11. The proposal does not specifically address social equality objectives such as affordable housing. It is a tourism-based development that provides short term accommodation.

Relevant Law/Policy/Legal Implications

12. The application was assessed under the Planning and Environment Act 1987 and the Greater Geelong Planning Scheme. Key provisions include Clause 35.07 (Farming Zone), Clause 52.17 (Native Vegetation), and relevant policies such as the Municipal Planning Strategy, Planning Policy Framework, and Lara Structure Plan.
13. The proposal is inconsistent with these policies, particularly those protecting agricultural land and rural character.

Conflict of Interest

14. No Council officer involved in preparing this report declared a general or material conflict of interest.

Risk Assessment

15. If Council does not endorse the officer recommendation (which is to refuse the planning permit application), potential risks include:
16. Environmental risk: unknown impacts on Serendip Sanctuary's sensitive ecology and native vegetation due to stormwater discharge and vegetation removal.

17. Reputational risk: approval of a development inconsistent with the Farming Zone and Lara Structure Plan could undermine community trust and Council's strategic planning objectives.
18. Operational risk: increased enforcement burden if conditions are breached.
19. Legal risk: possible VCAT appeals from objectors if the permit is granted contrary to policy.

Attachments

1. Attachment 1 - Grounds of Refusal PP-258-2024 [2.1.1 - 1 page]
2. Officer's Report PP-258-2024 [2.1.2 - 101 pages]
3. Attachment 3 - Conditions - PP-258-2024 [2.1.3 - 10 pages]

Attachment 1 - Grounds of Refusal

1. The proposal is contrary to the purpose of the Farming Zone and the decision guidelines at Clause 35.07-6 of the Greater Geelong Planning Scheme, in particular the guidelines relating to agricultural, accommodation and environmental issues.
2. The proposal does not accord with *Clause 14.01-1S - Protection of Agricultural Land*, *Clause 14.01-1L-01 Discretionary uses in rural areas*, *Clause 14.01-2S - Sustainable Agricultural Land Use* and *Clause 17.04-1L-02 - Tourism in Rural Areas* of the Greater Geelong Planning Scheme, as it:
 - a) will result in the permanent removal of agricultural land for agricultural production.
 - b) is an incompatible use that will adversely affect existing agricultural activity.
 - c) does not complement and support adjoining rural land uses.
 - d) is not of a scale that will complement and respect the rural landscape character.
 - e) is not associated with an agricultural activity on the land, and
 - f) is not in a location where there is an existing cluster of non-rural activities,
 - g) will result in urbanisation of the locality,
 - h) the circumstances of the use are not unique and do not support the site selection over an urban location.
 - i) does not provide a connection or access to a tourist facility, tourist attraction or outdoor recreation.
3. The proposal is inconsistent with Clause 11.01-1L-01 Settlement - Greater Geelong as it discourse land use and development outside the Lara settlement Boundary. The application does not retain the rural landscape setting and does not protect agricultural land.
4. The proposal is inconsistent with Clause 11.01-1L-03 Lara - in ensuring the northern boundary of Lara continues to be maintained for farming uses and the rural landscape setting.
5. The proposal is inconsistent with the Decision Guidelines at *Clause 65* of the Greater Geelong Planning Scheme and results in a poor planning outcome for the area.
6. The proposal has not adequately demonstrated avoidance and minimisation of native vegetation which is a requirement under the State's Clause 52.17 Native Vegetation policy- *Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025)*.
7. The application no adequately addressed issues relating to:
 - a) the practical retention of native vegetation on the site and within the road reserve.
 - b) untreated stormwater impacting on native vegetation.
 - c) unknown outputs within the stormwater management strategy modelling.
 - d) unknown impacts to Serendip Sanctuary with the increase of stormwater flows.

Attachment 2 - REPORT**PERMIT TRIGGER:**

Planning Scheme Clause	Matter for which the permit is required
35.07-1	Use the land for a Camping and Caravan Park
35.07-4	A building or works associated with a Camping and Caravan Park
52.17-1	Remove, destroy or lop any native vegetation

DEFINITIONS

Pursuant to Clause 73.03 of the Planning Scheme a camping and caravan park is defined as:

- *Land used to allow accommodation in caravans, cabins, tents, or the like.*

Pursuant to Clause 73.04-1 of the Planning Scheme Camping and Caravan Park is nested in the Accommodation group.

Pursuant to Clause 73.01 of the Planning Scheme native vegetation is defined as:

- *Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.*

RESTRICTIVE COVENANT OR SECTION 173 AGREEMENT:

The subject site is not burdened by a Restrictive Covenant or Section 173 Agreement.

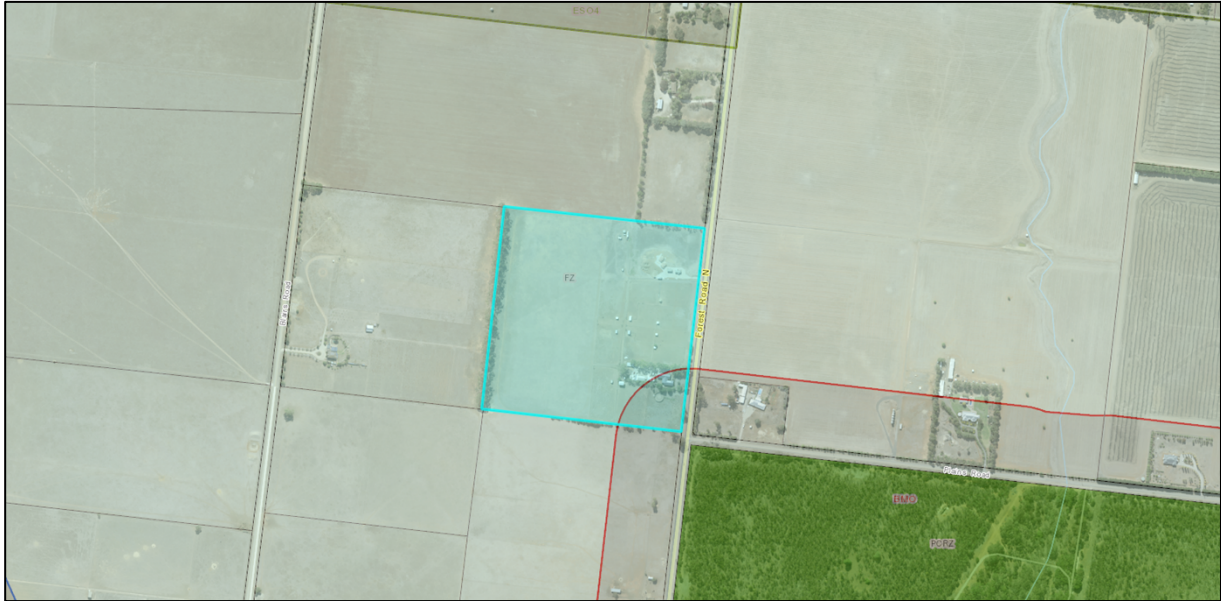
OFFICER DIRECT OR INDIRECT INTEREST:

No officer involved in the preparation of this report declared a general or material conflict of interest.

SITE/LOCALITY:

The site is located on the western side of Forest Road North, Lara, in the Farming Zone. The south eastern corner of the site is within the Bushfire Management Overlay. The site has a total area of approximately 16.3 hectares, which is regular in shape with a street frontage of 400 metres.

The site has been developed with a dwelling in the south eastern corner and a boat and caravan storage facility. Four existing accommodation units are located in the north eastern corner. It is understood two of these units were constructed in 2016 and another two in 2018. They are known as 'Lara Lodge.' The remainder of the site is used to house and raise horses by the occupants of the land.



Subject site and surrounding area

The surrounding properties to the north, south, east and west of the site **are all within the Farming Zone**, which extends down to Windermere Road. The sites within the surrounding area contain a single dwelling, with the remainder of the land being used for farming and agricultural purposes. The farms are mainly used for cropping and other agricultural uses.

South east of the site is Serendip Sanctuary which is in a Public Conservation and Resource Zone and within the Bushfire Management Overlay. Within the Sanctuary is a parcel within the Rural Living Zone with a Heritage Overlay – Schedule 279, which is Pirra Homestead, and associated accommodation uses.

Further north of the site is the You Yangs, with the vehicle access off Branch Road which takes vehicles to the car park for the start of the main hiking routes. Further north of the You Yangs precinct is where people travel to use the area for mountain biking.



Forest Road North looking north towards the subject site. Source: officer photo.



Subject site looking towards the north – caravans being stored along the boundary. Source: Officer photo



Subject site looking towards the north – caravans being stored along the boundary not within buildings or undercover as required by the permit and endorsed plans. Source: Officer photo.



Boat and caravan storage area entrance with trucks being stored on the land. Source: Officer photo



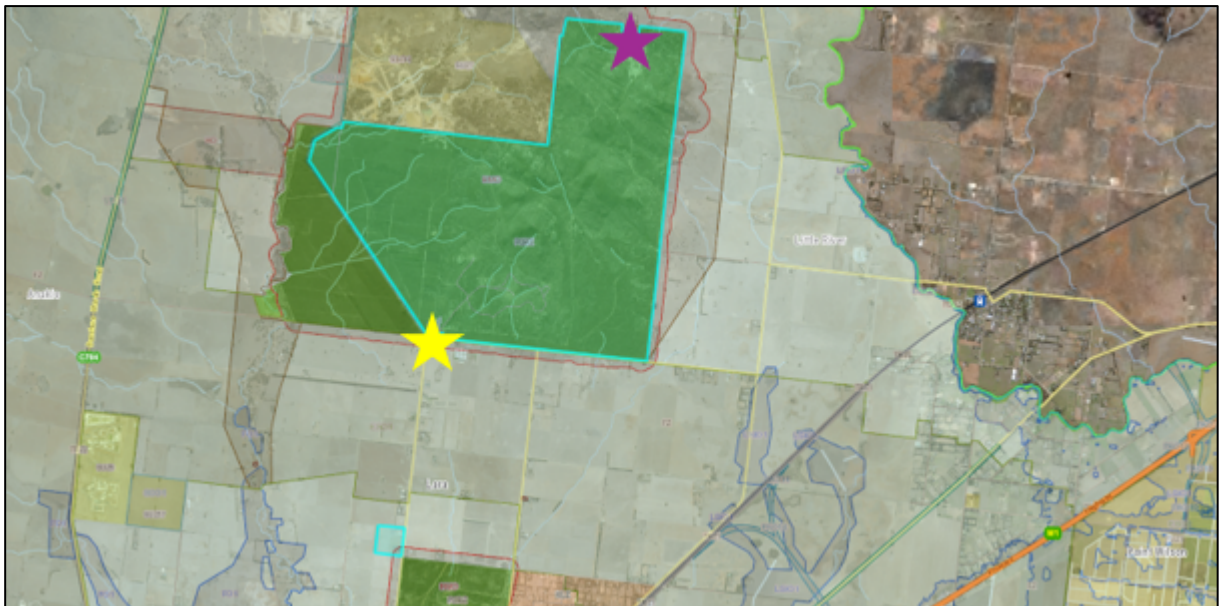
Subject site from Forest Road North, currently being used for agriculture. Source: Officer photo



Existing cabins which are seeking retrospective approval as part of this application. Source: Officer photo



Eastern side of Forest Road North, also used for agriculture. Source: Officer photo

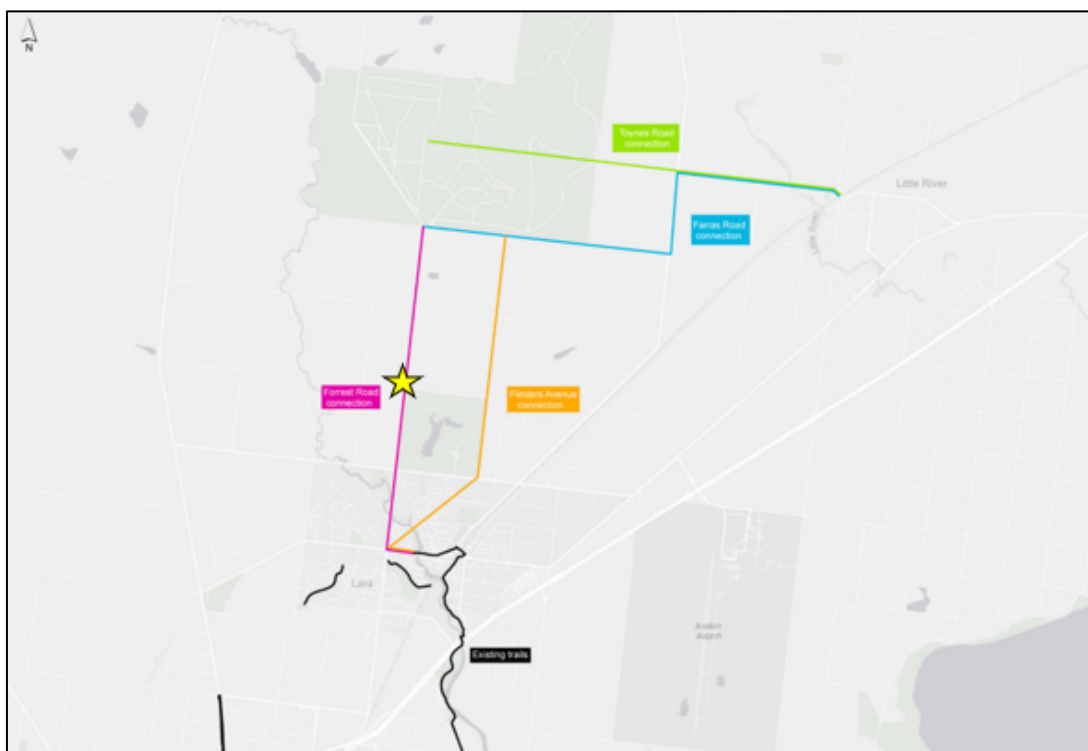


Subject site highlight above in blue. The yellow star is the vehicle entrance to the hiking areas and the purple star is the best access for mountain bike riding.

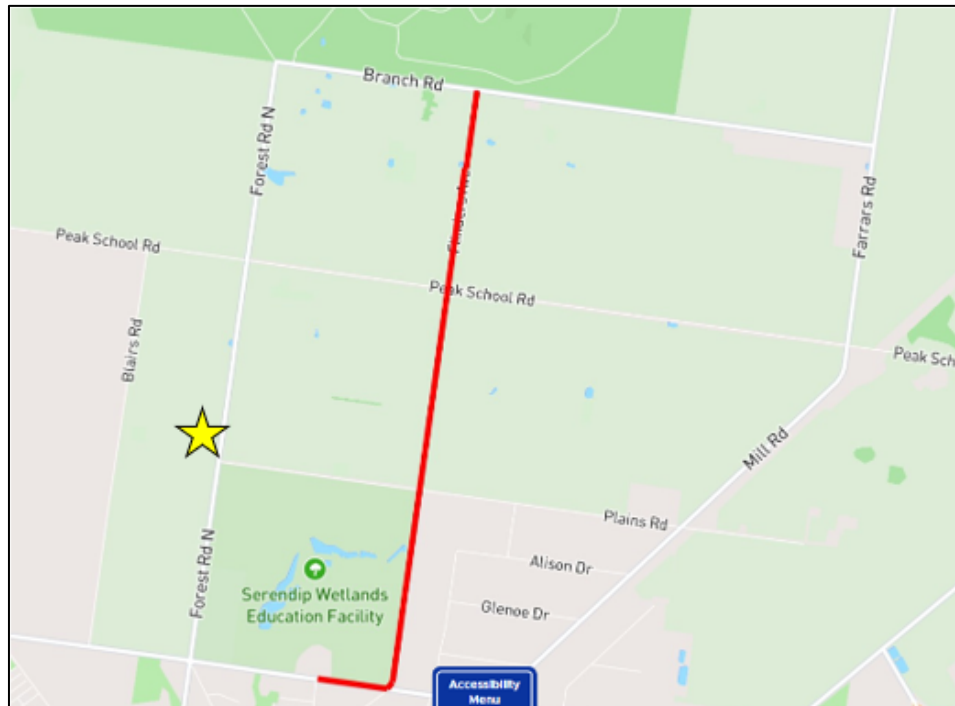
This following section outlines the importance of accessibility to the You Yangs in the context of Lara township.

The Shared Trails Masterplan was an action of Council's *Municipal Public Health and Wellbeing Plan 2018–2021*, which identified gaps in the Municipality shared trail's. This identified a gap within Lara, with a lack of connectivity to the You Yangs and the Lara/ Little River Train Station. It was identified in the Shared Trail Master Plan that this connection would promote a passive regional tourism benefit, which would include recreational cyclists. (Source: [Page 33 Shared Trails Masterplan](#))

An alternative route option was via Forest Road, however this provided challenges as it would require additional connecting routes to ensure it integrated into the existing shared trail network.



Map considered Forest Road North (pink path) as a potential shared path however required too many additional connections into the existing network. The Flinders Avenue option presented no identifiable issues (orange path) and was considered the preferred option. Approx. location of subject site shown via the yellow star.



*Proposed shared trail connecting Hovells Creek Trail, with Serendip Sanctuary and the You Yangs Regional Park.
Source: [Lara to You Yangs – Shared Trail, Have Your Say](#). Approx. location of subject site shown via the yellow star.*

From this master plan, the City has undertaken community consultation for upgrading recreational trails and paths within the municipality. This includes a project to create a link from the existing Hovells Creek with Serendip Sanctuary and the You Yangs Regional Park. This proposed connection is along Flinders Avenue and by connecting into Hovells Creek Trail, provides footpath connectivity all the way to Lara Train Station and beyond.

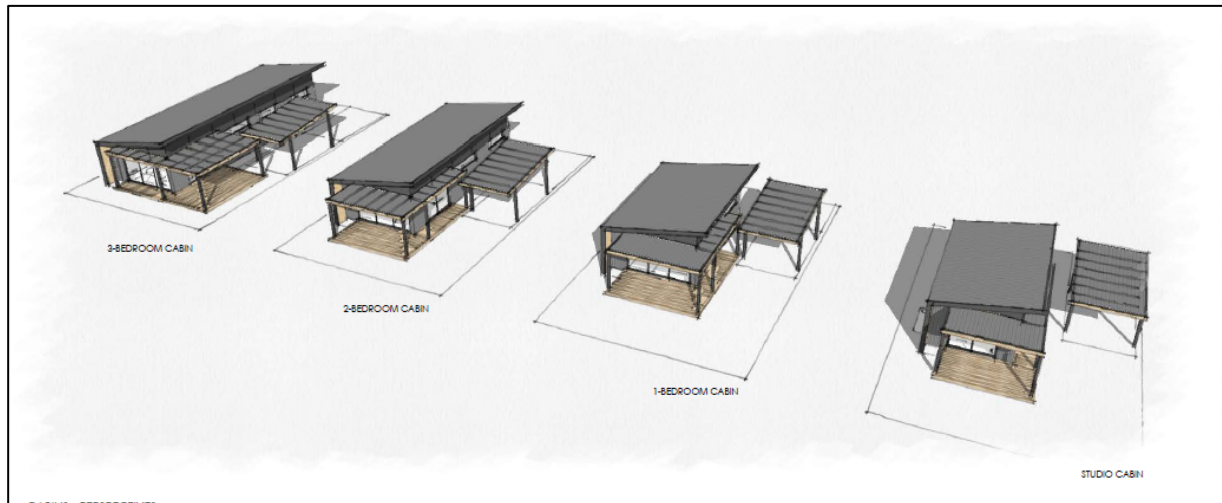
The report makes conclusions on the subject sites location within Lara and the proximity to the You Yangs and Serendip Sanctuary in the Policy response.

PROPOSAL:

The application seeks approval for the use and development of the land for a camping and caravan park, including the retrospective approval for four existing cabins.

The site is proposed to have 56 cabins, which includes:

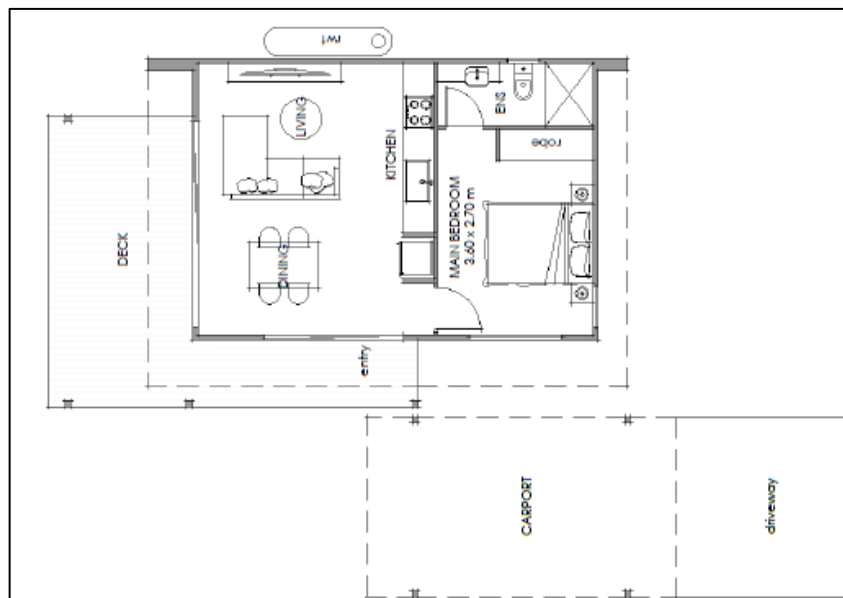
- 10 – three bedrooms
- 25 – two bedrooms
- 12 – one bedroom
- 9 – studio cabins.



Renders of the different typologies of cabins.

The difference between the one bedroom and the studio cabins is that a studio contains an open floor plan with no separate bedroom and a kitchenette. The one bedroom cabins have a separate bedroom and kitchen area.

There is no statutory rate or car parking requirements for the on site cabins, nonetheless all cabins have been provided with at least one car parking which is provided under a carport. The three bedroom cabins have been provided with a carport and a tandem space, not dissimilar to the car parking required for a three bedroom dwelling.



One bedroom cabin proposed floor plan

The development includes a manager's residences, visitor car parking (17 spaces), camp kitchen, amenity blocks and barbeque shelters. There is also an open field towards the middle of the site with a playground. There is a reception building that also contains an ancillary shop.

The south western corner of the site is the lowest point which will require a stormwater detention basin and storage ponds. This will occupy approximately 16000m² of the site. This area also contains existing native grasses which will required to be removed through the detailed design of the drainage outcomes.

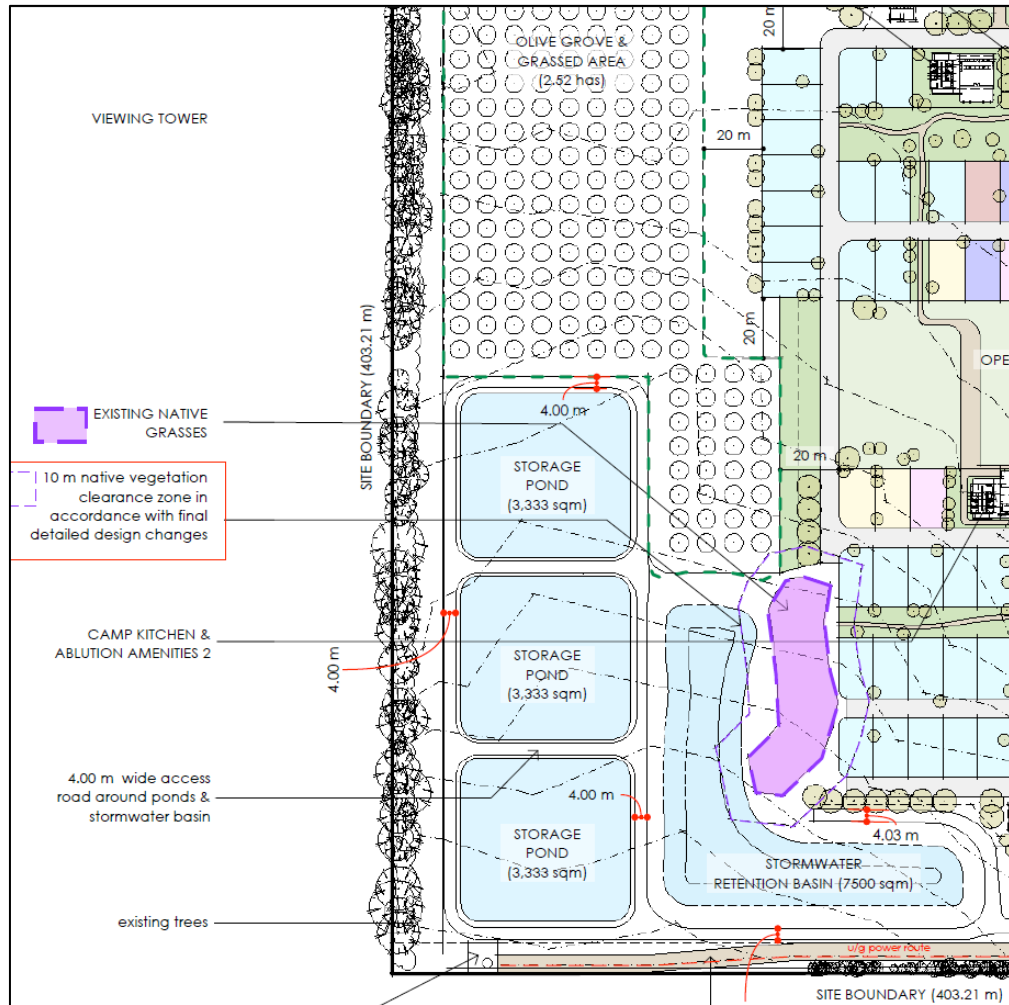
Drainage and Onsite waste water requirements

The storage ponds are required to have a buffer distance of at least 20m to the nearest accommodation unit. Given the daily effluent volume exceeds 5,000 litres an Environmental Protection Authority (EPA) licence will be required. The Land Capability Assessment (LCA) has been based on the continuous daily peak flow of 54,230 litres of domestic effluent, which is at peak 100% occupancy.

The LCA has made conclusions that 1 hectare of olive groves would need to be planted in the first instance, and this would allow the treatment for the onsite waste water to be treated for 40% occupancy. 250 olive trees per hectare are required to ensure the LCA requirements are met, and the Onsite Waste Water can be treated to an appropriate level.

The effluent from all cabins will pass through a septic tank(s) (5 x 12,000 litre tanks are recommended to service five zones within the development) and then gravity fed or pumped to a balance tank (5 x 15,000 litres) and then pumped to the wastewater treatment system (up to 5 required depending on size). All treated wastewater is then pumped to the storage ponds. All irrigation water shall be sourced from the third storage pond.

The storage ponds are designed to store treated effluent generated during the non-irrigation period of April through September and have a combined storage capacity of 10,000m³. The ponds should be lined with an impervious membrane to ensure no seepage into the subsoil and the water table.



Storage ponds for the treated effluent and olive grove that will be irrigated from the treated on site waste water.

The application specifies that the 3 hectares of olive groves will be used to produce olive oil and other related products for distribution and sale. The farm management plan outlines that the first harvest of olive would be in 2027 **if the olive trees were planted in 2024, this means it will take at least three years for the trees to be established as planted**, and in time produce olives in order to harvest for produce.

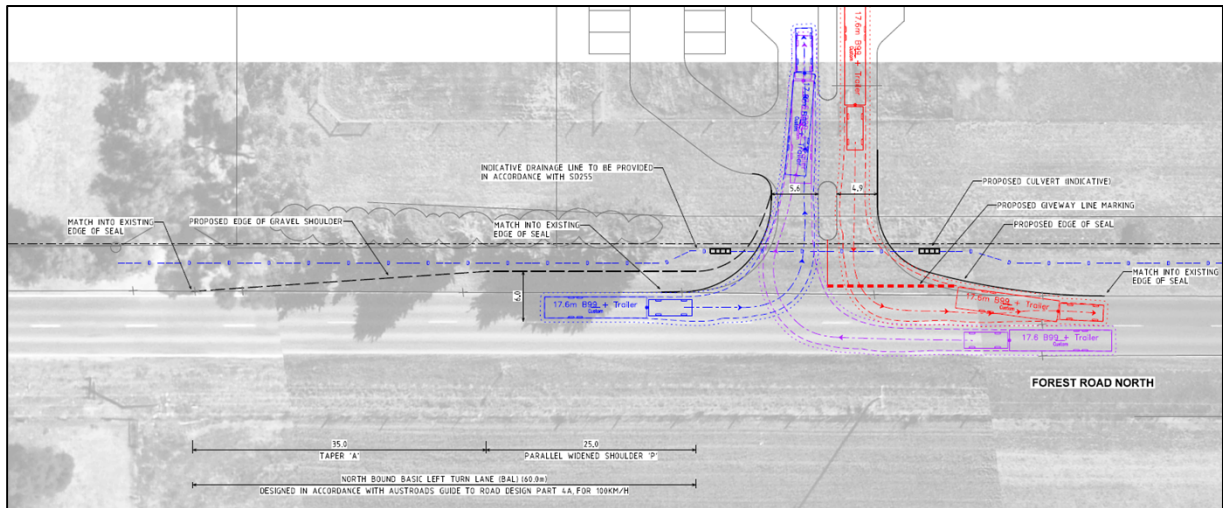
The farm management plan outlines that there is a seven year lead time for trees to reach full production. For this level of production, the plan suggests 312 trees per hectare is ideal. Noting that the LCA sought 250 olive trees per hectare to ensure the requirements are met.

The north western corner and part of the frontage along Forest Road North is to be set aside for olive grove and grassed areas. The olive grove within the frontage of the site has been detailed in the Farm Management Plan as more ornamental than contributing to the production of olive oil. The total olive grove areas as shown on the development plan, comprises of approximately 3 hectares of the site.

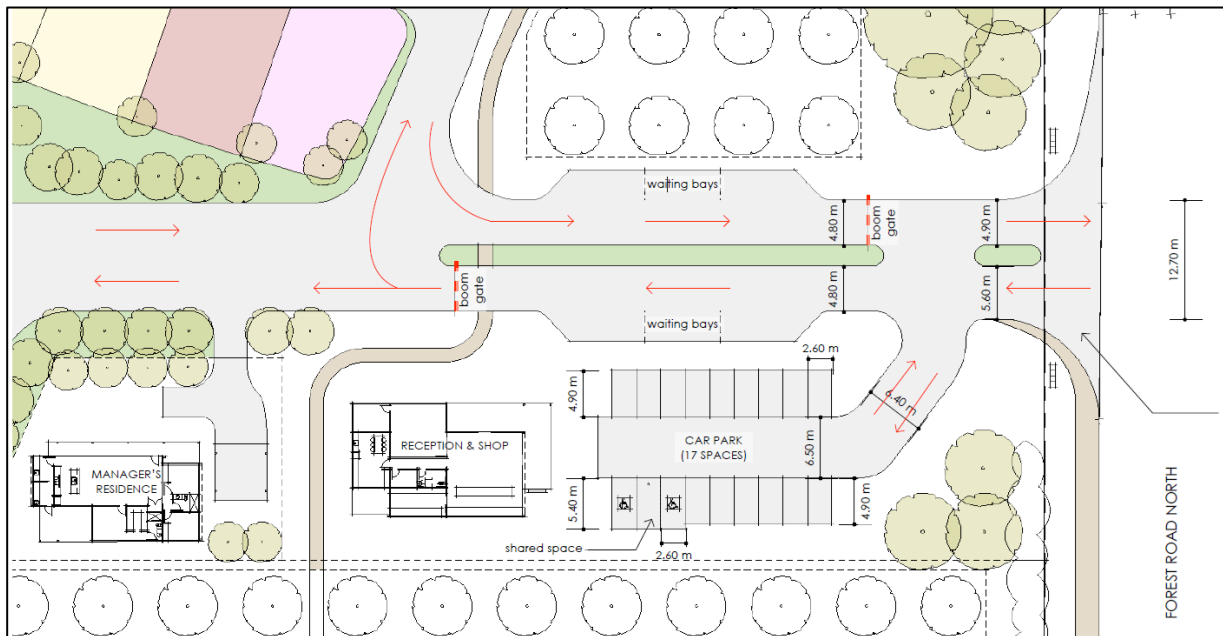
Development and built form

The south eastern corner of the site will remain as the boat and caravan storage facility, which has been approved via a separate planning permit. This has been detailed in the site and permit history section.

A new crossover is required to be constructed which is proposed to be 12 metres wide and have separated entry and exit points. The existing crossover to the four cabins will be retained for the purpose of an emergency entry and exit and not for the purpose of visitors to the site. The road adjoining the new crossover will also need to be widened to allow for a north bound basic left turn lane.



Details of road works that are required as part of the development.



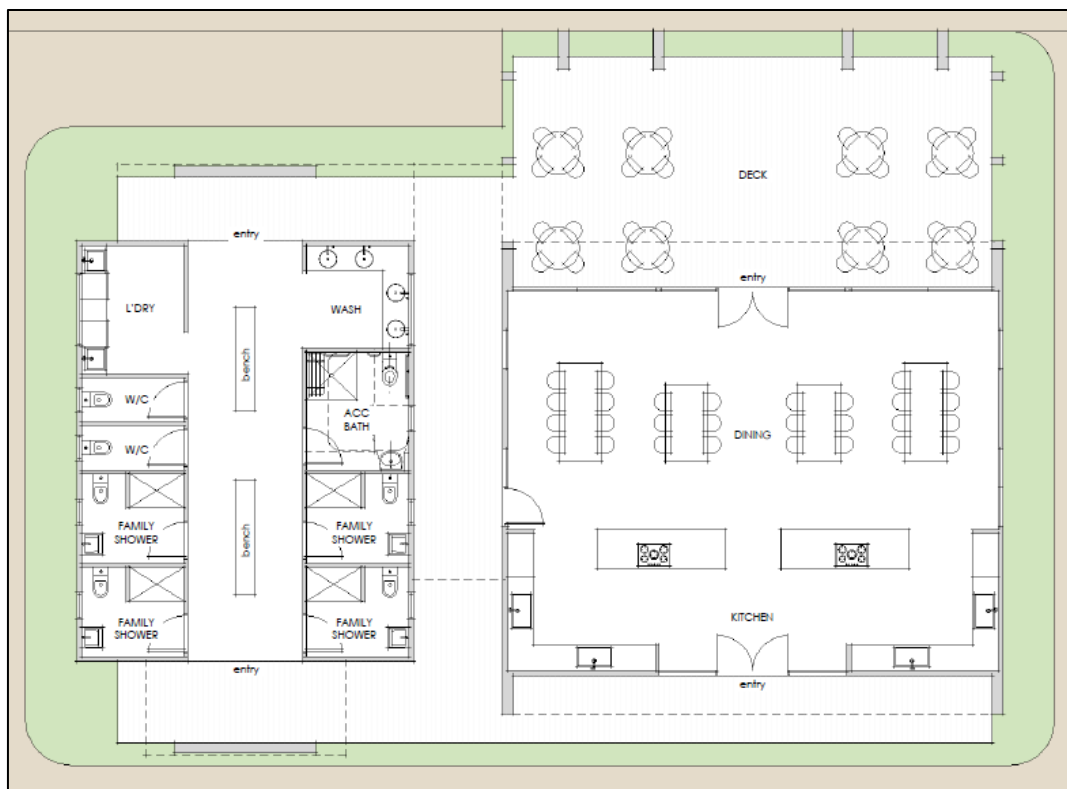
Proposed new entry to reception and visitor car parking.

The site will have a reception and shop forward of the boom gates into the site. The accessway adjacent to the reception building has waiting bays on either side.



Render of the reception building.

The site will contain two camp kitchens and amenity blocks, both centrally located within the site.

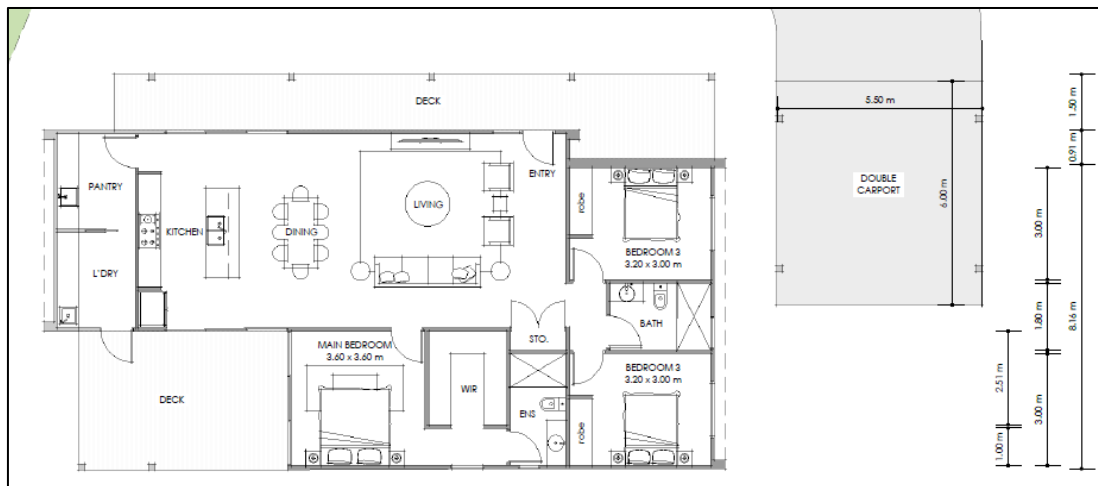


Floor plan of camp kitchen and amenities block.



Renders of camp kitchen and amenities block.

The manager's residence is located behind the reception and is a three bedroom dwelling with a double carport.



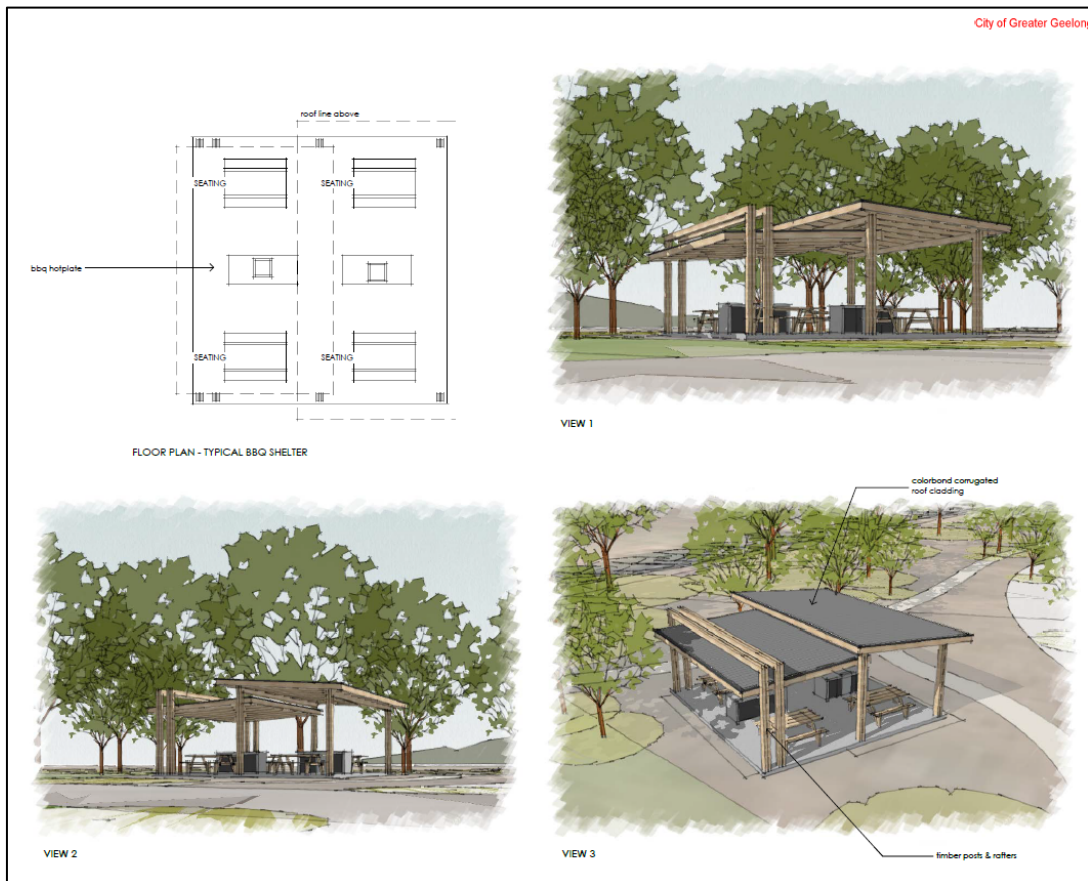
Floor plan of managers residence



Renderings of managers residence

Associated staff breakrooms, bin storage shed and other storage buildings are located to the south of the site. These facilities are located next to the boat and caravan storage.

Four barbeque shelters will be located throughout the site. Two in the northern half of the site and two in the south.



Barbeque shelters

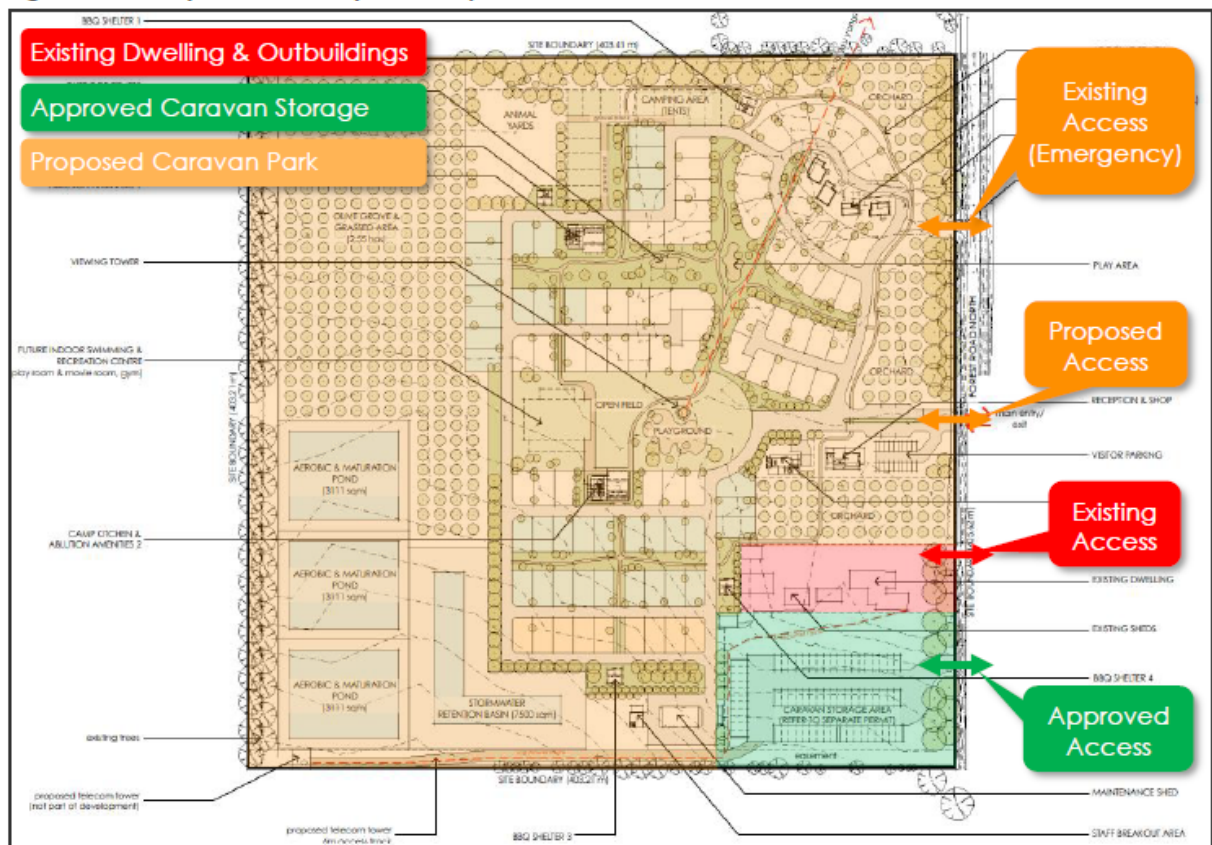
Staff

A maximum of 8 staff members, including an on-site manager will be present at any one time. Three existing trees will require removal, however these were planted trees so do not require planning permission.

Traffic and Car Parking

A total of 179 car parking spaces will be provided across the whole site. The new site access will be boom-gate controlled, with the boom gate to be provided approximately 70 metres from the Forest Road North carriageway, on the other side of the visitor/staff car parking area/reception.

Figure 5 Proposed Development Layout



Access locations existing/ approved and proposed.

A 9.8 metre waste truck will service the site, and it has been considered through the Traffic Report provided with the application, that 174 spaces will be in demand for the site which is less than the provided 179 spaces.

Traffic assumptions have been made for 100% occupancy which would be 355 trips per day. It is anticipated that 80% of these movements will distribute south down Forest Road North (back towards the township of Lara) and 20% will go north towards the You Yangs and Melbourne.

The traffic volumes surveyed in February 2024, estimated 1276 vehicles per day in both directions on Forest Road North.

PERMIT/SITE HISTORY:

The following permits/site history is applicable to this application:

- PP-780-2019 – Buildings and Works Associated with the Construction of an Outbuilding in a Farming Zone.
 - Permit Issued.

- PP-188-2023 – Buildings and Works to Construct a Telecommunications Facility and Removal of Native Vegetation.
 - Permit Issued.
 - The endorsed plan showed the tower area in the south western corner. It appears the permit has not been acted upon. The permit is live until February 2026.

- PP-63-2023 – Use and Development of Land for Boat and Caravan Storage.
 - Permit Issued.
 - The endorsed plans show an area of 127m x 64m of the site to be used for the storage in the south eastern corner. (8000m²)
 - The endorsed plans show 65 bays in a mix of open front sheds and shade canopies. Aerial images show the sheds have been constructed but not the shade sail areas.
 - It appears more than 65 caravans are stored on the site and the required landscaping has not been undertaken. The approx. area being used for the storage is 250m x 77m (19000m²) more than double the area shown on the endorsed plans.
 - A condition also requires that the boats/ caravans are stored within the storage buildings and structures approved by this permit.

Note – the four existing accommodation units on the site have never been approved via a planning permit. Aerial images show two units were constructed around 2016 and the additional two were constructed around 2018. Retrospective approval is sought through this this current planning application.

Council has previously refused accommodation at 145 Windermere Road, Lara, based on the Local Lara Policy and Tourism in Rural Areas Policy.

This site is within a Rural Living Zone and proposed 4 cabins units, with the capacity of 8 patrons staying on site. This application was not appealed.

REFERRALS:

The following referrals were undertaken:

SECTION 55:

DETERMINING AUTHORITY

Authority:	EPA
Response:	<p>Final Position: Supportive</p> <p>Notes Provided (No conditions provided)</p> <p>Thank you for your correspondence in relation to the above planning permit application and supporting information, referred to the Environment Protection Authority Victoria (EPA) on 16 April 2024. In accordance with Section 55 of the Planning and Environment Act 1987 (P&E Act), EPA is a statutory referral authority for this proposal due to the following statutory referral trigger:</p> <ul style="list-style-type: none"> • Under Clause 66.02-1 of the Greater Geelong Planning Scheme – For a use or development requiring any of the following: A Development Licence or Operating Licence in accordance with Part 4.4 of the Environment Protection Act 2017. • Amendment of a licence in accordance with Part 4.3 of the Environment Protection Act 2017 <p>Based on the information provided, EPA does not object to this proposal and provides the following comments for consideration.</p> <p>Risks to Human Health and Environment</p> <p>EPA expects that the proponent is aware of its obligations under the General Environmental Duty (GED) to reduce risks as far as is reasonably practicable. With regards to this proposal, EPA considers the following risks to human health, amenity, and the environment to be associated with the proposed use:</p> <p>On-site wastewater management</p> <p>EPA understands that the applicant will need to install an on-site wastewater system to manage wastewater from the proposal. A Land Capability Assessment, prepared by Paul Williams & Associates Pty Ltd in February 2024, was provided to EPA as part of the planning application submission. The Assessment estimates that the likely wastewater load (balanced) will be between up to 49,050 litres per day (peak flow at 100% occupancy).</p> <p>As per prescribed activity 'A03 - sewage treatment' listed in Schedule 1 of the Environment Protection Regulations 2021 (the EP Regulations 2021), an EPA development licence and operating licence is required where treatment, discharge, or deposition of sewage exceeds a</p>

design or actual flow rate of 5000 litres per day or on any day. Therefore, the appropriate EPA Permission must be obtained prior to the development of the proposed wastewater system to best ensure that potential impacts of onsite sewage management systems upon human health, amenity, or the environment are minimised so far as reasonably practicable.

Construction risks

EPA recommends that consideration should be given to potential impacts on the nearby wetlands reserve and the nearest dwellings from construction (e.g. from noise, dust and sediment runoff). EPA recommends the applicant and council familiarise themselves with the following guidelines in this respect:

EPA Permissioning

Any Permissions required for a proposed use should be obtained prior to the commencement of that use. EPA considers that the following EPA Permission may apply to the proposal:

- A03 (Sewage treatment) Treating, discharging or depositing sewage (including sullage), exceeding a design or actual flow rate of 5000 litres per day or on any day.

The applicant should refer to EPA Publication 1995: Permissions proposal pathway guideline and submit an application for a permission proposal pathway to receive advice about which type of permission is required. The applicant is also reminded of their obligations to operate in accordance with EPA permission requirements under the Environment Protection Act 2017.

For more information on the Permissions Proposal Pathway Form go to: <https://www.epa.vic.gov.au/for-business/permissions/check-if-you-need-a-permission>

Recommended Permit Note

EPA does not object to council issuing a planning permit for the application and requests the following notes be included on a permit, if one is issued:

Should a permit be granted by Council, EPA recommends the inclusion of the following permit note:

- This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.
- The Environment Protection Act 2017 came into effect on 1 July 2021. The amended Environment Protection Act 2017 imposes duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

	<p>For further information on what the new laws mean for Victorian businesses go to https://www.epa.vic.gov.au/for-business/new-laws-and-your-business</p> <p>For further information on what the new laws mean for individuals and the community go to https://www.epa.vic.gov.au/about-epa/laws/new-laws/the-new-act-for-the-community</p>
<p>Officer Comment:</p> <p>The comments were passed onto the applicant. If a permit is to be issued additional approvals are required from the EPA due to the high volume of onsite waste water that is required to be treated per day.</p>	

RECOMMENDING AUTHORITY

Authority:	CFA
Response:	<p>Final position: supportive</p> <p>No conditions provided</p> <p>FRV have reviewed the included documentation for the above application and have no objection to the proposal.</p> <p>FRV recommend, although the development is outside the BMO area onsite, implementing the defendable space of 19m around the development and the development of an Emergency Management Plan that includes a Bushfire Emergency Management Plan.</p> <p>The CFA Caravan Park Fire Safety Guideline should be adhered to for all requirements including separation, fire protection, access and water supply including hydrants & hose reels.</p> <p>The construction standard (BAL rating) for the relevant structures will be determined at the time a Building Permit is issued.</p> <p>FRV have found discrepancies within the Bushfire Management Plan (BMP) and will need to be reviewed & amended should council wish to endorse it.</p>
<p>Officer Comment:</p> <p>The comments from CFA are noted. The use and development are outside the BMO area and given this is not a permit trigger, if a permit is issued there is no need to update the BMP. It would be considered that the BMO was acceptably addressed through the previous planning application for the boat and caravan storage, as it is entirely within the BMO.</p>	

SECTION 52:

Authority:	Department of Energy, Environment and Climate Action (DEECA)
Response – September 2024	<p>Request for Further Information</p> <p>Referral details</p> <p>The Department of Energy, Environment and Climate Action (DEECA) acts on behalf of the Minister for Environment as land owner for Crown land in Victoria. DEECA has received notice of the above application as an adjoining land owner and has considered the application in accordance with this role and Section 52(1)(a) of the <i>Planning and Environment Act 1987</i>. Council has requested advice from DEECA on the issue of permission to drain stormwater to Crown land and the removal of native vegetation to facilitate this.</p> <p>Permit requirement/s</p> <p>The application has been reviewed in consideration of the following permit requirement/s relevant to DEECA’s interests:</p> <ul style="list-style-type: none"> • Clause 52.17 - Native Vegetation <p>Commentary</p> <p>DEECA has identified the following interests in the application:</p> <ul style="list-style-type: none"> • Native vegetation removal • Proposed stormwater drainage to Crown land, being Serendip Sanctuary Reserve, Crown Allotment 18A, Section C, Parish of Woornyalook (Standard Parcel Identifier 18A~C\PP3891) • Potential impacts on a <i>Flora and Fauna Guarantee (FFG) Act 1988</i> listed community: Western (Basalt) Plains Grassland <p>DEECA has identified a number of uncertainties regarding the proposal which it believes warrant further information to enable Council to make a full and complete assessment of the application. Clarification of these matters may also alter DEECA’s role in the application.</p> <p><u>Clause 52.17 - Native vegetation</u></p> <p><i>Accuracy of native vegetation assessment</i></p> <p>The Vegetation Assessment submitted as part of the application (Mark Trengove Ecological Services, June 2024) incorporates assessment of the freehold (private) land and the adjacent Forest Road North road reserve.</p> <p>Whilst the Vegetation Assessment only identifies the presence of scattered native grasses, conversations with Council suggest at least one patch of Plains Grassland may be present. City of Greater Geelong has identified that a previous application for a telecommunications facility on the site (PP-188-2023) included a native vegetation assessment by Implexa which suggested Plains Grassland was present.</p>

To enable DEECA to best support Council in considering the current application, DEECA requests the opportunity to review this Implexa report (noting that DEECA does not appear to have received notice of the associated application and hence does not currently have a copy of the report, but it may be considered a public document as part of the previous application file), as it will aid understanding of potential additional values present which may not have been identified in the Trengove assessment and report. It may also or alternatively be appropriate for Council to ask the applicant to commission a review and comparison of the two assessments to identify and explain any discrepancies between the findings.

Completeness of native vegetation assessment

A stormwater management strategy has been developed for the caravan park, which includes the construction of an underground drainage system throughout the site to handle minor flows. This system will direct site outflows to the existing surface drainage on Plains Road, located immediately southeast of the site.

As identified in the referral from Council (dated 16 September 2024):

Regrading of the existing swale drain/any works in verge of the road reserve on Plains Road is subject to Council's Environment Department's approval. There are two areas shown as Lowrainfall Plains Grasslands in the area of proposed works.

Impacts on grassland in the Plains Road road reserve are likely to trigger a Section 55 referral to DEECA

(i.e. 66.02-2 – removal of native vegetation on Crown Land managed by the responsible authority), for which it serves as a recommending referral authority.

A native vegetation assessment is required to confirm potential impacts in this area and any others implicated in the proposed stormwater management arrangement.

Stormwater Management Strategy and Crown land implications

The referral from Council notes:

Proposed drainage outlet into Serendip Conservation Reserve approval to discharge into the reserve must be obtained from Parks Victoria and Department of Energy, Environment and Climate Action (DEECA), please address.

For the avoidance of doubt, neither DEECA nor Parks Victoria have consented to discharge of stormwater into Serendip Sanctuary Reserve at this time.

DEECA does not generally support the use of Crown land for stormwater discharge from private land.

DEECA is open to considering the circumstances of this case. However, before a final decision can be made, an ecological impact assessment is required to better understand the potential effects of discharging stormwater into the Serendip Sanctuary Reserve.

	<p>DEECA also notes that the Serendip Sanctuary Reserve may be considered a State Wildlife Reserve for the purposes of the <i>Wildlife Act 1975</i>, and – as such – approval may also be required under section 21 of that act. DEECA is seeking further advice in this regard and will confirm in due course.</p> <p>Response</p> <p>The property at 325 Forest Road North, Lara is proposed for development as a camping and caravan park, including a stormwater drain into Plains Road along the northern boundary of the Serendip Sanctuary Reserve and discharge into the reserve. The current information does not enable Council or DEECA to properly assess the application in accordance with the decision guidelines of the planning scheme.</p> <p>DEECA recommends the responsible authority requires the applicant to provide the following further information pursuant to Section 54 of the Planning and Environment Act:</p> <ol style="list-style-type: none"> 1. A Flora, Fauna and Native Vegetation Assessment of Plains Road and any other proposed locations of stormwater infrastructure, to identify the extent and quality of native vegetation and the presence of any significant flora, fauna species, or ecological communities. 2. An Ecological Impact Assessment evaluating the potential effects of discharging stormwater into the Serendip Sanctuary Reserve. Such an assessment should include but not necessarily be limited to: quantification and assessment of anticipated hydrological changes arising from the proposal, potential degradation of native vegetation and other habitat values as a result of additional stormwater inputs, and potential secondary degradation which may arise e.g. as a result of weed and pathogen transport into the reserve. 3. A review and comparison of the Implexa Native Vegetation Assessment (prepared for PP-188- 2023) and the Vegetation Assessment prepared by Mark Trengove Ecological Services to ensure a complete understanding of potential grassland values on-site. Such a comparison should include identification and explanation of any discrepancies between the findings of the two assessments. <p>Should Council pursue this additional information, DEECA remains available to provide review and advice, noting that such information may also confirm an additional recommending referral authority role for DEECA.</p> <p>Important information for the applicant – FFG Act requirements</p> <p>Plains Grassland has the potential to meet the defining characteristics of Western (Basalt) Plains Grassland ecological community, which is listed under the FFG Act.</p> <p>The removal of this community on public land (e.g. roadsides) will require a permit in accordance with the FFG Act. The applicant is strongly encouraged to ensure that any native vegetation assessments or similar reports that they intend to rely upon in conducting the development clearly identify any potential impacts and associated obligations relating to this ecological community.</p>
<p>Response – Dec/ April 2025</p>	<p>Request for Further Information</p> <p>DEECA suggested more information was required to appropriately consider the planning permit application in its letter of 7 November 2024 (DEECA ref. 00006300), noting it appeared</p>

DEECA may be a referral authority for the application and the application proposes to discharge stormwater into Serendip Sanctuary (Crown land managed by Parks Victoria). A response to this request was provided on 16 December 2024. DEECA's and Parks Victoria's comments below are in respect of this information, and the *Stormwater Management Plan* (Heil Engineering Consultants, 22 January 2025), received on 16 April 2025.

It is still unclear whether DEECA is a referral authority for this application in accordance with Clause 66.02-2 of the Greater Geelong Planning Scheme and Section 55 of the *Planning and Environment Act 1987*. The application may include the removal, destruction or lopping of native vegetation within Crown land occupied or managed by the responsible authority (Plains Road Government Road reserve).

DEECA notes, in the absence of clarification of its role as a referral authority for this application, these comments are provided for Council's assistance and consideration.

DEECA's comments on the *Vegetation Assessment* (Mark Trengove Ecological Services, 27 November 2024) (MTES report) (understood to comprise the reports/information requested in DEECA's letter of 7 November 2024):

- Information provided has not yet clarified impacts to native vegetation resulting from the proposal, including within the Plains Road reserve and Serendip Sanctuary.
- According to the MTES report, native vegetation within the study area comprises three patches of plains grassland – one within the freehold land and two within the Plains Road road reserve. However, Figure 5 shows three patches, while Section 4.2.3 (Implications) states that '*one area of patch native vegetation was recorded for the study area*'. Additionally, Section 4.3.1 states '*no native vegetation that is of sufficient quality or quantity to meet the threshold to be assessed as Western (Basalt) Plains Grassland Community was recorded for the area of Crown land (Plains Road and Forest Road North roadside reserves) proposed to be impacted*'; this statement acknowledges there is native grassland within the road reserve.
- DEECA notes there are no quality/quantity thresholds for Plains Grassland to meet the *Flora and Fauna Guarantee (FFG) Act 1987* Western Basalt Plains Grassland community. As such, it is considered these patches along Plains Road are the FFG Act listed community and an FFG permit would be required for their removal if impacted.
- It appears likely these patches within Plains Road would be impacted, as the MTES report states '*when required, discharged flows from the site will be directed to the Serendip Sanctuary Reserve area via an existing surface drain network located in Plains Road. This surface drain network currently directs surface flows from the road reserve area and surrounding rural properties to the Sanctuary Reserve. The existing surface drain network located in Plains Road will be maintained although it is proposed to formalise this drain in Plains Rd to ensure sufficient surface gradients and capacity.*' (p.21/28). It is unclear the method by which this drain will be formalised, however DEECA considers this is likely to impact the existing native vegetation, both through direct impacts (e.g. construction) and indirect impacts (e.g. changes to hydrology). Clarification should be provided in respect of the drain formalisation and potential impacts on native vegetation.
- Although DEECA's referral authority role, if it exists, would be in respect of the Crown land impacts, not freehold land, DEECA does note the statement that the patch of grassland on the freehold land will be '*retained without impacts*' (p. 16/28). However, based on review of the proposed site plans it appears this patch should be considered lost given its proximity to proposed infrastructure and construction areas. In the first instance, infrastructure

should be located to avoid impacts to native vegetation, however based on current plans this patch should be considered lost.

- As outlined further in Parks Victoria's comments below, suitable evidence for the finding that the vegetation within Serendip Sanctuary will benefit from increased flows has not been provided. Changes to the hydrology may result in indirect impacts to native vegetation and wetland values that are required to be considered as assumed loss, as per the *Assessor's handbook: Applications to remove, destroy or lop native vegetation* (DELWP, October 2018).

Parks Victoria's comments (as relevant to the need to obtain consent for proposed stormwater discharge into Serendip Sanctuary):

- Parks Victoria has concerns about potential impacts on the sensitive ecology of Serendip Sanctuary and its natural values from stormwater ingress relating to this proposal.
- The *Stormwater Management Plan* (Heil Engineering Consultants, 22 January 2025) plans to provide for onsite retardation that can cater to a 1 in 100 year (1% AEP) storm event. However, the report also discusses directing major flows using the internal road network and strategic surface drains to direct flows to the nominated discharge point for the site. It is therefore unclear whether water would only be discharged from the site to Plains Road in a 1 in 100 year event or if this is anticipated as a regular occurrence. I.e. does this mean overland flows into Serendip Sanctuary would remain the same post-development of the caravan park, with the exception of a 1 in 100 year storm event?
- The amended *Vegetation Assessment* (Mark Trengove Ecological Services, 27 November 2024) does not appear to appropriately provide evidenced discussion about potential impacts of additional stormwater flows into Serendip Sanctuary. Findings in the 'Implications' section of the document don't appear to be evidenced by modelling or other evidence to support the claim that additional water delivered to the drainage line would be of benefit to the ecology of that drainage line and the lower formed wetlands. It is also unclear if this additional water refers to discharge from a 1 in 100 year event or more regular occurrence.
- In respect of the stormwater itself, there appears to be a lack of information/discussion regarding:
 - The quantity of additional stormwater volume that will be discharged (once treated) into Plains Road and Serendip Sanctuary, and
 - The flow rate/velocity and potential for erosion of the waterway, and mitigation measures.
- Additionally, in respect of the management of the stormwater, Parks Victoria queries how the stormwater could potentially be managed along Plains Road and before it enters the drainage line into Serendip Sanctuary, such as:
 - Are there engineering solutions in the road to manage flow velocity?
 - What assurances are there that weed seeds and material, pathogens, harmful chemicals and other debris from the road way could be treated/removed from stormwater flowing along Plains Road before it enters the sensitive environment of Serendip Sanctuary?

Parks Victoria also seeks confirmation of possible alternative locations for the legal point of discharge, and alternative stormwater management strategies that don't rely on discharge into Serendip Sanctuary.

<p>Final Response – August 2025</p>	<p>Final Position: Supportive</p> <p>Conditions provided.</p> <p>Thank you for your correspondence dated and received 15 August 2025 for the above application, under Section 52 of the <i>Planning and Environment Act 1987</i>.</p> <p>The application is for the use and development of land for a caravan park. The subject land is zoned Farming Zone and is affected by the Bushfire Management Overlay under the Greater Geelong Planning Scheme.</p> <p>The Department of Energy, Environment and Climate Action (DEECA) has received notice of the above application in accordance with Section 52(1)(d) of the <i>Planning and Environment Act 1987</i>. The responsible authority has identified DEECA may have an interest in potential native vegetation removal and impacts to nearby Crown land from stormwater discharge.</p> <p>Comment</p> <p><u>Native vegetation</u></p> <p>The original application was unclear in respect of potential impacts to native vegetation, and a potential referral authority role for DEECA. DEECA suggested more information be pursued in its letter</p> <p>of 7 November 2024 (DEECA ref. 00006300), including clarification of native vegetation impacts from the proposal (including stormwater infrastructure), ecological impact assessment evaluating potential effects of discharging stormwater into the Serendip Sanctuary, and a review of and comparison between a previous vegetation assessment (prepared for planning permit application PP-188-2023).</p> <p>DEECA considered the response of 16 December 2024 did not suitably address the full request (including clarification of a referral authority role for DEECA) and clarified gaps in the email of 16 May 2025. Based on further information received on 15 August 2025, DEECA understands it does not have a referral authority role for this application.</p> <p>DEECA understands updated site designs will be provided that amend proposed infrastructure around the patch of native vegetation within freehold land to ensure a suitable buffer, and that any drainage works within Plains Road will not occur within areas of native vegetation.</p> <p>As DEECA is not a referral authority for this application, it defers to Council to consider the potential impacts to native vegetation and suitability of mitigation measures to protect retained native vegetation.</p> <p>If it is determined the application does involve removal of native vegetation (e.g. mitigation measures will not ensure protection of retained native vegetation, indirect impacts will occur to native vegetation within Serendip Sanctuary, or infrastructure and associated buffers will impact native vegetation) and a referral role is identified, DEECA remains available to review an amended application.</p> <p>A suggested Construction Environment Management Plan (CEMP) condition has been provided for Council's consideration, however DEECA defers to Council to amend or incorporate this into a broader CEMP condition, as required. The mitigation measures employed must include protection for retained native vegetation within Plains Road.</p>
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	<p>Crown land</p> <p>The subject site is near to Crown land, being the Serendip Wetlands Education Facility (also known as Serendip Sanctuary), managed by Parks Victoria.</p> <p>Council's letter of 16 September 2024 noted Council's requirement for confirmation of consent from Parks Victoria and DEECA for stormwater discharge into Serendip Sanctuary. DEECA sought more information on Parks Victoria's behalf in its letter of 7 November 2024 (DEECA ref. 00006300) and email of 16 May 2025, however ultimately defers to Parks Victoria as the Crown land manager to consider and make a determination on this consent request.</p> <p>Additionally, DEECA defers nearby Crown land owner comments to Parks Victoria, and understands this will be addressed as part of Parks Victoria's response to Council's request for consent for stormwater discharge. DEECA understands Council, as responsible drainage authority, is best-placed to review the suitability of the proposed stormwater management and implications for the drainage network, noting the application does not propose direct stormwater discharge to Serendip Sanctuary (i.e. the Legal Point of Discharge for the subject site is to Forest Road North) and utilises existing drainage infrastructure.</p> <p>DEECA appreciates the further information provided by the applicant in respect of potential impacts to Serendip Sanctuary (that concludes occasional discharges will have no measurable impact on the lake's hydrology or water quality), noting the sensitivity of this site. DEECA understands further work is required in respect of detailed drainage designs and plans, and defers to Council to consider such as responsible drainage authority.</p> <p>Response</p> <p>DEECA has considered this application and does not object to the grant of a permit and suggests the following condition, or similar, and note are included:</p>
<p>Conditions</p>	<ol style="list-style-type: none"> 1. Prior to the commencement of works, a Construction Environment Management Plan must be submitted to and approved by the responsible authority. Once approved, the plan will be endorsed and will form part of this permit. The plan must include but not be limited to the following: <ol style="list-style-type: none"> a) A detailed description of the measures to be implemented to protect the retained vegetation during construction works. This includes identifying the person/s responsible for implementation and compliance. Measures must include the erection of a native vegetation protection fence, constructed of star pickets, chain mesh, or similar, around all native vegetation to be retained on site and within the Plains Road road reserve, to the satisfaction of the responsible authority. <p>Except with the written consent of the responsible authority, within the areas of native vegetation to be retained and any tree or Notional Root Zone associated with the permitted use and/or development, the following is prohibited:</p> <ol style="list-style-type: none"> i. Vehicular access ii. Trenching or soil excavation iii. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products iv. Entry and exit pits for the provision of underground services

	<p>v. Any other actions or activities that may result in adverse impacts to retained native vegetation.</p> <p>b) The implementation of best practice sediment and erosion controls in accordance with relevant Environment Protection Authority guidelines.</p> <p>c) Measures for the identification and control of declared noxious weeds listed under the Catchment and Land Protection Act 1994 that may establish within or adjacent to areas disturbed by construction.</p>
<p>Officer Comment:</p> <p>DEECA's comments have been noted, and should a permit be issued, the condition should be included. It is a concern that there is an unknown impact to Serendip Sanctuary as this is a sensitive environment that relies on water and flooding throughout the seasons for the vegetation and wildlife.</p> <p>Given the unknown impacts, this is still a concern that has deemed not adequately addressed.</p> <p>Council's Environment and Civil Infrastructure still have concerns with the stormwater management strategy and potential impacts to native vegetation in the road reserve and how this might impact flows in the Sanctuary.</p>	

Authority:	Parks Victoria
Response:	<p>Final position: supportive</p> <p>No conditions provided</p> <p>This application seeks approval for the use and development of land for a camping and caravan park at 325 Forest Road North, Lara. Parks Victoria is referred the application under Section 52 of the <i>Planning and Environment Act 1987</i> as the Public Land Manager of the Serendip Wetlands Education Facility (also known as Serendip Sanctuary), which is nearby to the subject land. Serendip Sanctuary is reserved under the <i>Crown Land (Reserves) Act 1978</i> and managed by Parks Victoria for the primary purpose of conservation of wildlife, as well as for public education and recreation.</p> <p>Parks Victoria's key interest in this application is the potential effect of excess stormwater from the proposal on the ecological values of the Serendip Sanctuary. It is understood that the Legal Point of Discharge from the site is identified at the south-east corner of the subject land, to Forest Road North (a council managed road).</p> <p>An existing surface drain along Plains Road would carry stormwater eastwards and into Serendip Sanctuary via an existing drainage inlet (part of a broader surface drain network in the catchment).</p> <p><u>Background</u></p> <p>Through informal requests for further information in 2024-25, Parks Victoria has raised concerns and sought greater understanding of the potential impacts of stormwater inflows on the ecology of the Serendip Sanctuary (and evidence of how Serendip Sanctuary would benefit, as earlier claimed, from the increased flows); what alternatives had been explored for directing discharge, if any; what the expected stormwater volumes from the proposal were to be discharged along Plains Road; whether there was risk of erosion to the waterway within Serendip due to additional volumes of stormwater; and how the quality of stormwater discharge would be managed.</p> <p>The proponent's most recent response letter to Council (Adept Planning 30 July 2025), which incorporates the updated Storm Water Management Plan (SWMP) (Heil Engineering Consultants v.8, 14 July 2025), defers matters such as discharge volumes, flow rate/velocity, mitigation measures to the detailed drainage design phase (post-issue of a planning permit,</p>

should it issue). Assurances are made at the concept design stage that “occasional discharges will have no measurable impact on the lake’s hydrology or water quality”, and that risk of contaminants (weeds, pathogens, chemicals) “is considered minimal”.

Discharge of stormwater into Serendip Sanctuary

We understand that City of Greater Geelong is seeking Parks Victoria’s consent for discharge of stormwater into the Serendip Sanctuary.

Based on review of the information provided, and Parks Victoria’s understanding that:

- No drainage infrastructure or works are proposed within the Serendip Sanctuary;
- The subject land at 325 Forest Road, Lara does not directly adjoin the Serendip Sanctuary;
- The Legal Point of Discharge for the subject site is to Forest Road North, not to Serendip Sanctuary
- (i.e. flows into the Sanctuary are indirect, via the council roadside drain);
- The roadside drain is part of a broader strategic surface drainage network within the catchment;

Parks Victoria considers its approval is not required in this situation and that there is no clear mechanism nor head of power to provide it; as such, we make **no comment on this matter**.

Stormwater Management Plan

We note the work that has been undertaken by the proponents in planning for on-site stormwater detention to a 1% AEP (1 in 100 year flood event) standard, and in commissioning Water Technology to provide a peer review assessment of the SWMP. We also note there is further detailed drainage design and calculations yet to be provided (if City of Greater Geelong sees fit to issue a planning permit).

Parks Victoria acknowledges that it lacks the in-house stormwater and drainage engineering expertise to critically assess the quality of stormwater reporting and engineering functionality of the on-site detention/irrigation system and proposed drainage outfall to the roadside (as well as the capacity of the roadside drainage network).

Parks Victoria defers to the City of Greater Geelong, as the responsible drainage authority, to make the assessment of the adequacy of the drainage and hydrological information. Parks Victoria, as Land Manager of the Serendip Sanctuary, **does not object** to the proposed development at 325 Forest Road North, Lara. However, we remain concerned regarding the potential for additional inflows to affect the ecology of the Serendip Sanctuary.

Parks Victoria offers the following **comments** in respect of this application:

- Our expectation is that the proposed on-site detention and irrigation system at 325 Forest Road North, Lara will be designed, constructed and maintained to appropriately manage stormwater volumes, sediment and pollutants prior to discharge to the council roadside drainage network.

	<ul style="list-style-type: none"> Stormwater ingress into the Serendip Sanctuary must not conflict with the reserve’s primary purpose (conservation of wildlife) and must not have an adverse impact on the ecology of the reserve. Parks Victoria reserves the right to raise concerns with City of Greater Geelong in the future should evidence arise that stormwater discharges from the use and development at 325 Forest Road North, Lara are contributing to ecological impacts within the Serendip Sanctuary.
<p>Officer Comment:</p> <p>It is unclear why Parks Victoria provided no comments on the potential impacts to Serendip Sanctuary however it is clear through the response there is not enough information to determine if there would be an impact to the ecology of the reserve and they still have outstanding concerns.</p> <p>The application is stating that this use and development is needed to support tourism in Lara where there is little accommodation option. However, it should not be supported to the detriment of one of the main tourist attractions within Lara. It would be disappointing to impact the ecology in any way when the purpose of the Serendip Sanctuary is to provide a safe place for wildlife as well as sensitive environment.</p> <p>Given the unknown impacts, there is not enough information to acceptably support the application, when Serendip Sanctuary has a high ecological value and attracts high number of visitors to Lara every year.</p>	

INTERNAL

Summary of Internal Referrals

Department	Final Position	Conditions Provided?
Civil Infrastructure (previously Engineering)	Not supportive	Conditions provided
Environment	Not supportive	Conditions provided
Environmental Health	Supportive	Conditions provided
ESD	Supportive	Conditions provided
Tourism	Supportive	No conditions provided
Local Laws	No response	No conditions
Parks	Supportive	Conditions provided
Building Services	Supportive	No conditions provided

Department:	Civil Infrastructure
First Response - May 2024	<p>Not Supportive</p> <p>Engineering has the following recommendations:</p>

- Vehicle crossing dimensions for the main entrance and exit must be shown on plans. Vehicle crossing must be constructed generally in accordance with Infrastructure Design Manual Standard Drawing: SD-255 - Typical swale drain vehicle crossing (rural entrance). In addition, SD – 255 must be noted on plans, please address.
- Vehicle crossing for emergency access must have a minimum width of 4.0 m and be constructed of an all-weather seal such as concrete or asphalt. It must be constructed from edge of pavement seal on Forest North Road and extend to caravan park internal road network. Dimensions should be noted on plans, please address.
- Vehicle crossing widths and turning radius must be based on the largest design vehicle likely to regularly operate at this location. Please confirm largest vehicle expected to enter and exit the site on a regular basis and provide swept paths for this vehicle.
- Towing vehicle turning manoeuvres entering / exiting and for the internal movements must be based on a Passenger vehicle towing trailer (17.6 m) as per Austroads AP-G34-23 Design Vehicles and Turning Movements Templates Ed.4.0 fig.2.2
- Vehicles and Turning Movements Templates Ed.4.0 fig.2.2

Figure 2.2: Passenger vehicle towing trailer (17.6 m)

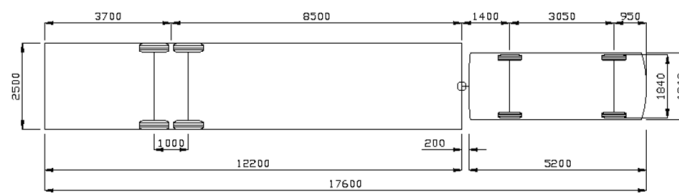


Figure 1 - Extract from Austroads

- Visitor car parking spaces and aisle width must be dimensioned to demonstrate compliance to 52.06-9 – Design standard 2 car parking spaces, please address.
- Indented parking spaces along the entrance and exit along the accessway must be dimensioned, please address.

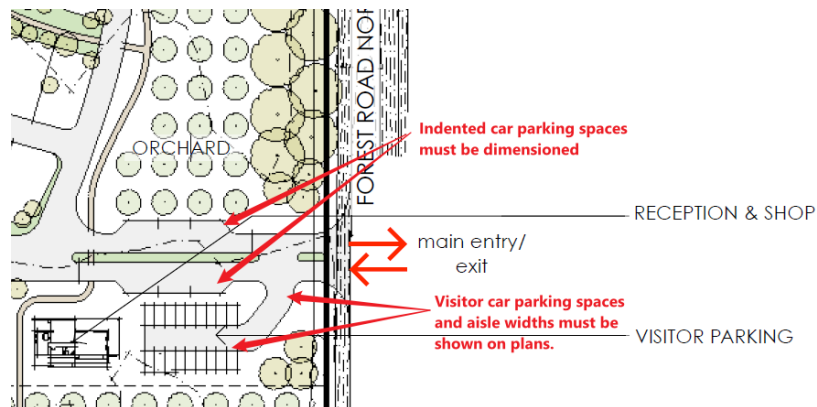
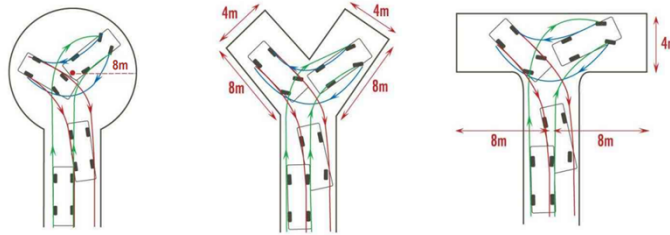


Figure 2 - Visitor carparking and indented spaces

- It is recommended that plans show dimensions for turning bays at end of internal roads to demonstrate that emergency vehicles can turnaround as per CFA's access requirements, please address.

Turning circles – required where accessway is in excess of 100m



Passing bays – required where an access way is in excess of 200m

Figure 3 - Extract from CFA Access requirements

- Flood Prone Land Designation (shown on Council's Places Weave). As part of the land for the development proposal is subject to flooding it is recommended that application is referred to SBO team for flood advice. In addition, it is recommended that habitable floors must be set above the applicable site flood level as determined by the Building Surveyor.
- Please note a part of the site is subject to flooding (Overland Flow Paths): The Applicant is also advised to seek comment from the building surveyor on the requirement, if any, for overland flow paths to be provided on the site to convey major flow through the site in accordance with Clause 5.4.2 of AS/NZS 3500.3.
- Engineering recommends that stormwater retarding basin is made to look more a natural shape to make it blend in with the natural environment. If the retarding basin looks aesthetically more like a natural wetland it may add value to the site by providing recreational opportunities, including walking, bird watching, picnicking and other forms of passive recreation.
- It is recommended that stormwater regarding basin is provided with a 4.0 m wide access track for a maintenance vehicle (service vehicle 8.8 m), please show it on the catchment layout plan. In addition, service vehicle access tracks should also be provided for aerobic maturation ponds. This would improve the serviceability of these assets.
- Conceptual Stormwater Management Plan – Catchment Layout Plan should include contour plan showing the current and future profiles of the development site for surface flow.
- North-East corner of the subject site is subject to flooding. Floodplains and flow-paths are present, hydraulic modelling and analyses will be undertaken to determine the extent, velocity, and depth of overland flood flows within and beyond the planned development.

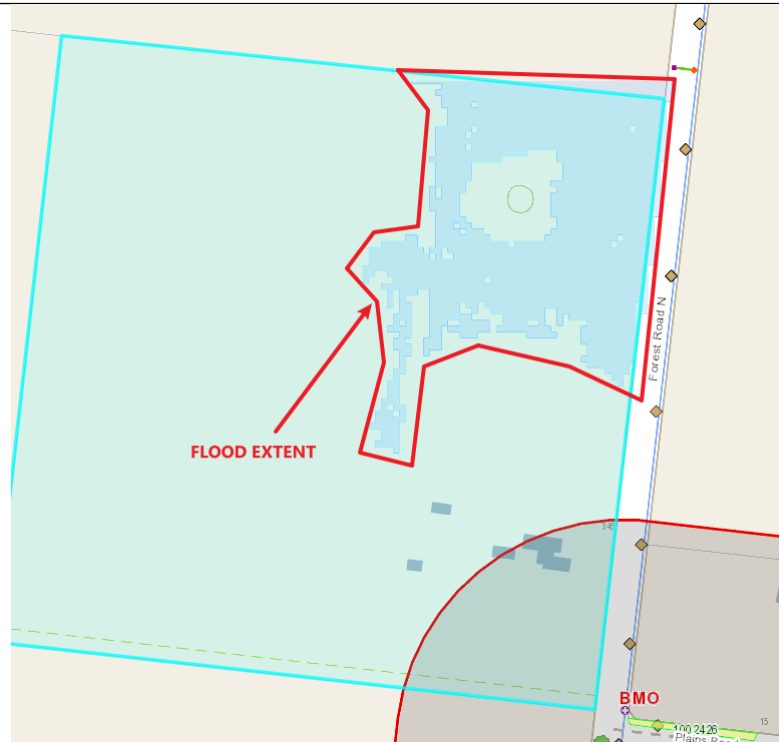


Figure 4 - Flood extent on subject site

- Where is sediment basin overflow going to be directed? Council’s preference for the basin to have an outfall or demonstrate capacity of reuse use volumes to indicate / demonstrate outfall is not required.

In addition to the comments above, please address all Traffic Engineering RFIs.

Other Comments from Engineering Services

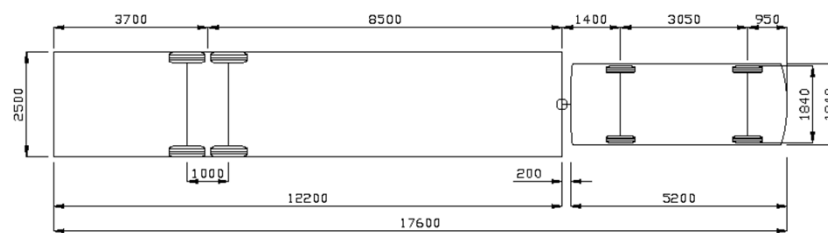
Comments to Traffic Engineer: 11 April 2024

- Accessway / internal roads are 4 m wide, does the caravan park require to have two-way traffic and if is 4 m adequate to have two towing vehicles pass each other along the narrow roads?

Traffic Comments (RFI)

There are several access points along the site frontage and there needs to be a sign to identify the main access point into the site.

As per the development engineer’s comments the swept path for a vehicle and caravan needs to be updated to reflect the latest Austroads Guidelines.

Figure 2.2: Passenger vehicle towing trailer (17.6 m)

Request a swept path for a fire truck circulating around the site to confirm an emergency vehicle can circulate around the internal road network.

The internal 4m gravel roads are not supported. All roads need to be sealed and minimum widths should be 5.5m to allow for passing.

In terms of the traffic generation, noting the speed limit recommend a left-turn widening at the access in accordance with a Basic-left turn treatment that can allow through vehicles to pass the vehicles turning into the site. Recommend a condition for functional and detailed design plans be submitted for approval showing the swept paths and any signage/linemarking. (Engineering seeking advice from our Transport Team on this upgrade and this will be reflected in any permit conditions.)

**Response –
July 2024**

Not supportive

Engineering has the following concerns:

- As previously discussed in email correspondence:
 - Council has concerns regards to the stormwater concept plan for the development as it has not provided an effective outlet to an acceptable outfall.
 - There is no existing swale drain in front of the property. There is an existing 600Ø & 900Ø box culverts north of the subject site which cannot be used to convey stormwater from the site as overland flows would be directed towards private property.
- The Stormwater Management Strategy (SMS) must address the following and ensure that there are no detrimental effects on:
 - Adjoining landowners and other landowners in the vicinity of the drainage outlet; and watercourses either upstream or downstream of the Development.
 - Please note there is Serendip Sanctuary Conservation area located southeast of the subject site the SMS must ensure no detrimental effects to PCRZ - Public Conservation and Resource.
- Engineering requires Stormwater Management Strategy to be in accordance with Infrastructure Design Manual (IDM) *Clause 11 Stormwater Management Strategy (SMS)*. SMS must include all items listed under *11.4 Detailed Requirements*.

11.4 Detailed Requirements

Where an SMS is required, Council will expect that, to an extent commensurate with the level of information reasonably available at the relevant stage in the planning approval process:

- The catchment area will be established and analysed.
- The estimated peak flows will reflect the full potential development of the proposed development and upstream areas and consider both normal flow situations and overland flows resulting from fluvial (riverine) and pluvial (flash) flooding.
- The impacts of pipe and pit blockages and high ground-water levels will be considered.
- Where overland floodwater routes, flow rates, and/or available flood storage volumes will be affected by a **Development**, compensatory works will be assessed, and appropriate provisions made in the project design.
- Where active flood ways, floodplains and/or flow-paths are present, hydraulic modelling and analyses will be undertaken to determine the extent, velocity, and depth of overland flood flows within and beyond the planned

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development. The **Developer** may also be required to submit a risk assessment report including details of proposed works to ensure that the potential for loss of life, adverse health impacts, and damage to property is minimised, and safe and convenient flood conveyance and storage achieved.

- Since a primary function of a floodplain is to convey and store flood waters, thus preserving the inherent values of wetlands, changes to existing wetlands will only be considered after all other options have been exhausted, and after a detailed assessment, reflecting the existing external drainage provisions, has been undertaken to ensure that active and passive flows and seepage can be preserved.
- The proposed outfall conditions, including water quality objectives, will be clearly documented.
- The ongoing operating and maintenance costs of any retarding basins and pump stations will be minimised.

Figure 5 - IDM CI 11.4 requirements.

- Stormwater Detention Storage Design sizing methods must be in accordance with Design Note 2. Table 1 & Table 2, please address.

Table 1 - Summary of computational approaches

Computational elements vs Catchment area	Catchment area not over 10 hectares (ha)	Catchment area over 10 ha
Estimation of rural or pre-development inflow	Rational Formula or runoff routing program (without any hydraulic modelling at all) is acceptable.	For initial estimation, use Rational Method or a runoff routing program.
Size, shape and storage volume of detention basin	Use a runoff routing program or method listed in Table 2 to size a storage basin including design of outlet (based on HGL and tailwater level).	The size and shape to be finalised based on hydrodynamic performance of the system regarding flow retardation, flood risk, onsite and offsite impacts of the basin etc.

If the flow computations are based on hydrologic routing programs that mostly rely on non-deterministic, fictitious or ineffective evaluation of parameters and substantial assumptions on which results are very sensitive, the peak flows must be calibrated to the flows obtained from Rational Formula.

Figure 6 - Extract from Design Note 2

Table 2 - Methods and tools for sizing of detention storages

Type of storage	Site or catchment area, A	Sizing method	Comments
On-site Detention (OSD) - DBs not to be taken over by the City	A not over 10 ha	Modified Rational Method Or listed tools below	Sizing based on hydrological routing is acceptable to the City.
	Over 10 ha	XPSTORM HEC-RAS MIKE DRAINS RORB	The City expects hydraulic routing for finalising the size and shape of basins. Modified Rational Method or hydrologic routing may be acceptable depending on the hydraulic significance of the basin.
Detention basins to be taken over by the City of Greater Geelong	A not over 10 ha	Modified Rational Method Or listed tools below	The City may accept sizing based on hydrological routing depending on the location and hydraulic significance of the basin. Please seek confirmation on this in the beginning of planning.
	Over 10 ha	XPSTORM HEC-RAS MIKE DRAINS RORB	The City expects hydraulic routing for finalising the size and shape of basins. Modified Rational Method or hydrologic routing may be acceptable depending on the hydraulic significance of the basin.

Figure 7 - Extract from Design Note 2

- During non-irrigation period from April to September how will the retarding basin maintain its normal water level and design 1% AEP flood storage? Please address.
- When pump is engaged where are the overland flows going to be conveyed? There is no existing/formal Council drainage system to convey flows.
- Irrigation has been proposed as solution for management of treated effluent and stormwater management.
 - Land capability assessment must include water balance assessment for both stormwater and effluent storage. This should be assessed in integrated way.
- North-East corner of the subject site is subject to flooding. Floodplains and flow-paths are present, hydraulic modelling and analyses will be undertaken to determine the extent, velocity, and depth of overland flood flows within and beyond the planned development.

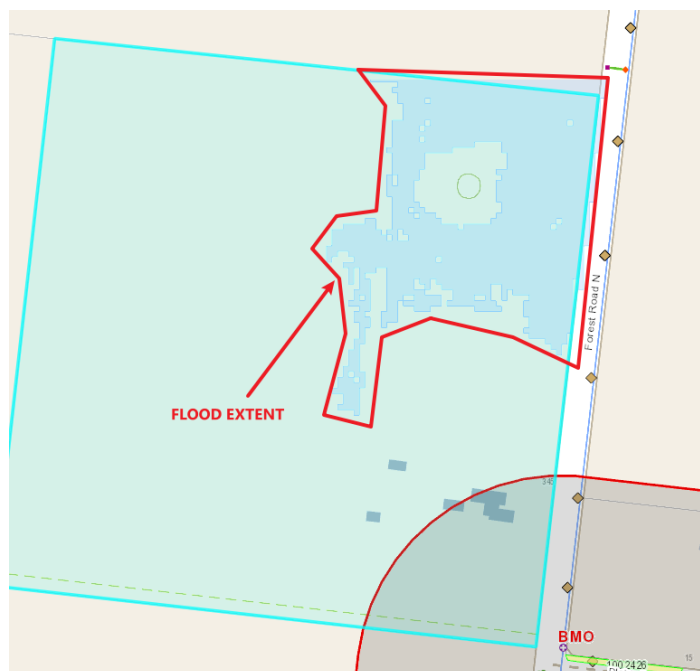


Figure 8 - Flood extent on subject site.

- Where is sediment basin overflow going to be directed? Council’s preference for the basin to have an outfall or demonstrate capacity of reuse use volumes to indicate / demonstrate outfall is not required.

Response –
September
2024

Request for Further Information/ Not Supportive

- Proposed drainage outlet into Serendip Conservation Reserve approval to discharge into the reserve must be obtained from Parks Victoria and Department of Energy, Environment and Climate Action (DEECA), please address.
- Where swale drain crosses under existing vehicle crossing on Plains Road these must be reconstructed in accordance with IDM SD 255 and include driveable endwalls and 375Ø RPC drainage pipe, notes must be amended to include this requirement.

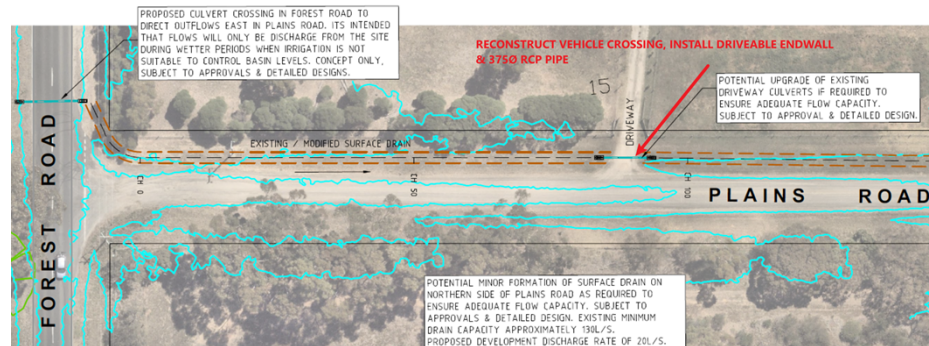


Figure 9 - Reconstruction of existing vehicle crossing required.

- Please note vehicle crossings must be designed in accordance with IDM 12.9.2 Rural Vehicle Crossings and submitted with the Detailed Design plans for the swale drain construction plans.

Council will expect culverts to be designed with the following hydraulic capacity:

- 20% AEP capacity before the property culvert overtops.
- 2% AEP capacity before the overtopping depth reaches 300mm.

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- No water may encroach on the edge of shoulder on sealed roads, or the edge of gravel-on-gravel roads.

Figure 10 - Extract from IDM Cl. 12.9.2.

- Regrading of the existing swale drain/any works in verge of the road reserve on Plains Road is subject to Council’s Environment Department’s approval. There are two areas shown as Low-rainfall Plains Grasslands in the area of proposed works.

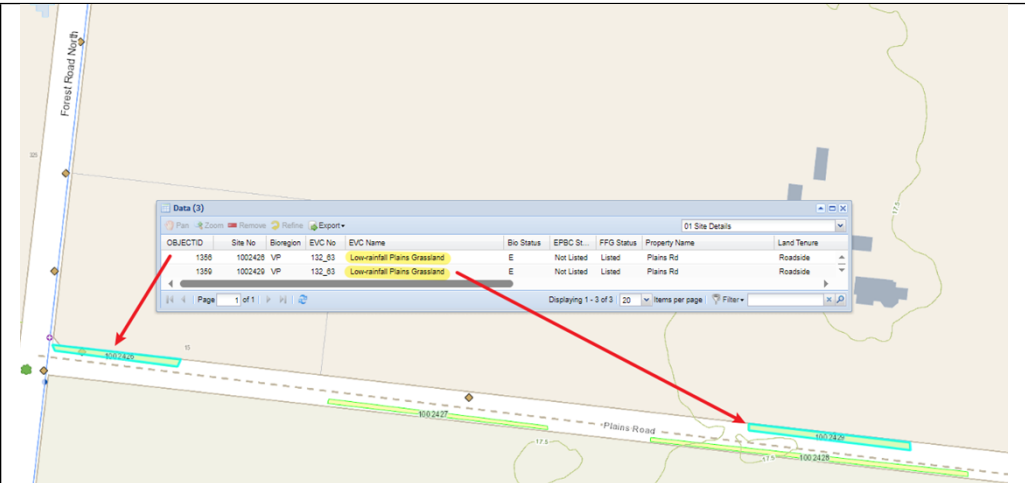


Figure 11 - Environmental protection areas.

- The north side of plains road has low-rainfall plains grassland which will likely require a Flora and Fauna Guarantee Act permit to allow any works to occur, in addition to any planning permit CoGG may require.
- Additionally, there appears to be 3 areas of known Cultural Heritage Significance, shown with the brown coloured circles below. These will likely trigger a Cultural Heritage Management Plan, please address.

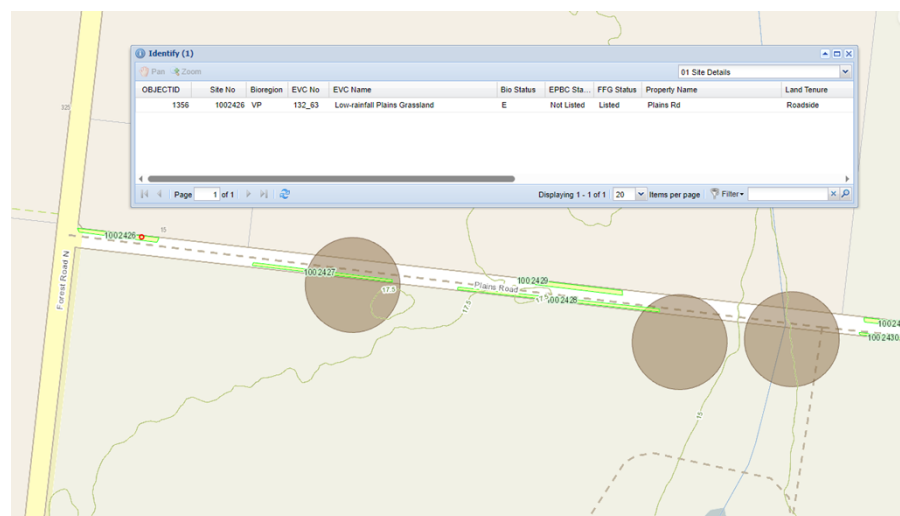


Figure 12 Areas of Cultural Heritage Significance.

- Engineering is not objecting to gradient shown on Plains Road drainage longitudinal section and regarding of the existing swale drain subject to Detailed Drainage Design and Environmental approval. Condition for Engineering plans can be provided once environmental issues have been resolved/addressed.
- Blairs road is subject to flooding and adjoining property (200 Blairs Road, Lara) requires emergency exit for vehicles in a flood event. Carriageway easement must be clear of all obstructions, please remove trees and telecommunications tower from the plans.

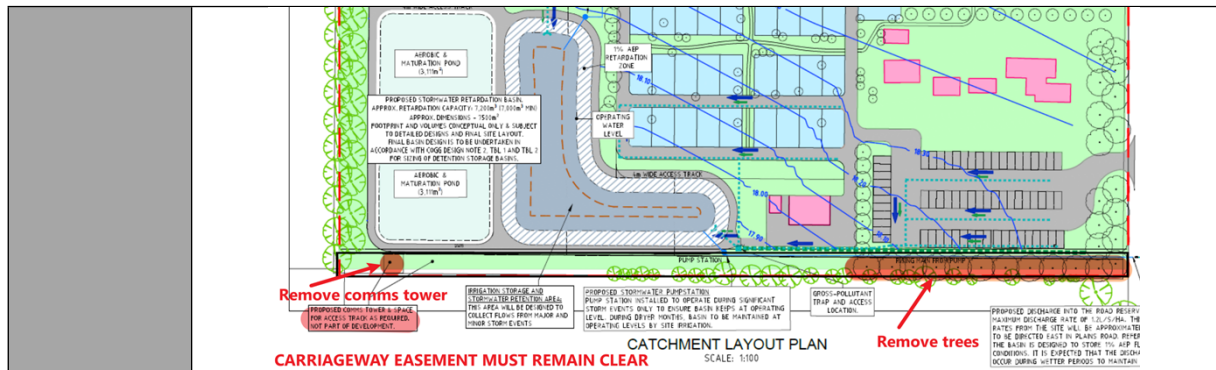


Figure 13 - Carriageway easement must be clear.

- As previously discussed in email correspondence:
 - Council has concerns regards to the stormwater concept plan for the development as it has not provided an effective outlet to an acceptable outfall. – *Outfall to Serendip subject DEECA & Parks Victoria approval.*
- The Stormwater Management Strategy (SMS) must address the following and ensure that there are no detrimental effects on:
 - Adjoining landowners and other landowners in the vicinity of the drainage outlet; and watercourses either upstream or downstream of the Development.
 - Please note there is Serendip Sanctuary Conservation area located southeast of the subject site the SMS must ensure no detrimental effects to PCRZ - Public Conservation and Resource. - *Drainage outfall to Serendip subject DEECA & Parks Victoria approval.*
- Engineering requires Stormwater Management Strategy to be in accordance with Infrastructure Design Manual (IDM) *Clause 11 Stormwater Management Strategy (SMS)*. SMS must include all items listed under *11.4 Detailed Requirements*.

11.4 Detailed Requirements

Where an SMS is required, Council will expect that, to an extent commensurate with the level of information reasonably available at the relevant stage in the planning approval process:

- The catchment area will be established and analysed.
- The estimated peak flows will reflect the full potential development of the proposed development and upstream areas and consider both normal flow situations and overland flows resulting from fluvial (riverine) and pluvial (flash) flooding.
- The impacts of pipe and pit blockages and high ground-water levels will be considered.
- Where overland floodwater routes, flow rates, and/or available flood storage volumes will be affected by a **Development**, compensatory works will be assessed, and appropriate provisions made in the project design.
- Where active flood ways, floodplains and/or flow-paths are present, hydraulic modelling and analyses will be undertaken to determine the extent, velocity, and depth of overland flood flows within and beyond the planned

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development. The Developer may also be required to submit a risk assessment report including details of proposed works to ensure that the potential for loss of life, adverse health impacts, and damage to property is minimised, and safe and convenient flood conveyance and storage achieved.

- Since a primary function of a floodplain is to convey and store flood waters, thus preserving the inherent values of wetlands, changes to existing wetlands will only be considered after all other options have been exhausted, and after a detailed assessment, reflecting the existing external drainage provisions, has been undertaken to ensure that active and passive flows and seepage can be preserved.
- The proposed outfall conditions, including water quality objectives, will be clearly documented.
- The ongoing operating and maintenance costs of any retarding basins and pump stations will be minimised.

Figure 14 - IDM Cl 11.4 requirements.

- Stormwater Detention Storage Design sizing methods must be in accordance with Design Note 2. Table 1 & Table 2, please address. – *Must be addressed prior to Engineering conditions.*

Table 1 - Summary of computational approaches

Computational elements vs Catchment area	Catchment area not over 10 hectares (ha)	Catchment area over 10 ha
Estimation of rural or pre-development inflow	Rational Formula or runoff routing program (without any hydraulic modelling at all) is acceptable.	For initial estimation, use Rational Method or a runoff routing program.
Size, shape and storage volume of detention basin	Use a runoff routing program or method listed in Table 2 to size a storage basin including design of outlet (based on HGL and tailwater level).	The size and shape to be finalised based on hydrodynamic performance of the system regarding flow retardation, flood risk, onsite and offsite impacts of the basin etc.

If the flow computations are based on hydrologic routing programs that mostly rely on non-deterministic, fictitious or ineffective evaluation of parameters and substantial assumptions on which results are very sensitive, the peak flows must be calibrated to the flows obtained from Rational Formula.

Figure 15 - Extract from Design Note 2

Table 2 - Methods and tools for sizing of detention storages

Type of storage	Site or catchment area, A	Sizing method	Comments
On-site Detention (OSD) - DBs not to be taken over by the City	A not over 10 ha	Modified Rational Method Or listed tools below	Sizing based on hydrological routing is acceptable to the City.
	Over 10 ha	XPSTORM HEC-RAS MIKE DRAINS RORB	The City expects hydraulic routing for finalising the size and shape of basins. Modified Rational Method or hydrologic routing may be acceptable depending on the hydraulic significance of the basin.
Detention basins to be taken over by the City of Greater Geelong	A not over 10 ha	Modified Rational Method Or listed tools below	The City may accept sizing based on hydrological routing depending on the location and hydraulic significance of the basin. Please seek confirmation on this in the beginning of planning.
	Over 10 ha	XPSTORM HEC-RAS MIKE DRAINS RORB	The City expects hydraulic routing for finalising the size and shape of basins. Modified Rational Method or hydrologic routing may be acceptable depending on the hydraulic significance of the basin.

Figure 16 - Extract from Design Note 2

- Normal water level can be maintained by provided outfall subject to DEECA, Parks Victoria and Council's Environment Department's approval.
- Irrigation has been proposed as solution for management of treated effluent and stormwater management.
 - Land capability assessment must include water balance assessment for both stormwater and effluent storage. This should be assessed in integrated way. –*An updated Land capability assessment has not been provided and comment has not been addressed.*

Response – January 2025

Request for Further Information/ Not Supportive

Engineering has the following recommendations: (14 January 2025)

- Please provide written evidence that DEECA has given approval to discharge into Serendip Conservation Reserve.
- Please provide an updated SWMS that addresses previously raised recommendation regarding swale drain crossing under existing vehicle crossings on Plains Road. These must be reconstructed in accordance with IDM SD 255 and include driveable

	<p>endwalls and 375Ø RPC drainage pipe, notes must be amended to include this requirement.</p> <ul style="list-style-type: none"> • Engineering is not supportive of the planning permit application until SWMS and development plan are in accordance with Council's Environment Department and DEECA's recommendations and requirements. • Land capability assessment water balance analysis does not appear to include both stormwater and effluent storage in an integrated way. How has the stormwater been incorporated in the LCA? Please address.
<p>Response – September 2025</p>	<p>Request for Further Information/ Not Supportive</p> <p>Outfall and Downstream Considerations</p> <ul style="list-style-type: none"> • Preliminary downstream assessment has identified Plains Road as the most practical outfall. Development Planning is not supportive of proposed drainage outfall until Council's Environment Department comments regarding effects on native vegetation have been addressed. • Discharge into Serendip Conservation area must be approved by DEECA and Parks Victoria. Any volumetric increase to must be accepted by responsible authority and written confirmation must be provided. <p>Stormwater Treatment Strategy</p> <ul style="list-style-type: none"> • Any potential impacts on downstream water quality discharging into Serendip Conservation Reserve must be approved by DEECA and Parks Victoria. • The applicant must demonstrate that landowner/user for the proposed development meets the General Environmental Duty obligation to avoid harm as reasonably practicable. <p>Attachment B – Water Technology Memorandum:</p> <p>4.3.1 SWMP Performance</p> <p>Table 7 Treatment train effectiveness</p> <ul style="list-style-type: none"> • To confirm the Concept Design meets Council's requirements listed in Design Note 3: MUSIC-Modelling Approach for use within City of Greater Geelong, applicant must provide the following: <ul style="list-style-type: none"> ○ MUSIC Auditor tool report ○ MUSIC model in .sqz and .mrt formats. <p>4.3.2 Serendip Reserve Lake Inflow Assessment</p> <ul style="list-style-type: none"> • It is noted that based on Water Technology's findings there appears to be no adverse effects to water quality or hydrology, however MUSIC modelling files and MUSIC Auditor report should be submitted for review to confirm the findings.

	<p>To assess the impact of additional site runoff on lake hydrology, a lake inundation frequency analysis was undertaken (Figure 13). The results indicate that the additional stormwater runoff from the site has no measurable effect on lake water levels. Furthermore, a comparison of lake inflow concentrations under pre- and post-development conditions (Figure 14 to Figure 16) showed no difference between the two modelled scenarios.</p> <p>Based on these findings, the proposed occasional discharge of runoff to Serendip Lake is not expected to impact the lake's hydrology or water quality. Consequently, the stormwater discharge from the development is unlikely to result in any adverse ecological effects on the Serendip Reserve Lake. In contrast, the lake's natural catchment, characterised predominantly by farming land use, is likely to pose a greater risk to water quality and associated ecological values. This is supported by the presence of frequent algal blooms visible in aerial imagery, which may be attributed to elevated nutrient levels from agricultural runoff.</p> <p><i>Figure 17 - Extract from Water Technology's Memorandum date 7 July 2025.</i></p> <ul style="list-style-type: none"> • DEECA and Parks Victoria must approve any additional stormwater flows and impacts on water quality in the Serendip Conservation area. <p>Development Planning is not supportive of the planning permit application until all of the above concerns have been addressed.</p>
<p>Final Response – October 2025:</p>	<p>Final position: Not supportive.</p> <p>Conditions provided.</p> <p>Development Planning has the following recommendations:</p> <ul style="list-style-type: none"> • Noted, DEECA's does not object to planning permit being granted. <ul style="list-style-type: none"> ○ It is recommended that if a permit is granted DEECA's CEMP conditions are included in the permit. • Noted, Parks Victoria does not object to the proposed development. <ul style="list-style-type: none"> ○ No comment was provided regarding discharge of stormwater into Serendip Sanctuary. ○ Stormwater Management Plan, comments could be addressed through Engineering Conditions. • Development Planning is not supportive of the planning permit application until Environment Unit's concerns have been addressed. • Previously raised comment regarding Stormwater Management Strategy's MUSIC modelling and outputs have not been address. Please provide further information item listed below: <ul style="list-style-type: none"> ○ "To confirm the Concept Design meets Council's requirements listed in Design Note 3: MUSIC-Modelling Approach for use within City of Greater Geelong, applicant must provide the following: <ul style="list-style-type: none"> ▪ MUSIC Auditor tool report ▪ MUSIC model in .sqz and .mrt formats. <p>Engineering conditions provided are subject to Environment Unit's concerns being addressed.</p>
<p>Without prejudice Conditions</p>	<p>Functional Layout Plan</p> <p>Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works for the development, a detailed Functional Layout Plan for the intersection upgrade at the access is to be submitted to and approved by the Responsible Authority. The plan is to be in accordance with the Infrastructure Design Manual and submitted with the Design Engineers Checklist -Request for functional layout approval. Plans are to show the proposed widening of</p>

Forest Road in line with a rural basic left turn (BAL) treatment, show all existing services and include swept paths for the largest design vehicle expected to the satisfaction of the Responsible Authority.

Access Road Design Plan

Unless otherwise approved in writing by the Responsible Authority, Prior to the commencement of works the developer shall submit to Council for approval engineering construction plans for new Council assets, prepared by a suitably qualified and experienced professional and at the developer's expense. The plans should detail the widening of Forest Road North with an appropriate asphalt seal, for the full width of the traffic lane widening. The submitted plans must also show, but are not limited to:

- Typical sections for the road construction, finished and existing surface levels, any required drainage construction and any other works required in respect to other services located within the laneway.
- The deviation of the swale drain on Forest Road North to accommodate the upgrade.
- Pavement details showing how the road widening will key into the existing pavement informed by a geotechnical engineering consultant.
- The design and construction of the roadworks and any other new Council infrastructure which must be approved and supervised by Council.

Unless otherwise approved in writing by the Responsible Authority, within 28 days of certificate of occupancy being issued for the development, the developer must:

- Complete the intersection construction in accordance with the approved plans.
- Make payment equivalent to 3.25% of the cost of the works, to be paid to Council for the checking and supervision of these works.
- Submit a maintenance bond of 5% of the cost of the works, to be paid to Council and returned after successful completion of a twelve-month maintenance period.
- Provide to Council 'as-built' Engineering plans in PDF, and GIS-ready AutoCAD (DXF) format plans, to the satisfaction of the Responsible Authority.

All to the satisfaction of the Responsible Authority.

Drainage

The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.

Drainage & Vehicular Access

Prior to the commencement of works /prior to the use, the developer must:

- a) Construct the site stormwater system including a connection for the development into outfall drain in Forest Road North, or other nominated point/s as approved by the

Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.

- b) Construct vehicular crossings in accordance with the IDM SD 255 requirements and standards of the City of Greater Geelong.
- c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

All to the satisfaction of the Responsible Authority.

Note:

1. *Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.*
2. *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
3. *A Vehicle Crossing Permit must be obtained prior to commencement of works.*

Car Parking

Prior to the use, the developer must construct the car park including accessways, surface with an all-weather sealed coat and linemark the car and accessways in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

Common Property – PRIOR TO OCCUPATION

Prior to the use the access road within the development shall be constructed and drained to the satisfaction of the Responsible Authority.

Stormwater Management

The site stormwater system must be designed and installed such that the site stormwater discharge is not increased by the proposed development. An appropriate on-site detention system designed in accordance with the Infrastructure Design Manual may be required;

Pump System

Unless otherwise approved by the Responsible Authority and prior to the Commencement of the Development, the land owner must enter an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. All costs associated with setting up the agreement must be borne by the land owner. The agreement is to be registered on title and run with the land, and is to provide to the satisfaction of the Responsible Authority:

- a) All storm water runoff is to be collected on site and discharged to the legal point of discharge using a pump system or as otherwise nominated by the responsible

authority. The pump system is to be designed and constructed in accordance with Australian Standard 3500 Part 3.2 Section 9

- b) In the event of any operational difficulties with the pump system, it is the Responsibility of the land owner to rectify these difficulties;
- c) Any pump system is to be replaced by gravity discharge if and when available, and if directed by the Responsible Authority, at the land owner's full cost.
- d) Provision is made (if appropriate) in any subdivision for Body Corporate drainage works, and access to those drainage works to be on common property or within an easement in favour of the Body Corporate

Note: Where the legal point of discharge is kerb and channel, discharge velocity at the kerb must be no greater than 1.5 m/s with a maximum discharge flow rate of 10 l/s and the outlet directed at an angle of 45° to the direction of flow in the kerb and channel.

DRAINAGE NOTES

Flooding

As the site is subject to flooding, the applicant is advised that any new habitable floors must be set above the applicable site flood level as determined by the Building Surveyor.

Flooding – Overland Flow Paths

The Applicant is also advised to seek comment from the building surveyor on the requirement, if any, for overland flow paths to be provided on the site to convey major flows through the site in accordance with Clause 5.4.2 of AS/NZS 3500.3

Non-Standard Conditions

Site Stormwater Management Strategy

Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works or submission of any Functional layout plan, a Site Stormwater Management Strategy (SSMS) for the overall development must be submitted the Responsible Authority. The Site Stormwater Management Strategy must contain (but not be limited to) the following:

1. Demonstrate how runoff from the development will be achieving objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
2. Provide details of the Water Sensitive Urban Design (WSUD) treatment in accordance with the City's standards
 1. Infrastructure Design Manual (Local Government Infrastructure Design Association)
 2. Design Note 2: Stormwater Detention Storage Design (City of Greater Geelong)

3. Design Note 3: MUSIC - Modelling Approach and Parameters for use within the City of Greater Geelong (City of Greater Geelong)

3. Details of the management of internal and external flows during and after the construction period.
4. Details of how floodwaters will be conveyed with no adverse downstream impact;
5. Mapping of the catchment area and stormwater infrastructure to the downstream stormwater system.
6. That site stormwater runoff is to be limited to equivalent pre-developed levels for rainfall events up to and including the critical 1% AEP event or capacity of the downstream drainage network
7. Include Maintenance regime of assets and handover maintenance (i.e. resetting materials to design levels and replanting) at final Stage practical completion
8. Safety analysis of design including; public safety, maintenance and inspection procedures

Road and Drainage Construction Plans

Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works for the development, Engineer designed roadworks and drainage construction plans must be submitted to and Endorsed by the Responsible Authority. The plans are to be in accordance with the design standards of the City of Greater Geelong and the Infrastructure Design Manual, with no adverse external impacts, to achieve an acceptable standard of aesthetics (including landscaping) which can be maintained in perpetuity, to the satisfaction of the Responsible Authority.

Site runoff must be limited to equivalent pre-developed levels for rainfall events up to and including the critical 100yr ARI event in accordance with the Site Stormwater Management Strategy, all to the satisfaction of the Responsible Authority.

Outfall drainage

Prior to the use, outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority, all to the satisfaction of the Responsible Authority.

Environmental Construction Management Plan (ECMP)

Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works for of the development, an Environmental Construction Management Plan (ECMP) shall be submitted to and Endorsed by the Responsible Authority. When Endorsed, all conditions on the ECMP will form part of the permit. The plan must address, but not be limited to, the following:

- a. Hours of works, demolition or construction;
- b. Methods to contain dirt and mud within the site, and the method and frequency of clean up procedures;
- c. On site facilities for vehicle washing;

- d. Methods used with regards to Dust suppression which may include but not limited to the following:
 - i. Water truck to be retained on site at all times;
 - ii. Soil stockpiles to be retained on site must be seeded or provide a treatment to provide a crusted surface;
 - iii. Cease all works on site during high wind incidences;
 - iv. Vehicle/truck movements to be limited to a reduced speed to prevent dust emissions;
 - v. Dust suppression measures including fencing in locations to existing dwelling;
- e. The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways, etc.);
- f. Delivery and unloading points and expected frequency;
- g. A liaison personnel for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
- h. The movement of construction vehicles to and from the site must be regulated to ensure that no traffic hazards are created in and around the site;
- i. Parking facilities for construction workers;
- j. Measures to minimise the impact of construction vehicles arriving at / departing from the land;
- k. An outline of requests to occupy public footpaths or roads, and anticipated disruptions to local services;
- l. The processes to be adopted for the separation, re-use and recycling of demolition materials;
- m. The measures for prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means;
- n. Any other measures that are consistent with the following Environmental Protection Authority publications: 'Environmental Management Guidelines for Major Construction Sites', 'Construction Techniques for Sediment and Pollution Control' and 'Doing it Right on Subdivisions';
- o. Handling, tracking and testing of all imported fill;
- p. Measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period; and;
- q. Methodology detailing how service vehicles (ie; Council Garbage Trucks) will be catered for during all stages of construction, including the removal of temporary turn around areas; and;
- r. Any other condition as required by the Responsible Authority that addresses any other issues i.e. location of earth mound / soil stockpiles, rumble grids, construction of and materials used for all whether access roads up to 30 meters on entry and exit to the site entry.

Once the Environmental Construction Management Plan (ECMP) has been endorsed by the Responsible Authority under this permit it must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

	<p>Engineering Fees and Bonds</p> <p>The design and construction of stormwater drainage connections and any new Council infrastructure needs to be approved and supervised by the Responsible Authority. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of use the Development, a fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works is to be paid to Council and will be returned after successful completion of a one (1) year maintenance period, all to the satisfaction of the Responsible Authority.</p> <p><u>Non-Standard Conditions</u></p> <p>NOTE</p> <p>A pre-commencement meeting with Council's Civil Infrastructure department is required to be undertaken prior to works starting. To organise this meeting please contact 5272 4426.</p>
<p>Officer Comment:</p> <p>Civil Infrastructure do not support the application as there are still unknowns in the drainage outcomes. However, should a permit be issued, the above conditions must be included on the permit.</p> <p>There is a risk that delaying stormwater management approvals to post permit there could be impacts to Serendip Sanctuary that are unknown at this stage.</p>	

Department:	Environment
First Response – July 2024	<p>Request for Further Information</p> <p>The Vegetation Assessment prepared by Mark Trengove Ecological Services (MTES) identified that native vegetation is present on the site. The MTES report notes that the vegetation does not form a patch or is considered a scattered tree under the Native Vegetation Removal regulations. This would still require a permit for removal under Clause 52.17.</p> <p>The subject land has been assessed as part of a previous application onsite, this Biodiversity assessment included site visits 7 months prior to the date of the MTES visit and documented native patch forming vegetation on the site, including in areas where the proposed works would occur for this current application. Whilst the removal of the native patch vegetation was captured under a previous permit, the assessment only considered the footprint of the proposal at the time, along the southern end of the property.</p> <p>With native patch vegetation recently found on site and directly adjacent to the proposed area of works this raises concerns that the current vegetation assessment is not adequate and has not captured the full extent of native vegetation that might be impacted by the proposal. This could result from the timing of the MTES assessment being unsuitable for assessing a grassland EVC. I recommend that the land should be</p>

	<p>reassessed at a time suitable to be undertaking assessment of native grasslands and the conclusions of the current report updated following this assessment.</p> <p>The native vegetation assessment should capture all proposed native vegetation on site, be in accordance with the decision guidelines in the Native Vegetation Assessors Handbook and include details of other native vegetation approved to be removed, or that was removed without the required approvals on the same property in the five year period before the application for a permit is lodge (refer to Table 1 in Assessor's handbook – Applications to remove, destroy or lop native vegetation for more detail: Native vegetation removal regulations (environment.vic.gov.au)https://www.environment.vic.gov.au/ data/assets/pdf file/0022/91255/Assessors-handbook-Applications-to-remove,-lop-or-destroy-native-vegetation-V1.1-October-2018.pdf).</p> <p>The MTES report identified the presence of Serrated Tussock, which is a Weed of National Significance and is required to be appropriately controlled under the <i>Catchment and Land Protection Act 1987</i>. The Farm Management Plan should be updated to include the management of this weed. More information on Weeds of National Significance and land owner responsibilities can be found here: https://agriculture.vic.gov.au/biosecurity/protecting-victoria/legislation-policy-and-permits/invasive-species-laws-and-the-catchment-and-land-protection-act-1994</p> <p>I note the Engineering Units response raises concerns about the proposed storm water management strategy and the discharge into the Forest Road North road reserve. I share the Engineering Units concerns and request that the proposed storm water strategy is designed to ensure there are no detrimental impacts to adjoining land owners or Serendip Sanctuary.</p>
<p>Response – September 2025</p>	<p>Request for Further Information</p> <p>Our previous referral response has not been addressed. It's noted that the Planning Report has included a brief summary from the Vegetation Assessment prepared by Mark Trengrove however has not addressed the questions raised in our previous response on the validity of the Vegetation Assessment.</p> <p>The updated Storm Water Management Plan has also not been updated to sufficiently address the Environment Unit concerns about directing flows towards Serendip Sanctuary and still mentions discharge into Forest Road. The Environment Unit will not be supportive of directing flows into the Sanctuary. It should be noted that if regrading of the existing swale along the northern side of Plains Road is required for the proposed works a separate permit</p> <p>Application will likely be required to remove native vegetation along the roadside. Council has mapped Biosites (Low-fall Plains Grassland EVC 132_63, Endangered) along that road, so it is likely to support native vegetation. Again, the Environment Unit will not be is unlikely to support a regrade of the existing swale to support the proposed development.</p> <p>Below is a summary of our previous response for reference which has not yet been addressed.</p> <p><i>The subject land has been assessed as part of a previous application onsite, this Biodiversity assessment included site visits 7 months prior to the date of the Vegetation Assessment prepared by Mark Trengrove</i></p>

	<p><i>Ecological Services (MTES) visit and documented native patch forming vegetation on the site, including in areas where the proposed works would occur for this current application. Whilst the removal of the native patch vegetation was captured under a previous permit, the assessment only considered the footprint of the proposal at the time, along the southern end of the property.</i></p> <p><i>With native patch vegetation recently found on site and directly adjacent to the proposed area of works this raises concerns that the current vegetation assessment is not adequate and has not captured the full extent of native vegetation that might be impacted by the proposal. This could result from the timing of the MTES assessment being unsuitable for assessing a grassland EVC. The land should be reassessed at a time suitable to be undertaking assessment of native grasslands and the conclusions of the current report updated following this assessment.</i></p> <p><i>The native vegetation assessment must capture all proposed native vegetation removal on site, be in accordance with the decision guidelines in the Native Vegetation Assessors Handbook and include details of other native vegetation approved to be removed, or that was removed without the required approvals on the same property in the five year period before the application for a permit is lodge (refer to Table 1 in Assessor's handbook – Applications to remove, destroy or lop native vegetation for more detail: Native vegetation removal regulations (environment.vic.gov.au)).</i></p> <p><i>The MTES report identified the presence of Serrated Tussock, which is a Weed of National Significance and is required to be appropriately controlled under the Catchment and Land Protection Act 1987. The Farm Management Plan should be updated to include the management of this weed. More information on Weeds of National Significance and land owner responsibilities can be found here: https://agriculture.vic.gov.au/biosecurity/protecting-victoria/legislation-policy-and-permits/invasive-species-laws-and-the-catchment-and-land-protection-act-1994</i></p> <p><i>The Engineering Units response raises concerns about the proposed storm water management strategy and the discharge into the Forest Road North road reserve. We share the Engineering Units concerns and request that the proposed storm water strategy is designed to ensure there are no detrimental impacts to adjoining land owners or Serendip Sanctuary.</i></p>
<p>Response – December 2024</p>	<p>The Environment Unit appreciates the additional information regarding native vegetation, however, do not believe that enough effort has been made to ensure the patches of native vegetation will be retained. The Plan currently has development directly adjacent to the retained patch 1 and given grasslands are sensitive to disturbance it is very unlikely that the area will not be impacted by the surrounding works. The proponent will need to sufficiently demonstrate avoidance with a 10m buffer and some form of physical barrier to avoid encroachment of weedy grasses (for example a gravel path). A cut/fill plan is also being requested to demonstrate that there will be no impacts to the grass during construction.</p> <p>If the patch cannot be adequately avoided the proponent will need to address all requirements under the State's Clause 52.17 Native Vegetation policy- <i>Guidelines for the Removal, Destruction or Lopping of Native Vegetation</i> (DELWP 2017) including the requirement to demonstrate the avoidance and minimisation of native vegetation removal.</p> <p>There is also some confusing wording in the updated Ecological Assessment which suggests an FFG Act listed community, Western (Basalt) Plains Grassland Community) was recorded within the Study Area. It mentions the community was degraded but implies it was still present. Shortly after the proponent implies the vegetation was not of sufficient quality or quantity to meet the threshold for the FFG Act listed community. Can the proponent please clarify if the FFG Act listed community was present or not? If present the</p>

Environment Unit are unlikely to be supportive of its removal as Council has an obligation or duty to consider potential biodiversity impacts under the FFG Act.

Native vegetation has also been mapped within the road reserve of Plains Road and shows the proposed Plains Road drainage easement going right over the top of the mapped native vegetation. It is unclear how they are going to be able to avoid that vegetation when the proposed formalisation of this drain occurs.

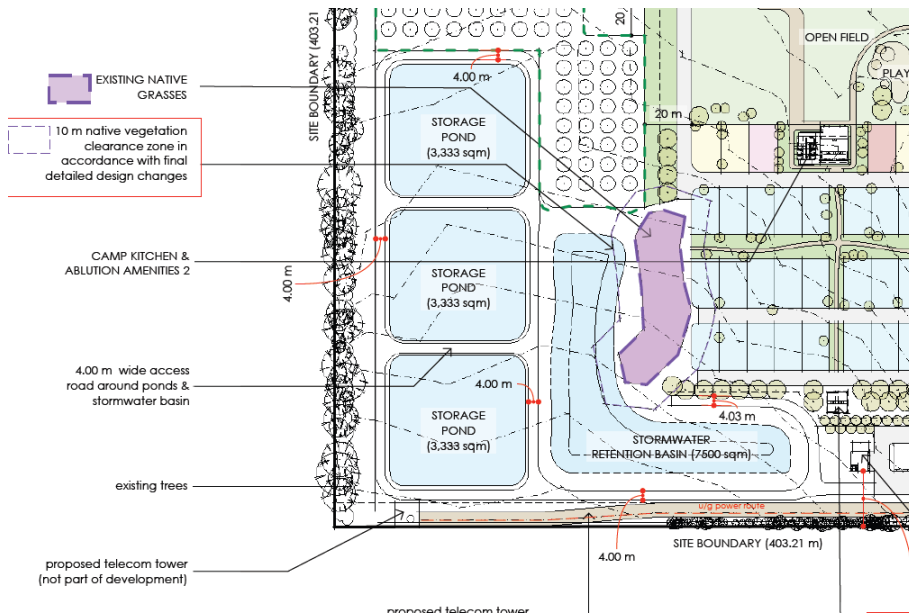
The Environment Unit is also not comfortable with the assumptions made that the vegetation along the drainage line and within Serendip Sanctuary will benefit from the additional water that is proposed to be directed along Plains Road and into the Sanctuary. Changes to hydrology may lead to indirect impacts that destroy native vegetation and wetlands and is a matter that must be considered when assessing assumed losses, as per the Assessor’s Handbook for the removal of Native Vegetation.

As mentioned previously the Environment Unit will not be supportive of directing flows into the Sanctuary unless evidence can be provided that the environment will actually benefit from the additional water. The Environment Unit is also unlikely to support the removal of native vegetation along the roadside to support the proposed development. Within what is currently proposed, although they have said there will be no impacts, it seems very unlikely that there will be no impacts.

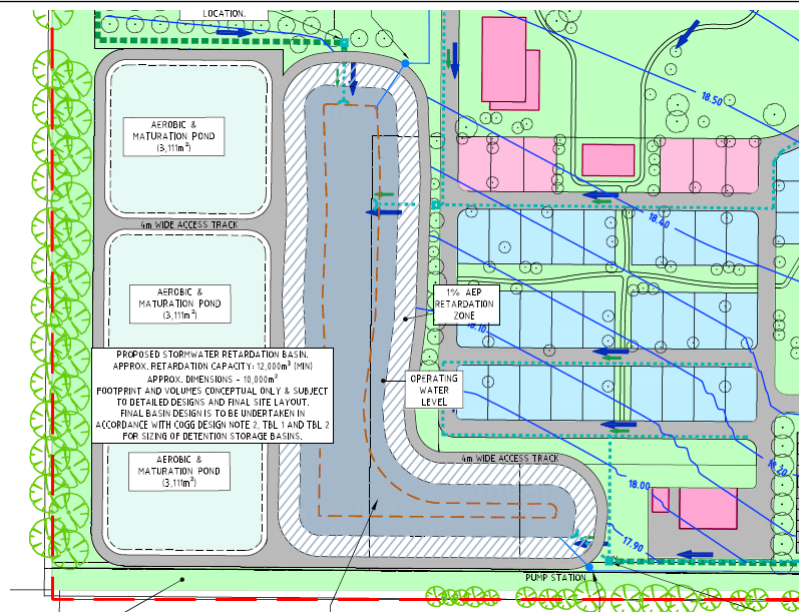
Response – August 2025

Not Supportive

Similar to the previous response it is not clear how the native vegetation will be retained. The Plan still shows development directly adjacent to the retained Patch 1. Grasslands are sensitive to disturbance, and it is very unlikely that the area will not be impacted by the surrounding works. The Plan shows a 10m clearance zone but still has development within the buffer.



In the SWMP the “retained” vegetation is not displayed at all (see below). The Response Letter states that the retention of the grassland is subject to final detailed drainage design for the stormwater basin. The proponent has mentioned many ways in which the native vegetation patch could be retained within the subject site but then does not display any of these suggestions in the proposed plan. It is also unclear how the roadside vegetation will be retained if minor profiling of the drains and upgrades to driveway culverts are to occur.



In addition, the environment unit does not support overland flows across native vegetation. Untreated stormwater elevates nutrient levels, favouring weed growth, and increasing contaminant loads including heavy metals, which can negatively impact flora and fauna. No native vegetation to be retained is to be impacted by overland flows or for the creation of swales or any other drainage infrastructure

The proponent has not adequately demonstrated avoidance and minimisation of native vegetation which is a requirement under the State’s Clause 52.17 Native Vegetation policy- *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017). Therefore, the Environment Unit cannot support this application as it will likely lead to unauthorised native vegetation removal.

The Environment Unit do not support the response to “the flow rate/velocity and potential for erosion of the waterway, and mitigation measures” within the Letter Response. Which outlines that level of information will be provided during the detailed drainage plans. All impacts to native vegetation need to be considered before a permit is issued to be able to calculate appropriate offsets and provide conditions. It is also an application requirement to assess assumed/consequential losses, as per the *Assessor’s handbook Applications to remove, destroy or lop native vegetation* (DEECA 2025).

As mentioned previously the Environment Unit will not be supportive of directing flows into the Sanctuary unless evidence can be provided that the environment will actually benefit from the additional water. The Environment Unit is also unlikely to support the removal of native vegetation along the roadside to support the proposed development. Within what is currently proposed, although they have said there will be no impacts, it seems very unlikely that there will be no impacts.

If a permit is issued the following conditions should be included into the permit to ensure protection of native vegetation and ecological assets within the road reserve and Serendip Reserve

Final Response – September 2025:

Final Position: Not Supportive.
Conditions Provided.
 The Environment Unit remain unsupportive of this application due to lack of certainty that native vegetation will actually be retained, for further details see previous response (PW24-93221). Draft conditions were also provided in the previous response. These conditions are suggested for inclusion within any permit issued.

Conditions	Amended Plans
	<p>Prior to works commencing, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the with the plans submitted with the application (Updated Development Plans- 325 Forest Road North, Lara, The Planning Professionals July 2025 & Storm Water Management Plan Proposed Caravan Park 325 Forest Road North, Lara, Heil Engineering Consultants July 2025) but be modified to show;</p> <ol style="list-style-type: none"> 1. A 10m buffer (i.e. an area free from any construction works or proposed development) around Patch 1 identified <i>325 Forest Road North Lara Vegetation Assessment</i> (Mark Trengove July 2025). The 10m buffer must be bordered by some form of a physical barrier to avoid encroachment of weedy grasses (for example a gravel path). 2. Inclusion of a cut/fill plan which demonstrates that there will be no impacts to the grassland patch (Patch 1) during construction. 3. Inclusion of Hydraulic modelling which assesses the changes to flow rate/velocity and potential erosion impacts on downstream waterways and drains. Mitigation measures to avoid erosion must be included. <p>Vegetation Protection</p> <p>The native vegetation to be retained onsite and offsite (along Plains Road during any reconstruction of drains or culverts) shall be protected by fencing in accordance with AS4970-2009 Protection of Trees on Development Sites or other suitable fencing approved by the Responsible Authority. The Vegetation Protection Fencing must have signs attached around the fencing which clearly states –VEGETATION PROTECTION ZONE - No Access Permitted. An inspection by the City's Environment Unit is required once the Vegetation Protection Fencing has been erected. Please contact the City's Environment Unit on 5272 5272 to arrange this inspection.</p> <p>Except with the written consent of the Responsible Authority, the following is not permitted to occur within the Tree or Vegetation Protection Zone:</p> <ol style="list-style-type: none"> a) vehicular or public pedestrian access. b) trenching or soil excavation. c) storage or dumping of tools, equipment, soil, stone or waste. d) construction of entry and exit pits for underground services. e) temporary or permanent installation of signs and utilities. f) any other actions or activities that may result in adverse impacts to retained native vegetation. <p>All work within the Notional Root Zone (NRZ) of any tree to be retained above or below ground must be supervised by a suitably qualified level 5 arborist to ensure that the works are done in a manner which protects and minimises damage to those trees to the satisfaction of the Responsible Authority.</p> <p>Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.</p> <p>Construction Environmental Management Plan</p> <p>Prior to works commencing a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Responsible Authority. When approved this Construction Environmental Management Plan will form part of this permit. This plan must incorporate, but is not limited to, the following information:</p>

	<ul style="list-style-type: none"> a) The control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. b) The measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. c) The CEMP must be prepared in accordance with the <i>EPA – Civil Construction, building and demolition guide Publication 1834.1, September 2023</i>. d) Measures to protect native vegetation and/or trees to be retained, including a 10m buffer around native vegetation onsite; e) Plant and vehicle hygiene measures; f) Intended access for construction vehicles; g) Dust suppression measures; h) Stockpile locations and laydown areas; i) Parking locations for machinery and construction personnel. <p>All development and works must be carried out in accordance with the approved Construction Management Plan, to the satisfaction of the Responsible Authority. Any non-compliance identified by the Responsible Authority must be rectified immediately and at no cost to Council.</p>
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Officer Comment:

Environment, like Civil Infrastructure do not support the application. There are still unknowns to what extent the native vegetation will be retained and the plans still show development directly adjacent to a patch of native vegetation. A 10m development buffer zone has been shown, but there is still development occurring inside the buffer area.

The stormwater management plan (SWMP) does not show any retained vegetation, so there are concerns that it will not be retained. The SWMP is still subject to detail design so the impact to vegetation is unknown. It is also unclear how the roadside vegetation will be retained if minor profiling of the drains and upgrades to driveway culverts are to occur.

Environment's concerns are reiterated about not supporting overland flows across native vegetation. Untreated stormwater can negatively impact flora and fauna and any of these impacts are also not supported.

It is unclear if any vegetation removal will trigger a planning permit under Clause 52.17 and based on this it is hard to provide conditions around the appropriate offset requirements. If a permit is issued and native vegetation is required to be removed, this has not been assessed under this application and additional permission is required.

As mentioned in other referral responses, Officers share the concerns of the Environment Department about the increase in additional water to Serendip Sanctuary. There has been no supporting evidence that the ecology would benefit from additional water.

If a permit is issued the recommended conditions must be included to ensure protection of native vegetation and ecological assets within the road reserve and Serendip Reserve.

Department:	ESD Response
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<p>First Response – April 2024</p>	<p>No ESD report has been submitted.</p> <ul style="list-style-type: none"> 53 new dwellings proposed (1 managers residence and 52 new cabins). The proposed floor area of non-residential buildings exceeds 300m² (reception building, camp kitchens, ablution blocks, staff break room and bin storage shed). <p>15.01-2L of the Greater Geelong Planning Scheme requires an ESD assessment to be completed for a residential development with 10 or more dwellings or a non-residential development with a gross floor area of 300m² or greater.</p> <p>A Sustainability Management Plan (SMP) is to be prepared for the proposed development. Council recommends using the Built Environment Sustainability Scorecard (BESS) to demonstrate ESD compliance. Non-relevant credits may be scoped out of the BESS assessment. Any credit claimed within the ESD report is to be represented in the architectural drawings. The Storm Water Management Plan is to be updated to include a STORM or MUSIC assessment demonstrating the new works satisfies the Urban Stormwater Best Practice Environmental Management Guidelines.</p>																																																																																
<p>Response – July 2024</p>	<p><u>ESD Response</u></p> <p>a. Assessment setup: The BESS project is setup with the cabins categorised as public buildings. If the cabins are to be delivered as permanent buildings that do not meet the Unregistered Moveable Dwellings (UMDs) criteria, they must be assessed as dwellings and meet the associated NatHERS, stormwater, water, etc. requirements. If the cabins are to be delivered as UMDs they are not considered building works as a part of this permit application and should be removed from the ESD assessment.</p> <div style="text-align: center; margin: 10px 0;"> <p>Dwellings & Non Res Spaces</p> <hr/> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.9em;"> <thead> <tr> <th colspan="5" style="text-align: left; padding: 2px;">Dwellings</th> </tr> <tr> <th style="text-align: left; padding: 2px;">Name</th> <th style="text-align: center; padding: 2px;">Quantity</th> <th style="text-align: center; padding: 2px;">Area</th> <th style="text-align: left; padding: 2px;">Building</th> <th style="text-align: center; padding: 2px;">% of total area</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="padding: 2px;">Detached dwelling</td> </tr> <tr> <td style="padding: 2px;">Managers Residency</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">134 m²</td> <td style="padding: 2px;">Managers Residency</td> <td style="text-align: center; padding: 2px;">3%</td> </tr> <tr> <td style="padding: 2px;">Total</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">134 m²</td> <td style="padding: 2px;">3%</td> <td></td> </tr> <tr> <td colspan="5" style="padding: 2px;">Non-Res Spaces</td> </tr> <tr> <th style="text-align: left; padding: 2px;">Name</th> <th style="text-align: center; padding: 2px;">Quantity</th> <th style="text-align: center; padding: 2px;">Area</th> <th style="text-align: left; padding: 2px;">Building</th> <th style="text-align: center; padding: 2px;">% of total area</th> </tr> <tr> <td colspan="5" style="padding: 2px;">Shop</td> </tr> <tr> <td style="padding: 2px;">Reception/Shop</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">177 m²</td> <td style="padding: 2px;">Reception Shop</td> <td style="text-align: center; padding: 2px;">4%</td> </tr> <tr> <td style="padding: 2px;">Total</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">177 m²</td> <td style="padding: 2px;">4%</td> <td></td> </tr> <tr> <td colspan="5" style="padding: 2px;">Public building</td> </tr> <tr> <td style="padding: 2px;">Cabins</td> <td style="text-align: center; padding: 2px;">56</td> <td style="text-align: center; padding: 2px;">65.0 m²</td> <td style="padding: 2px;">Cabins</td> <td style="text-align: center; padding: 2px;">82%</td> </tr> <tr> <td style="padding: 2px;">Total</td> <td style="text-align: center; padding: 2px;">56</td> <td style="text-align: center; padding: 2px;">3,640 m²</td> <td style="padding: 2px;">82%</td> <td></td> </tr> <tr> <td colspan="5" style="padding: 2px;">Unconditioned Warehouse/factory</td> </tr> <tr> <td style="padding: 2px;">Staff/visitor Amenities</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">434 m²</td> <td style="padding: 2px;">Staff/visitor Amenities</td> <td style="text-align: center; padding: 2px;">9%</td> </tr> <tr> <td style="padding: 2px;">Total</td> <td style="text-align: center; padding: 2px;">1</td> <td style="text-align: center; padding: 2px;">434 m²</td> <td style="padding: 2px;">9%</td> <td></td> </tr> </tbody> </table> </div> <div style="text-align: center; margin: 10px 0;"> <p><i>Excerpt from the submitted BESS report.</i></p> </div> <p>b. Building Users Guide: The Applicant should provide the preliminary information they intend to include within the Building User guide to support targeting BESS management credit 4.1. The completed guide should be provided prior to occupation.</p>	Dwellings					Name	Quantity	Area	Building	% of total area	Detached dwelling					Managers Residency	1	134 m ²	Managers Residency	3%	Total	1	134 m²	3%		Non-Res Spaces					Name	Quantity	Area	Building	% of total area	Shop					Reception/Shop	1	177 m ²	Reception Shop	4%	Total	1	177 m²	4%		Public building					Cabins	56	65.0 m ²	Cabins	82%	Total	56	3,640 m²	82%		Unconditioned Warehouse/factory					Staff/visitor Amenities	1	434 m ²	Staff/visitor Amenities	9%	Total	1	434 m²	9%	
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4.1 Building Users Guide		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

Excerpt from the submitted BESS report.

- c. **Water fixtures, fittings, and connections:** The BESS report specifies high performance water efficient fixtures which is encouraged. However, some of these fixtures may not be available, particular attention should be given to the dishwasher, it is likely future occupiers will use their own dishwasher and therefore the developer has no influence on the water efficiency of the appliances in use. In this case 'default or unrated' should be selected from the drop-down list. All WELS ratings targeted in the BESS report should be reference on the development plans.

Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 6 Star WELS rating
Bathroom Taps: All	>= 6 Star WELS rating
Dishwashers:	
Managers Residency	>= 5 Star WELS rating
Reception/Shop Cabins	Scope out
Staff/visitor Amenities	
WC: All	>= 4 Star WELS rating

Excerpt from the submitted BESS report.

- d. **Rainwater tanks:** Multiple rainwater tanks are specified for the BESS and stormwater assessments; the rainwater tanks are to be included in the development plans with their capacity and connections noted on the drawings. The tank volumes are to be consistent between the plans, BESS assessment and the stormwater assessment. Note for cabin tank/toilet connection.

Tank Size:	
Staff/Visitor Amenities	19,000 Litres
Managers Residence	2,000 Litres
Reception Shop	2,500 Litres

Excerpt from the submitted BESS report.

- e. **Water efficient landscaping:** Information regarding xeriscaping and/or the use of drought tolerant species should be added to the landscape and/or architectural plans to support targeting BESS water credit 3.1.

3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	

Excerpt from the submitted BESS report.

- f. **External lighting:** All external lighting should be controlled by motion detectors. A note should be added to the plans.

3.3 External Lighting		100%
Score Contribution	This credit contributes 0.1% towards the category score.	
Criteria	Is the external lighting controlled by a motion detector?	
Question	Criteria Achieved ?	
Detached dwelling	Yes	

Excerpt from the submitted BESS report.

- g. **Internal lighting:** To support targeting BESS energy credits 3.5 & 3.7 the development plans should include a written description of the average lighting power density and specify the lighting type(s) that will be used.

3.5 Internal Lighting - Houses and Townhouses		100%
Score Contribution	This credit contributes 0.1% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Detached dwelling	Yes	

3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 8.4% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved ?	
Shop	Yes	
Public building	Yes	
Unconditioned Warehouse/factory	Yes	

Excerpt from the submitted BESS report.

- h. **Ceiling fans:** The BESS assessment claims that ceiling fans are to be provided for 50% of regular use cabin areas, this initiative is to be represented in the drawings.

3.5 Thermal Comfort - Ceiling Fans - Non-Residential		42%
Score Contribution	This credit contributes 5.8% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Shop	0 %	
Public building	50 %	
Unconditioned Warehouse/factory	-	

Excerpt from the submitted BESS report.

- i. **Visitor bike parking:** The BESS assessment claims that 10 visitor bike parks are to be provided, at least 10 visitor bike parks are to be included in the drawings to support targeting BESS Transport credit 1.5.

1.5 Bicycle Parking - Non-Residential Visitor		85%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Shop	No	
Public building	Yes	
Unconditioned Warehouse/factory	-	
Question	Bicycle Spaces Provided ?	
Shop	-	
Public building	10	
Unconditioned Warehouse/factory	-	

Excerpt from the submitted BESS report.

- j. **Electric Vehicle Infrastructure:** The EV charging facilities will need to be designed and annotated on the plan. For information only - EV charging stations need to comply with the local fire safety regulations.

2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 22.1% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	

Excerpt from the submitted BESS report.

- k. **Food and garden waste:** Additional evidence is required. Site plans indicating an area dedicated to on-site management of food and garden waste. Details of the organic waste system and who will be responsible for its implementation and management are to be provided. Otherwise, the credit is to be unclaimed within BESS.

2.1 - Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

Excerpt from the submitted BESS report.

- l. **Convenience of recycling:** Additional evidence is required. Linking information for operational waste from a waste management plan/equivalent needs to be provided in the ESD report to detail that disposal of all waste streams are equally convenient.

2.1 - Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

Excerpt from the submitted BESS report.

Final Response -

Final Position: Supportive, subject to conditions.

September 2024:	<p>Conditions provided.</p> <p>Council's ESD Officer has reviewed the below documents in accordance with Council's ESD Local Planning Policy (15.01-2L), this development has <u>not met</u> all the ESD requirements.</p> <p>However, a permit can be issued with permit conditions. The summary of the conditions or concerns are as below:</p> <ol style="list-style-type: none"> 1. The WELS ratings of all fixtures, fittings and connections are to be annotated on the drawings in accordance with the submitted BESS report. 2. The development plans are to note all rainwater tank locations, capacities, and connections in accordance with the BESS and stormwater assessments. 3. The proposed raingarden locations, sizes and cross-sectional diagram are to be shown on the development and/ or landscape plans. The raingardens must be designed so that when overwhelmed, runoff will not impact adjoining structures or property. 4. The plans are to note that the manager's residence external lighting is to be controlled by motion detector. 5. EV charging facilities are to be designed on the plans in accordance with the BESS submission. <p>Documents reviewed:</p> <ul style="list-style-type: none"> • Issue 2 Sustainability Management Plan (SMP) report by EcoResults dated 29/08/2024, received by Council on 29/08/2024. • BESS report (Project No: 11F9E73A-R3, Version-BESS -8) dated 29/08/2024. • Version 6 Stormwater Management Plan by Heil Engineering Consultants dated 16/08/2024 received by council on 29/08/2024. <p><u>ESD Response</u></p> <p>Comment from the previous ESD referral dated 30/07/2024 are included below updated response is provided in green.</p> <ul style="list-style-type: none"> • Assessment setup: The BESS project is setup with the cabins categorised as public buildings. If the cabins are to be delivered as permanent buildings that do not meet the Unregistered Moveable Dwellings (UMDs) criteria, they must be assessed as dwellings and meet the associated NatHERS, stormwater, water, etc. requirements. If the cabins are to be delivered as UMDs they are not considered building works as a part of this permit application and should be removed from the ESD assessment. <p>Satisfied.</p> <ul style="list-style-type: none"> • Building Users Guide: The Applicant should provide the preliminary information they intend to include within the Building User guide to support targeting BESS management credit 4.1. The completed guide should be provided prior to occupation. <p>Partially Satisfied: BESS credit no longer targeted.</p>
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- **Water fixtures, fittings, and connections:** The BESS report specifies high performance water efficient fixtures which is encouraged. However, some of these fixtures may not be available, particular attention should be given to the dishwasher, it is likely future occupiers will use their own dishwasher and therefore the developer has no influence on the water efficiency of the appliances in use. In this case 'default or unrated' should be selected from the drop-down list. All WELS ratings targeted in the BESS report should be reference on the development plans.

Partially satisfied: Updated plans not provided.

- **Rainwater tanks:** Multiple rainwater tanks are specified for the BESS and stormwater assessments; the rainwater tanks are to be included in the development plans with their capacity and connections noted on the drawings. The tank volumes are to be consistent between the plans, BESS assessment and the stormwater assessment. Note for cabin tank/toilet connection.

Not satisfied: Updated plans not provided.

- **Water efficient landscaping:** Information regarding xeriscaping and/or the use of drought tolerant species should be added to the landscape and/or architectural plans to support targeting BESS water credit 3.1.

Not satisfied: Updated plans not provided.

- **External lighting:** All external lighting should be controlled by motion detectors. A note should be added to the plans.

Not satisfied: Updated plans not provided.

- **Internal lighting:** To support targeting BESS energy credits 3.5 & 3.7 the development plans should include a written description of the average lighting power density and specify the lighting type(s) that will be used.

Partially satisfied: Credit no longer targeted in the BESS assessment.

- **Ceiling fans:** The BESS assessment claims that ceiling fans are to be provided for 50% of regular use cabin areas, this initiative is to be represented in the drawings.

Partially satisfied: Cabins no longer included in BESS assessment.

- **Visitor bike parking:** The BESS assessment claims that 10 visitor bike parks are to be provided, at least 10 visitor bike parks are to be included in the drawings to support targeting BESS Transport credit 1.5.

Partially satisfied: Credit no longer targeted in the BESS assessment.

	<ul style="list-style-type: none"> • Electric Vehicle Infrastructure: The EV charging facilities will need to be designed and annotated on the plan. For information only - EV charging stations need to comply with the local fire safety regulations. Not satisfied: Updated plans not provided. • Food and garden waste: Additional evidence is required. Site plans indicating an area dedicated to on-site management of food and garden waste. Details of the organic waste system and who will be responsible for its implementation and management are to be provided. Otherwise, the credit is to be unclaimed within BESS. Partially satisfied: Credit no longer targeted in the BESS assessment. • Convenience of recycling: Additional evidence is required. Linking information for operational waste from a waste management plan/equivalent needs to be provided in the ESD report to detail that disposal of all waste streams are equally convenient. Partially satisfied: Credit no longer targeted in the BESS assessment. <p><i>While the ESD team do believe the cabins/ UMDs are essentially permanent dwellings and should be assessed as buildings. If they cannot be assessed as buildings or as a part of this permit, we are now comfortable recommending permit conditions.</i></p> <p><i>The ESD team have included a standard gas ban condition as the development targets electrification BESS credits. We have also included a standard SMP audit condition that we have been advised to provide for all SMP reports.</i></p>
<p>Conditions</p>	<ol style="list-style-type: none"> 1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans received 26/06/2024 but modified to show: <ol style="list-style-type: none"> a. Initiatives contained within the SMP report along with the proposed changes, including: <ol style="list-style-type: none"> i. The WELS ratings of all fixtures, fittings and connections are to be annotated on the drawings in accordance with the submitted BESS report. ii. The development plans are to note all rainwater tank locations, capacities, and connections in accordance with the BESS and stormwater assessments. iii. The proposed raingarden locations, sizes and cross-sectional diagram are to be shown on the development and/ or landscape plans. The raingardens must be designed so that when overwhelmed, runoff will not impact adjoining structures or property.

	<p>iv. The plans are to note that the manager’s residence external lighting is to be controlled by motion detector.</p> <p>v. EV charging facilities are to be designed on the plans in accordance with the BESS submission.</p> <p>The BESS report must achieve an overall score of 50% or higher and have a minimum ‘pass’ rates of 50% for the Energy, Water and IEQ categories and 100% for the Stormwater category.</p> <p>2. All works must be undertaken in accordance with the submitted Plan, SMP report and stormwater management plan to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.</p> <p>3. Unless otherwise approved by the Responsible Authority, any new building works allowed by this permit must not be connected to a reticulated gas service. This condition continues to have force and effect after the development authorised by this permit has been completed.</p> <p>4. Prior to the occupation of the development/dwellings or issue of a Statement of Compliance, whichever comes first, a report from the author of the Sustainable Design Assessment (SDA)/Sustainability Management Plan (SMP) approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the Sustainable Design Assessment (SDA)/Sustainability Management Plan (SMP) have been implemented in accordance with the approved Plan.</p>
Officer Comment:	<p>The comments have been noted, and it is understood the requirements from an ESD perspective are unclear with the term unregistered moveable dwellings and how they should be assessed through the BESS report. Whilst a higher ESD outcome would be the ultimate outcome, if a planning permit is issued, it is recommended the above conditions are included, to achieve the best possible outcome from an ESD perspective.</p>

Department:	Environmental Health
First Response – April 2024	<p>This application is for the development of land for a camping and caravan park,</p> <p>Environmental Health have noted at on page 7 of the LCA provided by Paul Williams & Associates PTY Ltd (report no. A230801) on February 2024 that the report has been prepared for an application for an E.P.A Licence and therefore the application will need to be referred to the E.P.A.</p> <p>Please ensure that this application is referred to building.</p>

<p>Final Response - July 2024</p>	<p>Final Position: Supportive, subject to conditions.</p> <p>Conditions provided.</p> <p>No change to the above response.</p>
<p>Conditions:</p>	<p><u>Noise Management</u></p> <p>The premises must reasonably comply with all noise legislation and regulations in force including EPA publication 1254.2 “Noise control guidelines”</p> <p>Comply with EPA publication 1834 “Civil construction, building and demolition guide”</p> <p><u>Audible Music or Announcements</u></p> <p>No amplified music, including live amplified music, must be played or piped to external areas without the further written consent of the Responsible Authority.</p> <p>No music or announcements may be audible outside the boundaries of the site to the satisfaction of the Responsible Authority.</p> <p><u>Waste Collection</u></p> <p>If waste collections are to occur one collection per week, they must only occur during these times:</p> <ul style="list-style-type: none"> ○ 6:30 am – 8 pm Monday to Saturday ○ 9 am – 8 pm Sunday and public holidays <p>If waste collections are to occur with two or more collections per week, they must only occur during these times:</p> <ul style="list-style-type: none"> ○ 7 am – 8 pm Monday to Saturday ○ 9 am – 8 pm Sunday and public holidays <p><u>Delivery Restrictions</u></p> <p>All deliveries to the property and truck movements offsite must be in adherence with the EPA Noise Control Guidelines (publication 1254.2) which are:</p> <ul style="list-style-type: none"> ○ 7am – 10pm Monday to Saturday ○ 9am – 10pm Sundays and public holidays. <p><u>Security Alarms</u></p> <p>All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a monitored security service.</p> <p><u>Plant and Equipment Insulation.</u></p> <p>All air-conditioning units are to be placed in an appropriate location or alternatively acoustically treated to reduce noise to a level satisfactory to the Responsible Authority.</p> <p><u>Dust Emissions</u></p> <p>Dust control measures to prevent emissions that may cause nuisance to adjoining properties must be implemented to the satisfaction of the Responsible Authority. Such as but not limited to:</p>

- Identifying potential sources of dust and airborne particulates and processes which may generate dust and airborne particulates; and implementing dust and airborne suppression measures, including (but not limited to) covering materials and/or applying a light water spray, applying sprays before or during turning, but also avoiding excessive water- logging of organic materials and runoff;
- cessation of some activities during windy days

Light Emissions

Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining properties

General Amenity

The amenity of the area must not be detrimentally affected by the use or development through the:

- Transport of materials, goods or commodities to or from the land;
- Appearance of any building, works or materials;
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- Presence of vermin;

to the satisfaction of the Responsible Authority.

Garbage Storage

Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded, drained and screened from public view to the satisfaction of the Responsible Authority.

Regular Waste Removal

All waste material must be regularly removed from the site to the satisfaction of the Responsible Authority.

Notes: Environmental Health has considered the information submitted with the application for a planning permit at the abovementioned property. Environmental Health has no objection to the granting of a planning permit providing the following notes are included within:

Food Registration

The proprietor of the proposed food business will be required to apply to the City of Greater Geelong Council's, Environmental Health Unit for registration of a food premises under the *Food Act 1984*. Recommend that contact is made prior to internal fit-out to be able to assist with compliance.

Mosquitos

	<p>The plans indicate a water retention basin/wetland which we would like to point out that could breed mosquitoes. We highly recommend any basins are designed in a way to discourage mosquito breeding by implementing such techniques are steep edges, water depth greater than 60cm and regular water movement. Long term success in preventing mosquito breeding at this early stage is vital. Good urban design principals on water management are critical to minimise any potential man-made mosquito breeding sites as there are natural breeding sites in the area.</p> <p><u>Noise</u></p> <p>Ensure compliance with any Commercial Noise regulations, Councils Local Laws and obtain permits where and when required</p> <p><u>Construction noise for residential and commercial construction</u></p> <p>Noise during construction is to be managed and not emit unreasonable noise at any time of the day under the Environment Protection Act 2017</p>
<p>Officer Comment:</p> <p>Relevant conditions would be recommended should a permit be issued. Any conditions that relate to Acts that are outside the Planning Scheme and the Planning and Environment Act will not be included, as they can be enforced through other avenues. The general amenity conditions and conditions relating to waste are acceptable.</p>	

Department:	Building Services
Response:	<p>Final Position: Supportive</p> <p>No conditions provided.</p> <p>The Building Department does not object to the proposal.</p> <p>The caravan park must be registered with Council prior to operation as caravan park.</p> <p>In accordance with the <i>Building Act 1993</i>, a building permit is required to be obtained and in force prior to the construction and/or installation of the following:</p> <ul style="list-style-type: none"> - Installation of required essential safety measures (e.g. fire hose reels, fire hydrants, etc...) - All buildings / structures including, but not limited to: <ul style="list-style-type: none"> o BBQ shelters; and, o Camp kitchens; and, o Sheds; and, o Toilet / shower blocks and amenity buildings; and, o Staff buildings (e.g. breakout area, reception, shops,); and,

	<ul style="list-style-type: none"> ○ Viewing tower; and, ○ Dwellings / cabins other than unregistrable moveable dwellings (UMD); and, ○ Adjacent structures to dwellings, cabins and UMDs (decks, carports, verandahs) <p>As per Section 517 of the <i>Residential Tenancies Act 1997</i>, A building permit is not required for the construction and installation of UMD in a caravan park. Instead, UMDs must be constructed in accordance with the <i>Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024</i>.</p>
Officer Comment:	
Comments have been noted. Additional approvals may be required.	

Department:	Local Laws
Response:	No response received. No conditions provided.
Officer Comment:	
Noted.	

Department:	Parks
First Response:	<p>Final Position: Supportive subject to conditions</p> <p>Conditions provided.</p> <p>Parks have reviewed the submitted information and have no objection to this proposal.</p> <p>Trees retained on site to be protected under a TPMP.</p>
Conditions	<p>Tree Protection Management Plan</p> <p>2. Prior to the commencement of the development, a Tree Protection Management Plan must be submitted to and approved by the Responsible Authority. The Tree Protection Management Plan must be prepared by a suitably qualified arborist and must include all:</p> <ul style="list-style-type: none"> a) council-owned trees b) privately owned trees and c) trees owned by other parties that are located within 4 metres of the property boundary. <p>3. Prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), a letter of engagement must be provided to us (as the Responsible Authority) from the Project Arborist selected to oversee all relevant tree protection works. In accordance with Australian Standard 4970-2009 <i>Protection of trees on developments sites</i> the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist).</p>

	<p>When approved the Tree Protection Management Plan and its recommendations will be endorsed and will then form part of the permit.</p> <p>The approved Tree Protection Management Plan must not be amended or altered without the consent of the Responsible Authority.</p> <p>Tree Protection Zones</p> <p>4. Prior to the works commencing (including any demolition works), Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of the Responsible Authority. All works within the nominated Tree Protection Zones must be:</p> <ul style="list-style-type: none"> a) carried out in accordance with Australian Standard 4373–2007 <i>Pruning of amenity trees</i> and Australian Standard 4970–2009 <i>Protection of trees on development sites</i> b) overseen by a suitably qualified, level-5 arborist c) carried out to the satisfaction of the Responsible Authority by suitably trained and qualified arboricultural staff. <p>Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Responsible Authority.</p> <p>5. Prior to occupation of the development/the issue of Statement of Compliance, a written statement from the Project Arborist must be submitted to the Responsible Authority that certifies that the following items have been addressed as part of the works:</p> <ul style="list-style-type: none"> a) Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works b) Attendance during Tree Protection Zone incursions c) Adherence to Australian Standard 4970–2009 <i>Protection of trees on development sites</i>
Officer Comment:	<p>Comments have been noted. Should a permit be issued, the above conditions would be recommended to be included.</p>

Department:	Tourism
Response:	<p>Final Position: Supportive</p> <p>No conditions provided.</p> <p>The Sustainable Tourism Destination 10 Year Master Plan prepared by Urbis for Tourism Greater Geelong and The Bellarine highlights an overall lack of accommodation in the region, outlining a demand increase of 2,065 beds between 2022 and 2032.</p>

	<p>The Plan also specifically mentions the lack of accommodation in the Avalon / You Yangs precinct as a challenge that limits the opportunity to turn the significant nature based visitation to nearby Parks Victoria assets into overnight stays.</p> <p>The proximity to Avalon Airport and other nearby tourism attractions is also seen as a great potential for markets, and accommodation development in the area would offer a service that's currently missing to those visitors already in the region.</p>
<p>Officer Comment:</p> <p>Comments have been noted and will be further explored through the response to the Planning Policy, in particular Clause 17.04-1L-02 Tourism in rural areas.</p>	

AMENDMENT OF THE PROPOSAL PRIOR TO PUBLIC NOTIFICATION:

The applicant made a request to amend the application pursuant to Section 50 of the Planning and Environment Act 1987 on 29 August 2024. Council accepted the amendment. The amendment made the following changes to the application:

- Include removal of native vegetation in the permission being sought.
- Updated Town Planning Report.
- Updated Stormwater Management Plan (SMP).
- Updated ESD Report.

PUBLIC NOTIFICATION:

The application is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act and pursuant to Section 52 of the Planning and Environment Act 1987 the following forms of advertising were undertaken:

- Notices were sent to owners and occupiers of adjoining land (including opposite)
- A2 sign(s) were placed on the land

12 Objections have been lodged with Council

15 Letters of support have been lodged with Council.

CONSULTATION:

A consultation meeting was not held due to the applicant providing a written response to be circulated to all objectors. As a result of this, no objections were withdrawn. Additional concerns were sent through by already registered objectors.

AMENDMENT OF THE APPLICATION FOLLOWING PUBLIC NOTIFICATION

The applicant made a request to amend the application following public notification pursuant to Section 57A of the Planning and Environment Act 1987 on **10 December 2024** Council has accepted the amendment. The amendment made the following changes to the application:

- Amended Development Plans to show additional native vegetation to be retained and change wastewater pond nomination.
- Amended Land Capability Assessment to alter the proposed on-site wastewater treatment facility.
- Amended Ecological Assessment to include additional information in relation to on-site native vegetation and environmental considerations for stormwater management.

It was not considered necessary to readvertise the proposal based on the amendment, as the amendment would not result in any additional material detriment compared with the advertised application, for the following reasons:

- The amendment was to update reports that were required for a decision to be made, there were not provided for the purpose of responding to any objections.

The applicant made a request to amend the application following public notification pursuant to Section 57A of the Planning and Environment Act 1987 on **6 August 2025**. Council has accepted the amendment. The amendment made the following changes to the application:

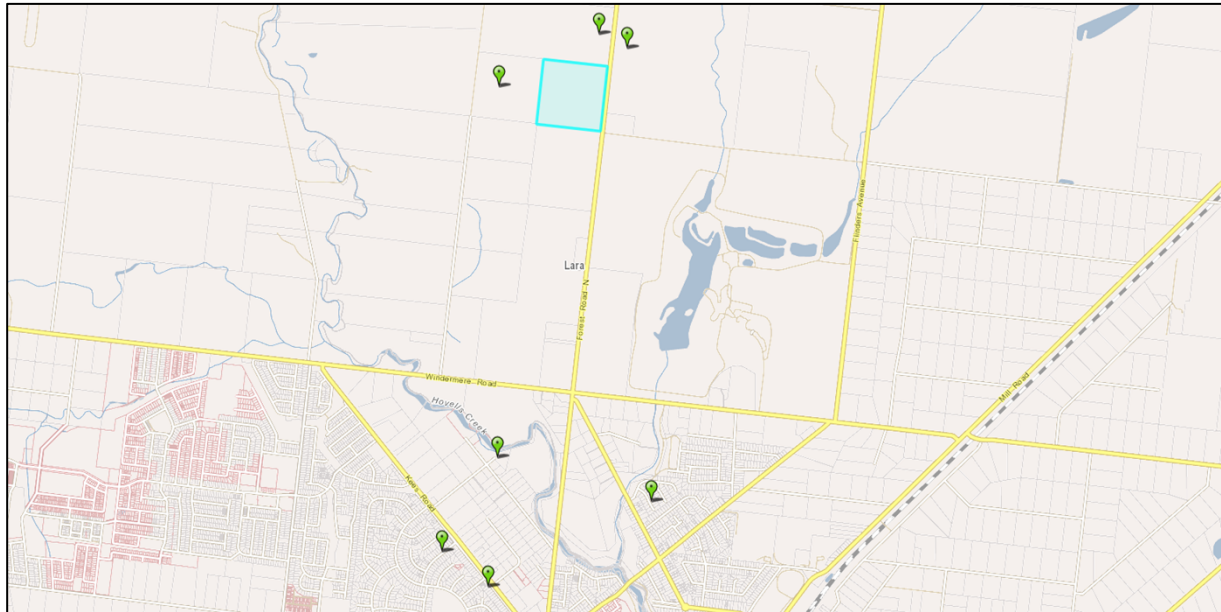
- Updated Architectural Drawings (depicting additional native vegetation buffer area).
- Updated Stormwater Management Plan (incorporating a peer review and additional advice).
- Updated Native Vegetation Assessment Report (incorporating additional information).

These are the plans currently under assessment.

It was not considered necessary to readvertise the proposal based on the amendment, as the amendment would not result in any additional material detriment compared with the advertised application, for the following reasons:

- The amendment was to update reports that were required for a decision to be made, there were not provided for the purpose of responding to any objections or change any of the use or development proposed.

OBJECTIONS:



Location of objections within the map area, two adjoining properties and across the road. Additional objections were received outside the area shown above.

A total of 12 objections were received and are summarised and commented on below:

1. Objection – Increase in traffic

Response

There will be an increase in traffic from the proposed development. It is estimated that 350 additional vehicles could be expected to use Forest Road North. The traffic report submitted with the application concluded that this number of movements could be absorbed into this road network.

2. Objection – Visual impact, environment impacts, impacts to the rural character

Response

As discussed in the policy section, there are concerns with the visual impact and the impact to the rural character, as this is the first urban development within a predominate rural area.

3. Objection – Concerns on site being used for long term accommodation or residential village

Response

The land use definition for camping and caravan park does not specify or restrict short or long term accommodation. Residential village is a separate land use term in the Planning Scheme and the applicant has not applied for this use. If a permit was to be issued, no permit would be granted to permit the use of the land for residential village. Residential village is not permissible within the Farming Zone.

4. Objection – Impacts to the sensitive area and local fauna and flora, including the You Yangs and Serendip Sanctuary, removal of native vegetation, habitat loss

Response

As discussed in the policy section, there are concerns with the visual impact and the impact to the rural character and offsite impacts to Serendip Sanctuary.

5. Objection – Existing water pressure issues which impact existing farms, potential impacts to existing farm operationsResponse

There are concerns that introducing a non-rural use into this area will adversely affecting the existing productive agricultural land and farms.

It is unreasonable that an urban use can impact on existing productive agricultural land when it can be located elsewhere in another zone. Agricultural uses have limited options to be located in other zones. Urban/ accommodation land uses must only be supported where they will not adversely affect adjoining agricultural land uses.

6. Objection – Property devaluationResponse

Under the provisions of the Planning and Environment Act 1987, property devaluation is not a relevant matter arising for consideration in determining material detriment.

As noted in *Frazer v Boroondara CC* [2000] VCAT 1341, 'the valuation of an individual property is a complex and dynamic matter. Valuations can be affected by a range of site specific and locality specific factors which requires a significant degree of experience and expertise to assess.'

7. Objection – Noise, dust, light and odour pollution, fire hazard, litter and pollutionResponse

These issues could be addressed through a management plan or a general amenity condition on a planning permit. The application was referred to CFA who did not object to the application. The application is also assessed against the Bushfire provisions of the Scheme and acceptably comply.

8. Objection – Potential contamination from the onsite effluent pondsResponse

The site would require approval from the EPA for the onsite waste water system. No conditional approval has been provided at this stage.

9. Objection – Incompatible land use and conflicting land uses

Response

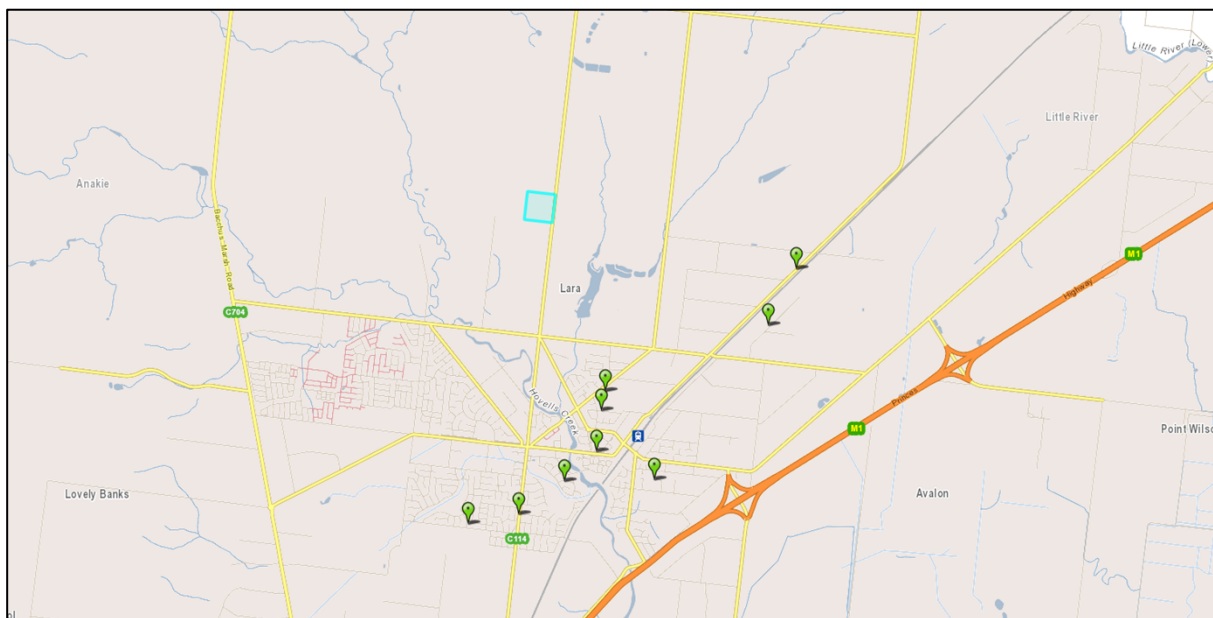
This is discussed further in the policy section and it is a concern. Policy aims to ensure that rural areas and productive agricultural land is protected from urban uses and large scale accommodation land uses. The site is surrounding by existing farms, and the site is used for agricultural purposes. The link between the accommodation uses and the agricultural land use is not clear and it is not clear why the olive grove cannot be planted and being established without the accommodation land use. If they are reliant on one another the olive grove is unlikely to produce its first harvest for 3-4 years.

10. Objection – Drainage and flood concerns

Response

This is a concern that has not been finalised to a point that Council’s Civil Infrastructure team can support the application. There are outstanding concerns that the stormwater from the proposal is going to increase runoff into Serendip Sanctuary and no evidence has been submitted to demonstrate that the sensitive ecology of the site can accommodate the increase in water.

Support



Location of supporters available within map area

Letter of supports related to:

- Need for accommodation
- Boosts travel and business
- Positive economic impact to the Lara community
- Benefit to small businesses
- Well located to Avalon Airport and Spirit of Tasmania Port
- Great placement/ out of the way enough

ASSESSMENT:

ZONE:

35.07 Farming Zone

Purpose

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

35.07-6 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*
- *How the use or development relates to sustainable land management.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *How the use and development makes use of existing infrastructure and services.*

Agricultural issues and the impacts from non-agricultural uses

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*
- *Whether Rural worker accommodation is necessary having regard to:*
 - *The nature and scale of the agricultural use.*
 - *The accessibility to residential areas and existing accommodation, and the remoteness of the location.*
- *The duration of the use of the land for Rural worker accommodation.*

Accommodation issues

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*
- *The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or*
 - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*

- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*
- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*
- *The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or*
 - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

OVERLAY:

44.06 Bushfire Management Overlay (BMO)

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Response to zone and overlay(s)

Farming Zone

The purpose of the Farming Zone is to provide for the use of the land for agriculture, which the site is already doing by being used for equine purposes, which would fall into the Planning Scheme term of Animal husbandry (*Land used to keep, breed, board, or train animals, including birds.*)

Animal husbandry is included in the parent land use of agriculture. In addition to this, the Farming Seeks to encourage the retention of agricultural land and ensure non agricultural uses do not adversely affect the use of land for agriculture.

The purpose of the zone does consider non-agricultural land and this will further be explored through the decision guidelines below.

General Issues

The site must consider the capability of the land to accommodate the proposed use and development and including the disposal of effluent. Given the amount of effluent per day (great than 5000 litres), this will require approval from the EPA. The application was referred to the EPA, who did not object but also has not provided any conditional consent or approval. The site relies on treating all the effluent on site through onsite waste water tanks, and then the holding ponds, which is then used to irrigate the olive groves.

The connection to the olive groves is the applicants justification of use being connected to an agricultural land use. However, the farm management plan has stated it would 3-4 years before the first harvest of olives (and seven years for production). The LCA talks to 250 trees per hectare whereas the farm management plan states that 350 trees per hectare is required for a boutique olive grove to have enough trees for production.

Whilst it is considered the effluent can be treated on the land, additional approvals are still required and it is expected that over 50,000L of waste water is required to be treated on site per day at 100% capacity.

As acknowledged above the site is currently used for an agricultural purpose which is compatible for the nearby adjoining farms.

The proposed use and development has a greater likelihood to take the site away from agriculture for the purpose of accommodation. Whilst the olive groves are being used as a link to farming, the olive groves are yet to be planted and are required to be there to offset the waste water requirements. Planting of olive trees does not require planning permission and could have been planted and established at any time. It could be said the site has already started to be removed from farming activities with previous approvals for boat and caravan storage. Whilst not a relevant consideration of this application, it is noted that the conditions on that permit have not been complied with, which may be a separate ongoing enforcement concern.

It is not unreasonable to say that use of the land predominantly for Accommodation is a use that could impact the adjoining farm and agricultural land uses, and objections have been received to this effect.

No existing infrastructure and services are being utilised.

Agricultural issues and the impacts from non-agricultural uses

The application seeks to enhance the agricultural production through the 2.5 hectares of olive groves which the owners will turn into olive oil and distribute and sell. The farm management plan seeks 350 olive trees per hectare, meaning 1050 olive trees are required to be planted and established.

With the correct environment and establishment period, it can take at least 3 or 4 years before the first (modest) harvest will occur. The farm management plan has stated that the 0.8 hectares of olive groves situated between the cabins and Forest Road North, will only be ornamental and with the potential opportunity to provide small scale fruit production. Again, this area will take 3-4 years before a potential harvest can occur. Currently approximately three quarters of the site is being used for agricultural, (this does not include the accommodation function and the boat and caravan storage) which is approximately 12 hectares.

The camping and caravan use will remove the land from agricultural production.

This will likely permanently remove the site from farming purposes given the extent of buildings, accessways and facilities required.

This demonstrates that the site is capable of sustaining an agricultural land use. No information has been provided as to why the olive groves as yet to be planted when the application relies on the accommodation being tied to the olive grove as an agricultural land use.

Accommodation issues

The accommodation issues decision guidelines talk specifically to whether dwellings will impact the productive agricultural land.

The accommodation considerations under this heading relate to whether the use would be *affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:*

- *A permit for a wind energy facility; or*
- *An application for a permit for a wind energy facility; or*
- *An incorporated document approving a wind energy facility; or*
- *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

The use would not be affected by either of these considerations.

Environmental issues

There have been concerns on environmental impacts raised throughout the life of the application.

Internal referrals, external referrals and objections have all raised concerns with a variety of environmental issues. The water quality is required to be protected through the lining with an impervious membrane to achieve zero seepage of the storage ponds, however if this is not done, there is the potential for impacts to the water table and quality. This is a concern for adjoining farms as well as the ongoing maintenance of the olive groves.

The development is going to have an unknown impact on the removal of vegetation from the site as it relies on further detail design to be undertaken for the drainage basin. This is unreasonable and could be avoided with further considerations being done at an earlier stage. The unknowns relating to stormwater requirements may also impact the sensitive ecology of Serendip Sanctuary. Information was not provided to demonstrate that additional water would not impact on any flora and fauna within the Sanctuary. There is a need to ensure the Sanctuary is protected as it provides habitats and an established biodiversity that are sensitive to the area.

As mentioned above, the storage ponds are required to be lined with an impervious membrane to achieve zero seepage into the soil and water table. If this is not undertaken this could cause environmental damage to the site and the surrounding farms. It's unclear if this could impact any ecological values within Serendip Sanctuary. Approval from EPA is required for the onsite waste water treatment given the high volumes required to be treated per day. This approval has not been granted.

The site is located between two sensitive ecological and biodiverse areas being the Sanctuary and the You Yangs. The application relies on the argument that there is a shortage of accommodation within Lara, however there is the likelihood this accommodation will impact on the Sanctuary which is a tourist attraction and also well utilised by local residents.

Design and siting issues

The development is occurring across the site with 3 hectares being retained for the purpose of anticipated olive groves. Approximately three quarters of the site or 12 hectares (of the 16 hectare property) is being used for the accommodation purpose.

This approach is considered inconsistent with trying to minimise the loss of productive agricultural land.

The development will be visible from Forest Road North, and whilst visibility is not solely a reason to not support an application, it will be a significant step away from the rural character of the area. The materials and colours of the buildings are muted and sensitive to the surrounding area. There are no other similar developments within the area and the area is traditionally a rural farming area, that maintains a rural character outside of the township of Lara and the You Yangs.

The traffic assessment has considered the increase of traffic due to the accommodation is able to be absorbed by Forest Road North, however it is noted that it will be an increase of over 300 traffic movements per day, will be noticeable. It is unlikely that upgraded traffic or infrastructure measures will be required, however the crossover needs to be upgraded. Naturally, there will be an increase of caravans using Forest Road North.

The drainage is still an outstanding concern that has not been adequately addressed and objections have raised concerns with water pressure being impact on and how this might impact their farming operations.

The onsite waste water treatment appears to be able to be accommodated on the site, however further approvals are needed.

Bushfire Management Overlay

The use and development of the site is located outside the BMO are and therefore there is no planning permit trigger under this overlay.

CULTURAL HERITAGE MANAGEMENT PLAN (CHMP):

The Aboriginal Heritage Regulations 2018 specify the circumstances in which a cultural heritage management plan is required for an activity or class of activity. Division 2 of the Aboriginal Heritage Regulations 2018 specifies exempt activities which do not require a cultural heritage management plan. The proposal is not listed as an exempt activity.

Areas of cultural heritage sensitivity are defined within Divisions 3 and 4 of the Aboriginal Heritage Regulations 2018. Division 3 does not identify the site or part of the site as within an area of cultural heritage sensitivity.

In accordance with the above assessment, a cultural heritage management plan is not required.

LANDFILL GAS RISK ASSESSMENT

The subject site is not located within 500 metres of an identified former landfill site, a risk assessment is not required.

DEVELOPMENTS IN BUSHFIRE PRONE AREAS

The site is located within a designated bushfire prone area.

Clause 13.02-1S (Bushfire planning) seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

The proposal is listed at Clause 13.02-1S as one of the uses or developments which should be considered:

- Subdivisions of more than 10 lots.

- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

As the site is located within a *designated bushfire prone area* the assessment of this application has considered:

- The risk of bushfire to people, property and community infrastructure.
- Whether the implementation of appropriate bushfire protection measures to address the identified bushfire risk is necessary.
- Whether the proposal can implement bushfire protection measures without unacceptable biodiversity impacts.

The application is not expected to create a risk bushfire to people, property and community infrastructure. It is considered that no bushfire protection measures to address the identified bushfire risk is necessary. It is recommended that the following notes also be included on any permit issued:

- *This property is in a designated bushfire prone area.*
- *Special bushfire construction requirements apply at the Building Permit stage.*
- *This permit has not determined the Bushfire Attack Level (BAL).*
- *Any building should consider AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*

It is noted that CFA suggested defensible space, and CFA Caravan Park Fire Safety Guideline should be adhered to for all requirements including separation, fire protection, access and water supply including hydrants & hose reels. CFA also noted that there are discrepancies within the Bushfire Management Plan (BMP) and will need to be reviewed and amended should Council wish to endorse it. Given the development is outside the area and relates to the other application, should a permit be issued, it would not be endorsed.

MUNICIPAL STRATEGIC STATEMENT

The following policies of the Municipal Strategic Statement are applicable to this application:

02.03-2 Environmental and landscape values

Biodiversity, waterbodies and coastal areas

02.03-3 Environmental risks and amenity

Bushfire

Several areas in the municipality are susceptible to bushfire hazard, including some grasslands around Lara, the foothills of the Brisbane Ranges, and parts of the Anakie township.

02.03-4 Natural resource management

Agriculture

Non-agricultural uses, the construction of dwellings and subdivision not related to farming activity in Geelong's rural areas has the potential to compromise future agricultural activity and the rural landscape, and is contrary to the purpose of the rural zones and the vision for the area.

02.03-7 Economic development

Tourism

Tourism development within the rural and coastal areas must be carefully managed and designed so that it does not compromise the landscape, non-urban character or existing agricultural activities that are part of the attraction of the area.

THE PLANNING POLICY FRAMEWORK (PPF):

The following Planning Policies are applicable to this application:

11 Settlement

11.01-1L-01 Settlement - Greater Geelong

Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

Ensure urban development occurs within designated settlement boundaries.

Maintain the extent of the rural hamlets of Breamlea and Ceres to current Township zoned land.

Reduce the share of new housing development on the Bellarine Peninsula.

Discourage land use and development outside the Lara settlement boundary that would prejudice the following:

- **Retention of the rural landscape setting including views to the You Yangs.**

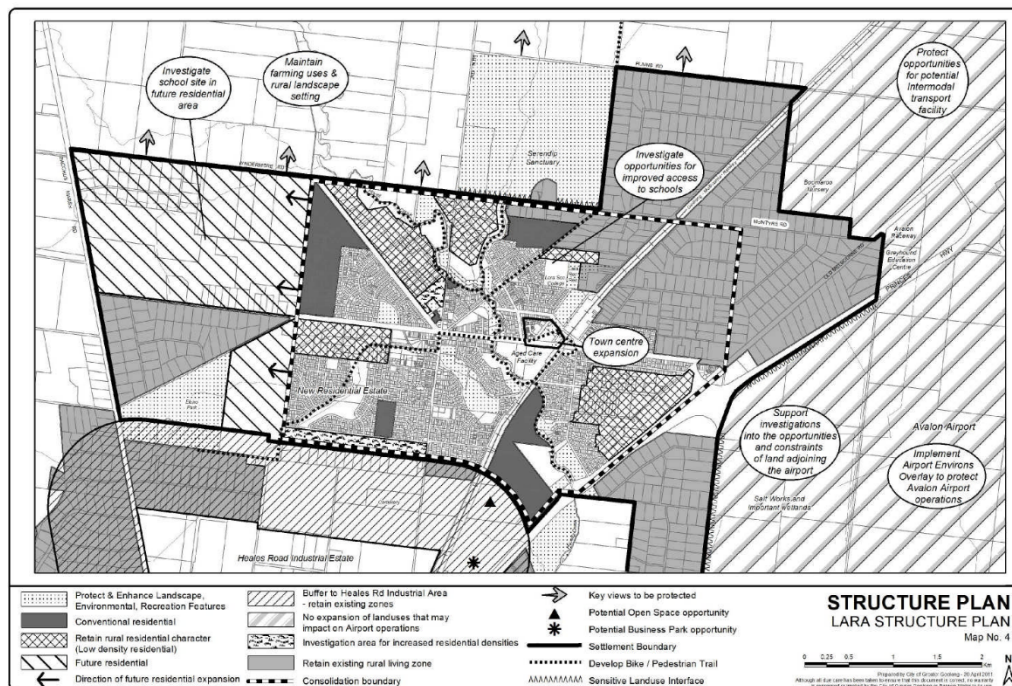
- **Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport.**
- *Protection of buffers to the Geelong Ring Road Employment Precinct.*
- *Protection of opportunities for a potential intermodal transport facility.*
- *Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.*

11.01-1L-03 Lara

This policy applies to land identified in the Lara Structure Plan Map in this clause.

Strategies

- *Contain urban development within the defined settlement boundary shown on the Lara Structure Plan map.*
- *Limit rural living development to existing zoned land within Lara.*
- *Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.*
- *Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.*
- *Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.*
- *Limit industrial uses within the township to land currently zoned for industrial purposes.*
- *Design subdivision on General Residential Zone Schedule 1 zoned land to incorporate urban design treatments that reinforce the rural characteristics of the town.*
- *Direct the sequential development of the 'future residential' area west of O'Hallorans Road to proceed from east to west.*
- *Support the rezoning of 'future residential' areas when rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.*



12 Environmental and Landscape Values

12.01 Biodiversity

12.01-1S Protection of biodiversity

To protect and enhance Victoria's biodiversity.

12.01-1L Protection of biodiversity

Ensure that land use and development enhances areas of native vegetation and other habitats.

12.01-2S Native vegetation management

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.05-2S Landscapes

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

13 Environmental Risks And Amenity

13.02 Bushfire

13.02-1S Bushfire planning

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

13.07 Amenity, Human Health and Safety

13.07-1S Land use compatibility

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

14 Natural Resource Management

14.01 Agriculture

14.01-1S Protection of agricultural land

To protect the state's agricultural base by preserving productive farmland.

14.01-2S Sustainable agricultural land use

To encourage sustainable agricultural land use.

14.02 Water

14.02-2S Water quality

To protect water quality.

15 Built Environment and Heritage

15.01 Built Environment

15.01-6S Design for rural areas

To ensure development respects valued areas of rural character.

15.01-6L Signs in rural areas

To encourage signs to meet the objectives of the City of Greater Geelong Sign Guidelines (February 2024).

17 Tourism

17.04-1S Facilitating tourism

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

17.04-1L-01 Tourism – Greater Geelong

Direct major tourist accommodation facilities to urban areas.

17.04-1L-02 Tourism in rural areas

Objectives

- *To support tourism development in rural areas that contributes to the growth of the tourism market.*
- *To diversify the range of accommodation types.*
- *To preserve the productive agricultural capacity and environmental qualities of the land.*
- *To ensure the scale of development will complement and respect the rural landscape character of the area.*

General strategies

Support tourism uses associated with an agricultural activity on the land.

Discourage tourism uses not associated with an agricultural activity on the land unless:

- *The site is strategically located with respect to an identified tourist route, such as the tourist route identified in the Bellarine Peninsula Localised Planning Statement or along the Bellarine Highway.*
- *The site is in a location where there is an existing cluster of non-rural activities.*
- *The use and development will not result in urbanisation of the locality.*
- *The use and its associated development would not unreasonably visually compromise a non-urban break between settlements, a significant view or area identified as being of landscape or environmental significance.*
- *The circumstances of the use are unique and support site selection in a rural location over an urban location.*

Encourage tourist accommodation that provides a connection or access to a tourist facility, tourist attraction or outdoor recreation.

Encourage the diversification of the type of accommodation provided in rural areas and encourage longer term stays.

Agricultural productivity strategies

- *Support use or development that is consistent with the character and nature of the primary rural land use and will not result in an unreasonable loss of productive agricultural land.*
- *Minimise the proportion of the property used for tourism and ancillary infrastructure and direct it to the area of lowest agricultural quality or where the natural landscape has been modified.*
- *Support tourism uses that will not compromise existing agricultural activity on adjoining land.*

Built form strategies

- *Support development that would not visually compromise a non-urban break between settlements, a significant view or an identified area of landscape or environmental significance.*
- *Design development to be visually recessive and blend into the surrounding landscape and natural environment through architectural treatment, landscaping, materials and colours.*
- *Incorporate environmentally sustainable design features into development.*
- *Design residential hotels or group accommodation to avoid large, single footprint buildings and visually distinguish it from a dwelling.*
- *Provide landscaping areas on site that allow the development to blend with the surrounding rural landscape.*

Amenity strategy

Minimise detrimental amenity impacts to neighbouring properties associated with noise, the hours of operation, number of patrons, or vehicular movements resulting from the use.

Camping and caravan parks strategies

Support camping and caravan parks that include a mix of tourist accommodation site types and visitor facilities including:

- *Sites for caravans, motor homes or tents.*
- *Sites with unregistrable movable dwellings.*
- *Sites for caravans with rigid annexes.*
- *Sites with cabins.*
- *Lodge accommodation.*
- *Ablution blocks.*
- *Communal and recreation facilities.*

- *Facilities that allow for public pre-booked or walk up bookings.*

Design and layout camping and caravan parks to have the appearance of a camping and caravan park, rather than a residential village or subdivision – which could include restricted access, permanent constructed roads, larger building footprints, higher building densities, the provision of individual carports/garages, and building design that resembles a permanent residence, rather than a holiday cabin.

Traffic and services strategies

Set aside areas to allow for adequate on-site car parking to meet the needs of patrons and staff and landscaping.

Support use or development on sites that:

- *Have access to a constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road.*
- *Have access to all necessary servicing infrastructure.*

Traffic and services policy guideline

Consider as relevant:

- *Whether the applicant should meet all costs where infrastructure is required or needs upgrading.*

Policy documents

Consider as relevant:

- *City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007)*
- *Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)*

Response

This permit application has been considered in accordance with Clause 71.01 (Operation of the Municipal Planning Strategy) and Clause 71.02 (Operation of the Planning Policy Framework) of the Scheme. These require that a responsible authority must take into account and give effect to the Municipal Planning Strategy and to the Planning Policy Framework when it makes a decision under this planning scheme.

Further, Clause 71.02-3 (Integrated decision making) requires that:

...responsible authorities should endeavour to 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. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

In the assessment of this application, it has become clear that there are conflicting objectives that must be considered. Primarily these relate to the need to increase the provision of tourist accommodation on an 'identified tourist route', the need to protect the rural landscape from inappropriate uses or development, and the need to protect current agricultural activity and productive agricultural land.

It is unclear how the proposal responds to 02.03-1 Settlement and 02.03-2 Environmental and landscape values in protecting the rural area with highly significant landscapes. Whilst the site is not located within the settlement boundary of Structure Plan for Lara, within Clause 11.01-1L-03, the northern area of Lara on this plan, is nominated to '***maintain farming uses and rural landscape setting,***' and also to '***protect key views***', which is directed towards the You Yangs.

The Lara Structure Plan also requires that Serendip Sanctuary is *protected and enhance landscapes, environment and recreation features*. This is further considered through Clause 11.01-1L-01, which states:

Discourage land use and development outside the Lara settlement boundary that would prejudice the following:

- *Retention of the rural landscape setting including views to the You Yangs.*
- *Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport.*

The planning assessment demonstrates that the farm management plan does not adequately respond or provide clear guidance and justification that agriculture is the main and primary land use, and the accommodation is a secondary use. It is unclear why the new agricultural use in the farm management plan, cannot occur on site already within the need for the accommodation use. The site is already used for a form of agriculture, so it is unclear why this needs to or should be encouraged or supported change.

As stated throughout this report the site is located within a Farming Zone surrounded by other farming uses.

The planning report submitted with the application mentions that *the land is not currently farmed other than to house and raise horses by the current occupiers of the land*. Animal husbandry and domestic animal husbandry are both agricultural uses defined within the Planning Scheme.

Animal husbandry is defined as *Land used to keep, breed, board, or train animals, including birds*.

Domestic animal husbandry is defined as *Land used to keep, breed, board or train domestic animals*.

Therefore, the site is being used for agriculture which is the primary purpose for the Farming Zone.

The planning report goes on to say *Most adjoining rural properties are predominantly used for light agricultural activities (i.e. grazing) and contain single dwellings and outbuildings*. The Planning Scheme or the Farming Zone does not define or make special exceptions or considerations for 'light agricultural activities.' Grazing is a form of agricultural and is located in the most appropriate zone for that farming use. There are some farming uses that require further considerations, however this is more related to poultry farms or intensive animal husbandry. All

adjoining sites are used for a form of agriculture, regardless of what form of agriculture they are used for, still require consideration on if an introduced urban use will negative impact on the surrounding area.

Relevant PPF objectives and strategies seek to protect productive agricultural land from permanent changes in land use, and from dispersed urban activities better suited to urban areas.

This is reinforced by strategies that elevate the importance of ensuring the continuation of primary production on adjacent land and assessing the land use compatibility of new uses. If used as proposed, visitor accommodation will be brought to within proximity of land used for seasonal crop raising that involves heavy machinery operation at required times including through the night, and the dust, machinery emissions and disruption.

Where the PPF encourages tourism related uses in rural areas, this encouragement is qualified. An assessment of the strategies that give qualification to the support for tourism in rural areas, Clause 17.04-1L is set out in the table below.

It is important to discuss this policy in its entirety however, the key question, remains is the site located on an identified tourist route?

Discourage tourism uses not associated with an agricultural activity on the land unless:

- The site is strategically located with respect to an identified tourist route, such as the tourist route identified in the *Bellarine Peninsula Localised Planning Statement* or along the Bellarine Highway.

The site is not located within the Bellarine Peninsula or along the Bellarine Highway. To understand what an *identified tourist route* means, the *Bellarine Peninsula Localised Planning Statement* is used as a guide.

These tourist routes are:

- Geelong – Portarlington Road
- Queenscliff – Portarlington Road
- Shell Road (Ocean Grove)
- Barwon Heads Road.

Further to this, the *Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)* has stated that location drivers include, highway locations, to which this site is not located on.

Location drivers for rural tourism development

- Views (particularly ocean views).
- Rural setting and character
- Linkage with a rural industry or natural system (e.g. winery, mussel farm or koala sanctuary)

- Highway location (particularly Bellarine Highway)
- Large space requirements

These are all main roads that connect townships on the Bellarine to other townships. The application has considered that Forest Road North is a tourist route due to the fact it provides access to the You Yangs. Whilst both Serendip Sanctuary and the You Yangs are popular destinations for locals and tourists, does not automatically mean that Forest Road North is an identified tourist route. Whilst it may have the characteristics of a tourist route, including wayfinding signage, this is only one aspect of a tourist route.

The tourist routes identified on the Bellarine connect townships and are main roads mainly managed by Department of Transport and Planning, rather than Council managed road, like Forest Road North. The Principal Bike Network does nominate Forest Road North as part of the network, however there is a Council led process to create a shared trail along Flinders Avenue to connect Serendip Sanctuary and You Yangs. This shared path project, considered other options, including Forest Road North. Forest Road North would require additional work connecting into the existing shared trail network. Flinders Avenue needs no additional paths, as it connects into Hovells Creek Path and connect into Serendip Sanctuary and the You Yangs.

The application considers Forest Road North a tourist route given that the Melway shows this road as a 'Major Road.' The Melway is not a relevant consideration under the Planning Scheme and a major road within the Melway, is also Station Lake Road, Patullos Road, Mill Road and McCelland Avenue. None of these 'major roads' are considered as tourist routes.

Given the fact the Planning Scheme does not identify Forest Road North as a tourist route, it is not a road that connects townships or along the Bellarine Highway, the site is not located on a tourist route, for the purpose of this clause and this planning application. It is not a road that is included in a strategic document, but does have characteristics of a tourist route with the Forest Road North, having way finding signage to the You Yangs.

It is unclear how the application has considered and responds to minimise the proportion of the property used for tourism and ancillary infrastructure and direct it to the area of lowest agricultural quality or where the natural landscape has been modified.

The area for accommodation plus the associated accessways removes a large amount of the site from existing and potential agricultural land uses.

Assessment against Clause 17.04-1L-02 (Tourism in rural areas)

Clause 17.04-1L-02 Strategies	Assessment Comments
<p>Support tourism uses associated with an agricultural activity on the land.</p>	<p>It is unclear why the proposed agricultural use cannot occur now without the accommodation when the land is already being used for other agricultural uses. There does not appear to be any association between the agricultural and the accommodation land use. No explanation has been provided to link the two land uses together, there is no dependency on one another.</p>
<p>Discourage tourism uses not associated with an agricultural activity on the land unless:</p> <ul style="list-style-type: none"> • The site is strategically located with respect to an identified tourist route, such as the tourist route identified in the Bellarine Peninsula Localised Planning Statement or along the Bellarine Highway. • The site is in a location where there is an existing cluster of non-rural activities. • The use and development will not result in urbanisation of the locality. • The use and its associated development would not unreasonably visually compromise a non-urban break between settlements, a significant view or area identified as being of landscape or environmental significance. • The circumstances of the use are unique and support site selection in a rural location over an urban location. 	<ul style="list-style-type: none"> • As discussed above, the use does not have access to a tourist route/ is not located on a tourist route. Forest Road North does have some characteristics of a tourist route, but the conclusion is, it is not a tourist route. • This would be the first accommodation activity in the area, noting that the site has partially already been removed from agriculture. • The use introduces large numbers of people to the land resulting in urbanisation of the locality. • The proposal is likely to visually compromise the area when viewed from afar. • It could be said that the site is unique and has a unique outlook to the You Yangs, however this in itself is not enough justification to support the application.
<p>Encourage tourist accommodation that provides a connection or access to a tourist facility, tourist attraction or outdoor recreation.</p>	<p>Proposed use has no direct connection or association of a facility, attraction or outdoor recreation beyond the facilities to be provided on the land. It is located near Serendip Sanctuary and the You Yangs. These would be acceptable from the site via vehicles.</p>

<p>Encourage the diversification of the type of accommodation provided in rural areas and encourage longer term stays.</p>	<p>The proposed use contributes to accommodation offering and provides more short stay accommodation.</p>
<p>Support use or development that is consistent with the character and nature of the primary rural land use and will not result in an unreasonable loss of productive agricultural land.</p>	<p>Proposal will result in a net loss of productive agricultural land, as the site is already being used for agriculture. It is unclear why the new proposed agricultural land use cannot occur now without the need for the accommodation land use.</p>
<p>Minimise the proportion of the property used for tourism and ancillary infrastructure and direct it to the area of lowest agricultural quality or where the natural landscape has been modified.</p>	<p>The area for the accommodation is contained across a majority of the site. New internal accessways add to the area being removed from agriculture.</p>
<p>Support tourism uses that will not compromise existing agricultural activity on adjoining land.</p>	<p>Proposal is likely to introduce conflict between nearby land and visitors. The surrounding land is all used for agricultural purposes and have established farming practices.</p>
<p>Design development to be visually recessive and blend into the surrounding landscape and natural environment through architectural treatment, landscaping, materials and colours.</p>	<p>Proposal is unlikely to blend into the surrounding landscape as the adjoining properties are all farming paddocks and the entire site is being moved away from a rural landscape to an urban development.</p>
<p>Incorporate environmentally sustainable design features into development.</p>	<p>ESD principles have been applied to an extent, however, could be implemented in away to provide a better outcome.</p>
<p>Design residential hotels or group accommodation to avoid large, single footprint buildings and visually distinguish it from a dwelling.</p>	<p>No large footprint buildings area proposed, however there lots of buildings, cabins and structures on the site. Including the reception building and managers residence. The site already contains a dwelling and the caravan and boat storage facility.</p>
<p>Provide landscaping areas on site that allow the development to blend with the surrounding rural landscape.</p>	<p>A landscape plan has not been submitted. The development plan show the extent of the olive groves, noting that the olive groves are not native.</p>

<p>Minimise detrimental amenity impacts to neighbouring properties associated with noise, the hours of operation, number of patrons, or vehicular movements resulting from the use.</p>	<p>Insufficient detail provided to show that detrimental amenity impacts will be minimised. It is also noted that the use would operate 24 hours a day 7 days a week. Visitors are likely to have high amenity expectations when staying this type of accommodation on a rural property. The level of amenity may not be achievable when it comes to adjoining farming activities.</p>
<p>Support camping and caravan parks that include a mix of tourist accommodation site types and visitor facilities including:</p> <ul style="list-style-type: none"> • Sites for caravans, motor homes or tents. • Sites with unregistrable movable dwellings. • Sites for caravans with rigid annexes. • Sites with cabins. • Lodge accommodation. • Ablution blocks. • Communal and recreation facilities. • Facilities that allow for public pre-booked or walk up bookings. 	<p>A mix of onsite accommodation has been provided, however not to the extent that the policy suggests. The cabins contain a mix of 3 bedroom, two bedrooms, one bedroom and studios.</p> <p>Sites for caravans and tents have been provided.</p> <p>Barbeque facilities, camp kitchens and amenity blocks are provided.</p> <p>Details have not been provided on the booking options.</p>
<p>Design and layout camping and caravan parks to have the appearance of a camping and caravan park, rather than a residential village or subdivision – which could include restricted access, permanent constructed roads, larger building footprints, higher building densities, the provision of individual carports/garages, and building design that resembles a permanent residence, rather than a holiday cabin.</p>	<p>All cabins have carports and have car parking requirements as per the dwelling requirements.</p> <p>The cabins could appear to service long term or permanent residents.</p> <p>The construction of the roads are unclear in terms of if they are gravel or concrete/ asphalt. There are no larger scale buildings however there are lots of individual buildings on the site.</p>

	<p>Any permanent accommodation on the site could impact the City's settlement strategy and isolate communities from any services or facilities. This positions is in line with the background document <i>Managing Development in Rural Areas</i>.</p>
<p>Set aside areas to allow for adequate on-site car parking to meet the needs of patrons and staff and landscaping.</p>	<p>Plans show uncovered areas for car parking for each spaces. The plans have dimensioned the car spaces, there is sufficient room for car parking. Visitor parking has also been provided.</p>
<p>Support use or development on sites that:</p> <ul style="list-style-type: none"> • Have access to a constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road. • Have access to all necessary servicing infrastructure. 	<p>The site is accessed from Forest Road North, upgrades would be required to the access point and the road.</p>

Further to the background document *Managing Development in Rural Areas*, which is relevant policy document to consider within Clause 17.04-1L-02, this outlines how Geelong has a diversity of areas of *natural, environmental and scenic assets of significance*.

- over 100 waterways and wetlands, some of which are recognised internationally;
- rocky reefs, sandy beaches and steep cliff faces in coastal areas;
- the Brisbane Ranges National Park and You Yangs Regional Park; and
- unspoilt rural areas, with their long sweeping views of rural land use against a backdrop of coastal areas.

Protection to these significant areas must be protected and not impacted by urban uses within rural zones. The *Managing Development in Rural Areas, Planning Policy Review* (City of Greater Geelong, 2015) also sets out gaps and opportunities to expand accommodation typologies for rural tourism accommodation market

Caravan and Camping Ground/ Tourist Park, is identified as:

There is already a large provision of this accommodation type across the region, however, the Geelong and Bellarine TDS identified an opportunity for an additional quality or branded tourist park in the northern Bellarine

It is noted that further to this, the policy has deemed a gap for nature based accommodation:

There are areas of the City with significant landscape and environmental value that would be suited to nature-based accommodation in nearby rural or rural conservation zones provided impacts can be appropriately managed or mitigated:

- *Brisbane Ranges;*
- *You Yangs;*
- *Lake Conneware;*
- *wan Bay; and*
- *Appropriate coastal locations*

Whilst a gap has been identified, it is not for the type of accommodation proposed in this location. The type of accommodation is a caravan park. An example of smaller scale nature based accommodation with 10-20 rooms per establishments is more where the market seeks this accommodation. An example of nature based accommodations is shown in the policy as follows:

The Odd Frog, Bright	Nature Based Group Accommodation	5
	Five architecturally designed studios set amongst 10 acres of native bushland.	

Table 8. Examples of Group Accommodation and Residential Hotel Typologies

The policy speaks to the non-urban breaks that are to be maintained and how agriculture will continue to be the major land use in the rural northern areas.

Northern Geelong Geelong's rural areas (outside of the Bellarine Peninsula) will continue to be maintained for agricultural use and non-urban breaks between settlements. There are also some significant landscape features which will continue to be protected from inappropriate development including the You Yangs and Brisbane Ranges.

Although agriculture will continue to be the major land use in the rural areas, there may be opportunity for other economic uses of land which:

- *Is in small lots and/or of low agricultural productive capacity;*
- *Easily accessible from major roads and highways; and*
- *In close proximity to existing urban areas.*

The policy has considered that land uses may change over time, however strategic master planning is required to be undertaken to unlock certain opportunities.

Tourism uses which are linked to wineries, agricultural enterprises, and eco-tourism opportunities within proximity to the You Yangs and Brisbane Ranges.

The area surrounding the Avalon precinct may provide unique economic opportunities linked to the export potential of Avalon Airport. Further strategic work is required to establish the future role of the precinct, economic opportunities, and infrastructure requirements to unlock these opportunities (e.g. master planning process).

The number of cabins does not lend the development to ensuring that the potential amenity impacts have been managed to the adjoining sites. It also fails to achieve the agricultural direction set out within Clause 02.03-4 – in those non-agricultural uses, not related to farming activity in Geelong's rural areas has the potential to compromise future agricultural activity and the rural landscape and is contrary to the purpose of the rural zones and the vision for the area. It also fails explain how the development will enhance the environmental condition of the land and productive agricultural capacity of the land and where possible. It is unclear how the farm management plan can only be implemented through the approval of the proposal.

There are little to no limitations on the existing site to prevent the farm management plan being progressed.

02.03-7 Economic development

The development must be carefully managed and design as to not compromise the landscape, non-urban character or existing agricultural activities that are part of the attraction of the area. Given the intensification of a non-agricultural land use, the extent of agricultural land is compromised. Further to this the application does not:

- Maintain agricultural productivity in rural areas.
- Seek to protect the rural or coastal areas and will lead to the urbanisation of a rural area.

Overall, the settlement strategic directions have not been adequately addressed.

The application does not adequately respond to Clause 12, in particular Clause 12.01-1S, Clause 12.01-1L, Clause 12.01-S (Biodiversity), and Clause 12.05-1S (Environmentally sensitive areas).

The land use would be moving away from primarily an agricultural land use to an urban form of development.

Given the Farming Zone location and the main purpose of the zoned being for supporting agricultural land uses, the application has not adequately responded to how the application has acceptably addressed the following clauses:

14.01-1S - Protection of Agricultural Land in that the application does not:

- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.

The use and development of the agricultural land does not:

- Provide compatibility between the proposed development and the existing use of the surrounding land.

And has not considered the:

- Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal, given that there are unknown impacts to Serendip Sanctuary.

The proposed agricultural component is not what the clause is seeking through 14.01-2S - Sustainable Agricultural Land Use, which considers expansion of cattle feedlots and animal keeping that does not detrimentally impact the surrounding area, which is already occurring on the site.

It is unclear how the scale of the development will complement and respect the rural landscape character and how the development, preserves the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.

The application mentions the other non-farming uses such as horse agistment, lends itself to the application being supported. This argument is unclear when horse agistment is considered an agricultural land use. It is also unclear how Clause 17.04-1S has facilitated tourism in in that away that *promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.*

The number of on-site cabins does not appear to ensure that the siting, scale and appearance of development protects and enhances rural character. The amount of land being removed and changed to an urban built form is not in keeping with the rural character. The applications lacks the appropriate balance between farming zone and an introduced urban use.

RELEVANT PARTICULAR PROVISIONS:

The following Particular Provisions are applicable to this application:

CLAUSE 52.06 – CAR PARKING

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and the Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promotes the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity off the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Response

52.06-6 Number of car parking spaces required for other uses

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme, before a new use commences, car parking spaces must be provided to the satisfaction of the responsible authority.

There is no statutory requirement for camping and caravan park.

All cabins have been provided with their own car parking arrangement, mostly within carports and those with two spaces, a carport and a tandem space.

A new crossover will be constructed, and all vehicles can manoeuvre on site to be able to exit in a forward direction.

All internal roads have a minimum width of 6.5 metres, apart from the two proposed gravel tracks in the north of the site that provide access to the camping sites, which have a minimum width of 4.0 metres.

Of note, the traffic report has shown cars and caravans using the existing crossover to the north, however the development plans show this as being for emergency exit and entry only.

CLAUSE 52.17 – NATIVE VEGETATION

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) (the Guidelines)*:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Response

The consideration of removal of native vegetation is limited to native grasses present on the site. the outstanding issue is that it is still unknown how much is to be removed due to the reliance on the detail design of the drainage basin on the site.

The vegetation assessment report notes that the vegetation does not form a patch or is considered a scattered tree under the Native Vegetation Removal regulations. This would still require a permit for removal under Clause 52.17.

Permission has been sought to remove native vegetation at the recommendation of Council's Environment Department, but not enough information has been provided for the Unit to support the application.

DECISION GUIDELINES OF CLAUSE 65:

CLAUSE 65.01 – APPROVAL OF AN APPLICATION OR PLAN

Clause 65.01 of the Greater Geelong Planning Scheme outlines the decision guidelines to be considered by the Responsible Authority when making decisions on applications. These decision guidelines include:

- *The matters set out in Section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the*
- *land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Response

Clause 65 (Decision Guidelines) of the Scheme states that:

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Having considered all that is required by the responsible authority in accordance with Clause 65, the proposal has been found not to produce an acceptable outcome in terms of the decision guidelines of this clause, and that a permit should not be granted. In particular, the proposal:

- will result in a material detriment to the owners of nearby land used for agricultural production.
- does not produce acceptable outcomes in terms of the MPS and the PPF.
- does not produce acceptable outcomes in terms of the purpose and decision guidelines of the Farming Zone.
- does not contribute to the orderly planning of the area.
- will have an adverse effect on the amenity of the area.
- may have impacts on public land (Serendip Sanctuary).
- may cause or contribute to land degradation, salinity or reduce water quality.
- may affect quality of stormwater.

Attachment 3 – Conditions

Planning Scheme Clause	Matter for which the permit has been granted
35.07-1	Use the land for a Camping and Caravan Park
35.07-4	A building or works associated with a Camping and Caravan Park
52.17-1	Remove, destroy or lop any native vegetation

Amended Plans

1. Prior to works commencing, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the with the plans submitted with the application (Updated Development Plans- 325 Forest Road North, Lara, The Planning Professionals July 2025 & Storm Water Management Plan Proposed Caravan Park 325 Forest Road North, Lara, Heil Engineering Consultants July 2025) but be modified to show;
 - a) A 10m buffer (i.e. an area free from any construction works or proposed development) around Patch 1 identified *325 Forest Road North Lara Vegetation Assessment* (Mark Trengove July 2025). The 10m buffer must be bordered by some form of a physical barrier to avoid encroachment of weedy grasses (for example a gravel path).
 - b) Inclusion of a cut/fill plan which demonstrates that there will be no impacts to the grassland patch (Patch 1) during construction.
 - c) Inclusion of Hydraulic modelling which assesses the changes to flow rate/velocity and potential erosion impacts on downstream waterways and drains. Mitigation measures to avoid erosion must be included.
 - d) Initiatives contained within the SMP report along with the proposed changes, including:
 - i. The WELS ratings of all fixtures, fittings and connections are to be annotated on the drawings in accordance with the submitted BESS report.
 - ii. The development plans are to note all rainwater tank locations, capacities, and connections in accordance with the BESS and stormwater assessments.
 - iii. The proposed raingarden locations, sizes and cross-sectional diagram are to be shown on the development and/ or landscape plans. The raingardens must be designed so that when overwhelmed, runoff will not impact adjoining structures or property.
 - iv. The plans are to note that the manager's residence external lighting is to be controlled by motion detector.
 - v. EV charging facilities are to be designed on the plans in accordance with the BESS submission. The BESS report must achieve an overall score of 50% or higher and have a minimum 'pass' rates of 50% for the Energy, Water and IEQ categories and 100% for the Stormwater category.
 - e) Landscape plan in accordance with condition 8.

Endorsed Plans

2. The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.
3. The Farm Management Plan and the Land Capability Assessment must not be altered without the written consent on the Responsible Authority.
4. Prior to the use commencing an Emergency Management Plan that includes a Bushfire Emergency Management Plan must be submitted to the Responsible Authority. Fire Rescue Victoria should be consultant when preparing this document.

Environmentally Sustainable Development

5. All works must be undertaken in accordance with the submitted Plan, SMP report and stormwater management plan to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.
6. Unless otherwise approved by the Responsible Authority, any new building works allowed by this permit must not be connected to a reticulated gas service. This condition continues to have force and effect after the development authorised by this permit has been completed.
7. Prior to the occupation of the development, a report from the author of the Sustainability Management Plan (SMP) approved under this permit, or similarly qualified person or company, must be submitted to the Responsible

Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the Sustainability Management Plan (SMP) have been implemented in accordance with the approved Plan.

Preparation of Landscape Plan

8. Prior to the works commencing, a landscape plan prepared by a suitably qualified or experienced, person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:
- a) A survey (including botanical names) of all existing vegetation to be retained and/ or removed;
 - b) Details of surface finishes of pathways and driveways;
 - c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - d) Landscaping and planting within all open areas of the site; including details on the number of olive trees are required within the Land Capability Assessment and the Farm Management Plan.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

Vegetation Protection

9. The native vegetation to be retained onsite and offsite (along Plains Road during any reconstruction of drains or culverts) shall be protected by fencing in accordance with AS4970-2009 Protection of Trees on Development Sites or other suitable fencing approved by the Responsible Authority. The Vegetation Protection Fencing must have signs attached around the fencing which clearly states –VEGETATION PROTECTION ZONE - No Access Permitted. An inspection by the City's Environment Unit is required once the Vegetation Protection Fencing has been erected. Please contact the City's Environment Unit on 5272 5272 to arrange this inspection.
10. Except with the written consent of the Responsible Authority, the following is not permitted to occur within the Tree or Vegetation Protection Zone:
- a) vehicular or public pedestrian access.
 - b) trenching or soil excavation.
 - c) storage or dumping of tools, equipment, soil, stone or waste.
 - d) construction of entry and exit pits for underground services.
 - e) temporary or permanent installation of signs and utilities.
 - f) any other actions or activities that may result in adverse impacts to retained native vegetation.
11. All work within the Notional Root Zone (NRZ) of any tree to be retained above or below ground must be supervised by a suitably qualified level 5 arborist to ensure that the works are done in a manner which protects and minimises damage to those trees to the satisfaction of the Responsible Authority.
12. Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.

Management Plan

13. Prior to the commencement of the use a management plan for visitors to for the caravan and camping park must be submitted to the responsible authority for approval. The plan must be prepared to the satisfaction of the responsible authority and include but not be limited to:
- a) management practices aimed at limiting impacts on nearby agricultural uses, including an information pack be provided to all visitors to advise they are in a farming area and as such farming activities may be undertaken on adjoining land at anytime
 - b) contact details for the management of the site are to be made available to adjoining properties.
 - d) all measures which are designed to ensure the orderly arrival and departure of patrons to the caravan park.

- e) information on the processes for ensuring appropriate visitor behaviour and staff communication arrangements when poor visitor behaviour occurs
- f) any measures to control noise from the premises.
- g) record keeping of complaints received and how they have been addressed. This register is to be made to the Responsible Authority at any time.
- h) Any other related matters to ensure good management practices.

Section 173 agreement

14. Prior to the use commencing, hereby approved, the owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:
- a) The accommodation approved by this permit must only provide accommodation to persons away from their normal place of residence.
 - b) Ongoing requirements of the Farm Management plan.

The agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987.

CIVIL INFRASTRUCTURE

Drainage

15. The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.
16. Prior to the use commencing, the developer must:
- a) Construct the site stormwater system including a connection for the development into outfall drain in Forest Road North, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.
 - b) Construct vehicular crossings in accordance with the IDM SD 255 requirements and standards of the City of Greater Geelong.
 - c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;
 - d) construct the car park including accessways, surface with an all-weather sealed coat and linemark the car and accessways in accordance with the endorsed plans
 - e) access road within the development shall be constructed and drained to the satisfaction of the Responsible Authority.
 - f) Construct road and drainage in accordance with the endorsed plans.
 - g) The northern crossover must be signed and only used for the purpose of emergency entry and exit.
 - h) Complete all the landscaping in accordance with the endorsed plans.
 - i) Requirements of condition 5.
 - j) EPA approval for the onsite waste water system
 - k) Storage ponds be lined with an impervious membrane to achieve zero seepage into the subsoil and water table
 - l) Complete road works in accordance with condition 16.

All to the satisfaction of the Responsible Authority.

Functional Layout Plan

17. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works for the development, a detailed Functional Layout Plan for the intersection upgrade at the access is to be submitted to

and approved by the Responsible Authority. The plan is to be in accordance with the Infrastructure Design Manual and submitted with the Design Engineers Checklist -Request for functional layout approval. Plans are to show the proposed widening of Forest Road in line with a rural basic left turn (BAL) treatment, show all existing services and include swept paths for the largest design vehicle expected to the satisfaction of the Responsible Authority.

Access Road Design Plan

18. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works the developer shall submit to Council for approval engineering construction plans for new Council assets, prepared by a suitably qualified and experienced professional and at the developer's expense. The plans should detail the widening of Forest Road North with an appropriate asphalt seal, for the full width of the traffic lane widening. The submitted plans must also show, but are not limited to:
- a) Typical sections for the road construction, finished and existing surface levels, any required drainage construction and any other works required in respect to other services located within the laneway.
 - b) The deviation of the swale drain on Forest Road North to accommodate the upgrade.
 - c) Pavement details showing how the road widening will key into the existing pavement informed by a geotechnical engineering consultant.
 - d) The design and construction of the roadworks and any other new Council infrastructure which must be approved and supervised by Council.

Stormwater Management

19. The site stormwater system must be designed and installed such that the site stormwater discharge is not increased by the proposed development. An appropriate on-site detention system designed in accordance with the Infrastructure Design Manual may be required;

Pump System

20. Unless otherwise approved by the Responsible Authority before the works commence, the land owner must enter an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. All costs associated with setting up the agreement must be borne by the land owner. The agreement is to be registered on title and run with the land, and is to provide to the satisfaction of the Responsible Authority:
- a) All storm water runoff is to be collected on site and discharged to the legal point of discharge using a pump system or as otherwise nominated by the responsible authority. The pump system is to be designed and constructed in accordance with Australian Standard 3500 Part 3.2 Section 9
 - b) In the event of any operational difficulties with the pump system, it is the Responsibility of the land owner to rectify these difficulties;
 - c) Any pump system is to be replaced by gravity discharge if and when available, and if directed by the Responsible Authority, at the land owner's full cost.
 - d) Provision is made (if appropriate) in any subdivision for Body Corporate drainage works, and access to those drainage works to be on common property or within an easement in favour of the Body Corporate

Note: Where the legal point of discharge is kerb and channel, discharge velocity at the kerb must be no greater than 1.5 m/s with a maximum discharge flow rate of 10 l/s and the outlet directed at an angle of 45° to the direction of flow in the kerb and channel.

Site Stormwater Management Strategy

21. Unless otherwise approved in writing by the Responsible Authority, before the works commence submission of any Functional layout plan, a Site Stormwater Management Strategy (SSMS) for the overall development must be submitted and approved by the Responsible Authority. The Site Stormwater Management Strategy must contain (but not be limited to) the following:
- a) Demonstrate how runoff from the development will be achieving objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
 - b) Provide details of the Water Sensitive Urban Design (WSUD) treatment in accordance with the City's standards
 - i. Infrastructure Design Manual (Local Government Infrastructure Design Association)
 - ii. Design Note 2: Stormwater Detention Storage Design (City of Greater Geelong)
 - iii. Design Note 3: MUSIC - Modelling Approach and Parameters for use within the City of Greater Geelong (City of Greater Geelong)

- c) Details of the management of internal and external flows during and after the construction period.
- d) Details of how floodwaters will be conveyed with no adverse downstream impact;
- e) Mapping of the catchment area and stormwater infrastructure to the downstream stormwater system.
- f) That site stormwater runoff is to be limited to equivalent pre-developed levels for rainfall events up to and including the critical 1% AEP event or capacity of the downstream drainage network
- g) Include Maintenance regime of assets and handover maintenance (i.e. resetting materials to design levels and replanting) at final Stage practical completion
- h) Safety analysis of design including; public safety, maintenance and inspection procedures

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

Road and Drainage Construction Plans

- 22. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works, Engineer designed roadworks and drainage construction plans must be submitted to and Endorsed by the Responsible Authority. The plans are to be in accordance with the design standards of the City of Greater Geelong and the Infrastructure Design Manual, with no adverse external impacts, to achieve an acceptable standard of aesthetics (including landscaping) which can be maintained in perpetuity, to the satisfaction of the Responsible Authority.
- 23. Site runoff must be limited to equivalent pre-developed levels for rainfall events up to and including the critical 100yr ARI event in accordance with the Site Stormwater Management Strategy, to the satisfaction of the Responsible Authority.

Outfall drainage

- 24. Prior to the use, outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority, to the satisfaction of the Responsible Authority.

Environmental Construction Management Plan (ECMP)

- 25. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works for of the development, an Environmental Construction Management Plan (ECMP) shall be submitted to and Endorsed by the Responsible Authority. When Endorsed, all conditions on the ECMP will form part of the permit. The plan must address, but not be limited to, the following:
 - a) Hours of works, demolition or construction;
 - b) Methods to contain dirt and mud within the site, and the method and frequency of clean up procedures;
 - c) On site facilities for vehicle washing;
 - d) Methods used with regards to Dust suppression which may include but not limited to the following:
 - i. Water truck to be retained on site at all times;
 - ii. Soil stockpiles to be retained on site must be seeded or provide a treatment to provide a crusted surface;
 - iii. Cease all works on site during high wind incidences;
 - iv. Vehicle/truck movements to be limited to a reduced speed to prevent dust emissions;
 - v. Dust suppression measures including fencing in locations to existing dwelling;
 - e) The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways, etc.);
 - f) Delivery and unloading points and expected frequency;
 - g) A liaison personnel for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - h) The movement of construction vehicles to and from the site must be regulated to ensure that no traffic hazards are created in and around the site;
 - i) Parking facilities for construction workers;
 - j) Measures to minimise the impact of construction vehicles arriving at / departing from the land;
 - k) An outline of requests to occupy public footpaths or roads, and anticipated disruptions to local services;
 - l) The processes to be adopted for the separation, re-use and recycling of demolition materials;
 - m) The measures for prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means;
 - n) Any other measures that are consistent with the following Environmental Protection Authority publications: 'Environmental Management Guidelines for Major Construction Sites', 'Construction Techniques for Sediment and Pollution Control' and 'Doing it Right on Subdivisions';
 - o) Handling, tracking and testing of all imported fill;

- p) Measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period; and;
- q) Methodology detailing how service vehicles (ie; Council Garbage Trucks) will be catered for during all stages of construction, including the removal of temporary turn around areas; and;
- r) Any other condition as required by the Responsible Authority that addresses any other issues i.e. location of earth mound / soil stockpiles, rumble grids, construction of and materials used for all whether access roads up to 30 meters on entry and exit to the site entry.

Once the Environmental Construction Management Plan (ECMP) has been endorsed by the Responsible Authority under this permit it must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

Construction Management Plan

26. Prior to works commencing a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. When approved this Construction Environmental Management Plan will form part of this permit. This plan must incorporate, but is not limited to, the following information:
- a) The control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority.
 - b) The measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period.
 - c) The CEMP must be prepared in accordance with the *EPA – Civil Construction, building and demolition guide Publication 1834.1, September 2023*.
 - d) Measures to protect native vegetation and/or trees to be retained, including a 10m buffer around native vegetation onsite;
 - e) Plant and vehicle hygiene measures;
 - f) Intended access for construction vehicles;
 - g) Dust suppression measures;
 - h) Stockpile locations and laydown areas;
 - i) Parking locations for machinery and construction personnel.

All development and works must be carried out in accordance with the approved Construction Management Plan, to the satisfaction of the Responsible Authority. Any non-compliance identified by the Responsible Authority must be rectified immediately and at no cost to Council.

Engineering Fees and Bonds

27. The design and construction of stormwater drainage connections and any new Council infrastructure needs to be approved and supervised by the Responsible Authority. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of use the Development, a fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works is to be paid to Council and will be returned after successful completion of a one (1) year maintenance period, all to the satisfaction of the Responsible Authority.

Dust Emissions

28. Dust control measures to prevent emissions that may cause nuisance to adjoining properties must be implemented to the satisfaction of the Responsible Authority. Such as but not limited to:
- a) Identifying potential sources of dust and airborne particulates and processes which may generate dust and airborne particulates; and implementing dust and airborne suppression measures, including (but not limited to) covering materials and/or applying a light water spray, applying sprays before or during turning, but also avoiding excessive water-logging of organic materials and runoff;
 - b) cessation of some activities during windy days

Light Emissions

29. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining properties

General Amenity

30. The amenity of the area must not be detrimentally affected by the use or development through the:
- Transport of materials, goods or commodities to or from the land;
 - Appearance of any building, works or materials;
 - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - Presence of vermin;

All to the satisfaction of the Responsible Authority.

Garbage Storage

31. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded, drained and screened from public view to the satisfaction of the Responsible Authority.

Regular Waste Removal

32. All waste material must be regularly removed from the site to the satisfaction of the Responsible Authority.

Waste Water

33. Prior to the commencement of development, approval for the on-site waste water treatment facility must be obtained from the EPA.

Tree Protection Management Plan

34. Prior to the commencement of the development, a Tree Protection Management Plan must be submitted to and approved by the Responsible Authority. The Tree Protection Management Plan must be prepared by a suitably qualified arborist and must include all:
- council-owned trees
 - privately owned trees and
 - trees owned by other parties that are located within 4 metres of the property boundary.

35. Prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), a letter of engagement must be provided to us (as the Responsible Authority) from the Project Arborist selected to oversee all relevant tree protection works. In accordance with Australian Standard 4970-2009 *Protection of trees on developments sites* the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist).

When approved the Tree Protection Management Plan and its recommendations will be endorsed and will then form part of the permit.

The approved Tree Protection Management Plan must not be amended or altered without the consent of the Responsible Authority.

Tree Protection Zones

36. Prior to the works commencing (including any demolition works), Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of the Responsible Authority. All works within the nominated Tree Protection Zones must be:
- carried out in accordance with Australian Standard 4373-2007 *Pruning of amenity trees* and Australian Standard 4970-2009 *Protection of trees on development sites*
 - overseen by a suitably qualified, level-5 arborist

- c) carried out to the satisfaction of the Responsible Authority by suitably trained and qualified arboricultural staff.

Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Responsible Authority.

37. Prior to commencement of use, a written statement from the Project Arborist must be submitted to the Responsible Authority that certifies that the following items have been addressed as part of the works:
- a) Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works
 - b) Attendance during Tree Protection Zone incursions
 - c) Adherence to Australian Standard 4970–2009 *Protection of trees on development sites*

Department of Environment, Land, Water & Planning Conditions

38. Prior to the commencement of works, a Construction Environment Management Plan must be submitted to and approved by the responsible authority. Once approved, the plan will be endorsed and will form part of this permit. The plan must include but not be limited to the following:
- a) A detailed description of the measures to be implemented to protect the retained vegetation during construction works. This includes identifying the person/s responsible for implementation and compliance. Measures must include the erection of a native vegetation protection fence, constructed of star pickets, chain mesh, or similar, around all native vegetation to be retained on site and within the Plains Road road reserve, to the satisfaction of the responsible authority.

Except with the written consent of the responsible authority, within the areas of native vegetation to be retained and any tree or Notional Root Zone associated with the permitted use and/or development, the following is prohibited:

- i. Vehicular access
- ii. Trenching or soil excavation
- iii. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- iv. Entry and exit pits for the provision of underground services
- v. Any other actions or activities that may result in adverse impacts to retained native vegetation.
- b) The implementation of best practice sediment and erosion controls in accordance with relevant Environment Protection Authority guidelines.
- c) Measures for the identification and control of declared noxious weeds listed under the Catchment and Land Protection Act 1994 that may establish within or adjacent to areas disturbed by construction.

Development Expiry

39. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:
- a) The development of the building(s) hereby approved has not commenced within three (3) years of the date of this permit.
 - b) The development of the building(s) hereby approved is not completed within five (5) years of the date of this permit.
 - c) The use has not commenced within five (5) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- d) Within six (6) months after the permit expires where the use or development has not yet started; or
- e) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

NOTES

DEECA Note

1. Works or other activities on public land, which may affect protected native plants, may require a Protected Flora Permit under the *Flora and Fauna Guarantee Act 1988* (FFG Act). All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are

required. Protected Flora Permits can be obtained from the regional DEECA office via bsw.environment@deeca.vic.gov.au

Environmental Protection Authority Notes

1. This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.
2. The Environment Protection Act 2017 came into effect on 1 July 2021. The amended Environment Protection Act 2017 imposes duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

Fire Rescue Victoria

1. Implementing the defendable space of 19m around the development and the development of an Emergency Management Plan that includes a Bushfire Emergency Management Plan.
2. The CFA Caravan Park Fire Safety Guideline should be adhered to for all requirements including separation, fire protection, access and water supply including hydrants & hose reels.
3. The construction standard (BAL rating) for the relevant structures will be determined at the time a Building Permit is issued.

Civil Infrastructure Notes

1. A pre-commencement meeting with Council's Civil Infrastructure department is required to be undertaken prior to works starting. To organise this meeting please contact 5272 4426.
2. As the site is subject to flooding, the applicant is advised that any new habitable floors must be set above the applicable site flood level as determined by the Building Surveyor.
3. The Applicant is also advised to seek comment from the building surveyor on the requirement, if any, for overland flow paths to be provided on the site to convey major flows through the site in accordance with Clause 5.4.2 of AS/NZS 3500.3
4. Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
5. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
6. A Vehicle Crossing Permit must be obtained prior to commencement of works.
7. Make payment equivalent to 3.25% of the cost of the works, to be paid to Council for the checking and supervision of these works.
8. Submit a maintenance bond of 5% of the cost of the works, to be paid to Council and returned after successful completion of a twelve-month maintenance period.
9. Provide to Council 'as-built' Engineering plans in PDF, and GIS-ready AutoCAD (DXF) format plans, to the satisfaction of the Responsible Authority.

Parks

1. In the instance that minor pruning is anticipated the applicant must contact Council's Parks Planning Officers on 5272 5272 (treeplanning@geelongcity.vic.gov.au) to lodge a request and provide adequate notice.

Other

1. This application does not approve any signage and additional permission is required.

2. Caravan Park must be registered with Council prior to operation.
4. This property is in a designated bushfire prone area.
5. Special bushfire construction requirements apply at the Building Permit stage.
6. This permit has not determined the Bushfire Attack Level (BAL).
7. Any building should consider AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).

Barwon Water Notes:

1. Assessment of your application indicates this development requires the owner to enter into a 'Water Supply by Agreement' (WSBA). The application form can be found on Barwon Water's website and the payment of an application fee is required upon lodgment.
2. Under this arrangement, supply is not guaranteed, and customers must install onsite storage and pumping systems in accordance with the WSBA. The applicant will be solely responsible for the construction and ongoing maintenance of this private supply. The private connection must be made to the DN150 main using a maximum 32mm tapping, (noting the current 20mm tapping can remain if adequate) which will limit flow and help minimize pressure loss for downstream customers.

Powercor Notes:

1. The applicant shall provide an electricity supply to the development in accordance with the Distributor's requirements and standards.

Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

2. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

3. The applicant shall, when required by the Distributor, set aside areas for the purposes of establishing a substation or substations.

Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

- RESERVES established by the applicant in favour of the Distributor.
- SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

4. The applicant shall establish easements, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning existing easements.

Notes:

- Existing easements may need to be amended to meet the Distributor's requirements

Easement Reference	Purpose	Width (Metres)	Origin	Origin Land Benefited / In Favour Of
	Power Line		This Plan (Section 88 – Electricity Industry Act 2000)	Powercor Australia Ltd

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3. CLOSE OF MEETING

As there was no further business the meeting closed at 6.48pm on Thursday 4 December 2025.

Signed: _____

Cr Andrew Katos (Chair)

Date: _____