

# Assessment Officer Report

PA2504074– 26 Hannas  
Road, Strath Creek



Officer Assessment Report  
Development Approvals & Design



Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2504074		
<b>Received:</b>	20 November 2025		
<b>Applicant:</b>	Strath Creek Pty Ltd c/- Upco		
<b>Planning Scheme:</b>	Murrindindi		
<b>Land Address:</b>	26 Hannas Road, Strath Creek		
<b>Proposal:</b>	Use and development of the land for a tourism facility, comprising camping and caravan park, group accommodation, minor sports and recreation facility and function centre and removal of native vegetation.		
<b>Development Value:</b>	\$ 18 million		
<b>Why is the Minister responsible?</b>	In accordance with Clause 72.01-1 of the Planning Scheme, the Minister for Planning is the responsible authority for use and development to which clause 53.22 applies.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	35.07-1	Farming Zone	<i>Use of the land for a tourism facility, comprising camping and caravan park, group accommodation, minor sports and recreation facility and function centre</i>
	35.07-4		<i>Construct a building and construct or carry out works associated with a use in Section 2. Construct a building within 100m from a waterway (all proposed buildings)</i>
<b>Overlay</b>	44.06-2	Bushfire Management Overlay (BMO)	<i>Construct or carry out building or works associated with 'Accommodation' and 'Leisure and recreation' uses</i>
	44.04-2	Land Subject to Inundation Overlay (LSIO)	<i>No permit required – buildings and works are outside the part of the site affected by the LSIO</i>
<b>Particular Provisions:</b>	52.06	Car Parking	<i>No permit required – proposed number of parking spaces meet requirement for function centre use and is also satisfactory for other uses.</i>
	52.17-1	Native Vegetation	<i>Remove, destroy or lop native vegetation.</i>
	52.34-2	Bicycle facilities	<i>Waive bicycle facility requirements under Clause 52.34-2</i>
<b>Cultural Heritage:</b>	The site is partially covered by an area of Aboriginal Cultural Heritage Sensitivity. A Cultural Heritage Management Plan is not required for the proposal as it is for or associated with a purpose the land was being lawfully used for before 28 May 2007.		
<b>Total Site Area:</b>	77.9 ha		
<b>Gross Floor Area:</b>	1,970 sqm		



<b>Maximum Height Above Natural Ground Level:</b>	1	Storey		
	5.6m	Lodge 1		
	7.4m	Lodge 2		
	7.3m	Dining hall		
	13.7m	Multipurpose courts roof		
	6m	Glamer cabin		
	5.5m	Boat house		
<b>Parking:</b>	<b>Cars</b>	<b>Motorcycles</b>	<b>Bicycles</b>	
	50	0	0	
<b>Referral Authorities:</b>	CFA – s55 Determining authority EPA – s55 Determining authority Murrindindi Shire Council - Notice Section 52 (1)(b) Goulburn-Broken Catchment Management Authority – Informal notice			
<b>Public Notice:</b>	Notice of the application was undertaken by the applicant at the direction of DTP under delegation to the Minister for Planning in the following manner: Notice to adjoining owners and occupiers. 6 objections have been received as of 2 April 2026			
<b>Delegates List:</b>	Approval to determine under delegation received on <b>2 April 2026</b>			



## Application Process

1. The key documents in the application process are as follows:

Documents	Description
<b>Decision Plans</b>	Architectural Plans prepared by Rachcoff Vella Architecture Pty Ltd dated 10 February 2026 Landscape Plan prepared by Fitzgerald Frisby Landscape Architecture
<b>Other Assessment Documents</b>	<ul style="list-style-type: none"><li>• Building Area Plans prepared by Rachcoff Vella Architecture Pty Ltd dated 24 March 2026</li><li>• Planning Submission prepared by UpCo dated 18 November 2025</li><li>• Bushfire Management Statement prepared by Keystone Alliance Bushfire Assessments dated 10 February 2026</li><li>• Bushfire Emergency Plan prepared by Keystone Alliance Bushfire Assessments dated 10 February 2026</li><li>• Waste Management Plan prepared by Lincoln Pearce dated 8 November 2025</li><li>• Acoustic Report prepared by Enfield Acoustics Pty Ltd dated 30 March 2026</li><li>• Native Vegetation Assessment prepared by Nature Advisory dated November 2025</li><li>• Traffic Engineering Assessment prepared by Traffix dated 13 November 2025</li><li>• Operational Management Plan prepared by 8 December 2025</li><li>• Economic Impact Assessment prepared by Urban Enterprise dated 20 June 2025</li><li>• Due diligence Aboriginal cultural heritage advice prepared by Unearthed Heritage Pty Ltd dated 12 November 2025</li><li>• Land Capability Assessment prepared by Mansfield Land Capability and Soil Assessments dated 12 November 2025</li><li>• Potable Water Assessment prepared by Design Flow dated 24 March 2025</li><li>• Solar Battery Storage Feasibility Assessment dated 20 June 2025</li><li>• Quantity Surveyor Report prepared by Prowse Quantity Surveyors Pty Ltd dated 27 August 2025</li><li>• Feature Survey prepared by Rodney Aujard and Associates dated 24 June 2021</li></ul>

2. The subject of this report is the decision plans (as described above).

## Background

3. The planning history for the site dates back to 19 November 1988, when planning permit 96058 was issued for a 'Tourist Establishment' under the Bradford Planning Scheme.
4. The most recent planning approval was an amendment under Section 82 of the Planning and Environment Act 1987 Permit 2004/297, issued by Council at the direction of the Tribunal 14 June 2024. The amended permit provides for the use and development of the land as a tourism establishment, including a minor sports and recreation facility, accommodation, a function centre, camping/caravan use and a liquor licence. Endorsed plans were issued 7 October 2024.
5. Other previous permits issued in relation to the proposed use and development are:
  - 96058 issued for a Tourist Establishment on 9th November 1988



- 96144 issued for extension of hours of use and extension of playing season of the Hume and Hovell Cricket Ground on 22nd October 1996
- 1998/309 issued for Tourism Establishment including a minor sports ground and recreation facility, accommodation, a function centre and some camping/caravan use, including on premises license on 10 December 1999
- 2022/164 issued for development of land for a deck extension and pergola attached to existing bunkhouse on 26 August 2022.

## Proposal Summary

6. The proposal is for the use and development of the land for a tourism facility, comprising camping and caravan park, group accommodation, minor sports and recreation facility and function centre and removal of native vegetation.



Figure 1 Proposed high-level site plan

7. The proposal is similar in many respects to the amended permit considered by the Tribunal and will supersede it if approved.
8. It is noted the proposed solar array will be ancillary to the other uses on the land, and will provide electricity to these uses only. It is not proposed to feed back into the grid.
9. Sports clubs, school and youth groups and other groups are the primary user groups.
10. The proposal does not propose any additional uses beyond what is already allowed under Planning Permit 2004/297. It is, however, intensifying the accommodation on site from 101 to 202 patrons/beds. The function centre use is proposed to be limited to 40 days per year.

## Buildings and works

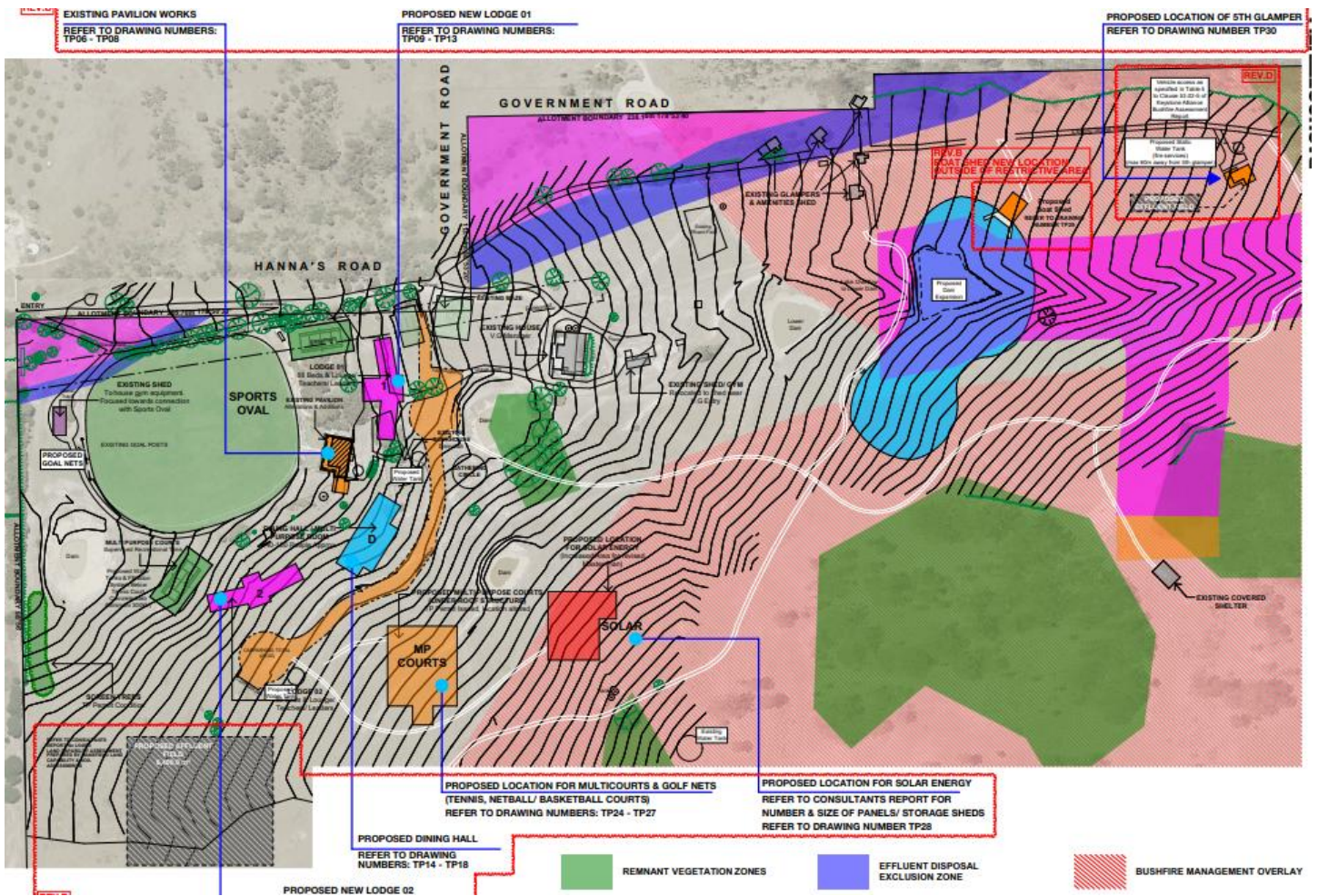


Figure 2 Proposed site plan

## Pavilion

11. Buildings and works to the existing pavilion are proposed, comprising an addition to the east side of the building, with the verandah extended for the full south side of the building, as well as a new covered entry to the north side. The additional new floor area will be 70 square metres.
12. The internal walls of the pavilion will be removed to create a large internal open space.



Figure 3 Indicative render of proposed pavilion extension



## Lodges

13. It is proposed to construct two new lodge buildings, each of which allows for up to 86 beds across 12 bedrooms (including a leader's room and ensuite) with shared bathrooms. The bedrooms span either side of a central communal area. Each lodge is single storey and the communal area will have clerestory windows aligned to its roof pitch bookended by the bedroom wings that have a reverse roof pitch and highlight windows. Cladding materials will be timber walls and galvanized iron roof.
14. Lodge 1 will have a floor area of 559 square metres and a maximum height of 5.6m above natural ground level. The building will be setback 14.5m from the east boundary and 14m from the existing pavilion to the north.



*Figure 4 Indicative render of proposed Lodge 1*

15. Lodge 2 will have a floor area of 482 square metres and a maximum height of 7.4m above natural ground level. The building will be setback 42m from the existing pavilion to the east.



*Figure 5 Indicative render of proposed Lodge 2*

## Dining hall building

16. The proposed dining hall building will have a floor area of 660 square metres, consisting of a dining hall, multi-purpose room, commercial kitchen and amenities. Cladding materials will be the same as the lodge buildings.
17. The dining hall will have a maximum height of 7.3m and will be setback 18.5m from the existing pavilion.



*Figure 6 Indicative render of proposed Dining hall building*

## Earthworks for lodges and dining hall

18. Substantial earthworks up to approximately 3m high are required for the lodge and dining hall buildings.

## Glamping cabin

19. A single bedroom glamping cabin is proposed at the southern extent of the proposed development area, which will have a maximum height of 6m and floor area of 100 square metres. Cladding materials will be fire-resistant vertical boards and a gable metal roof.

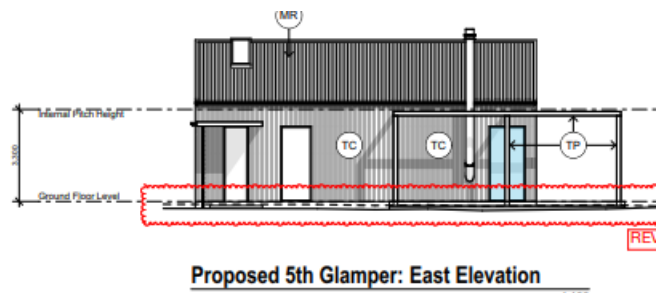
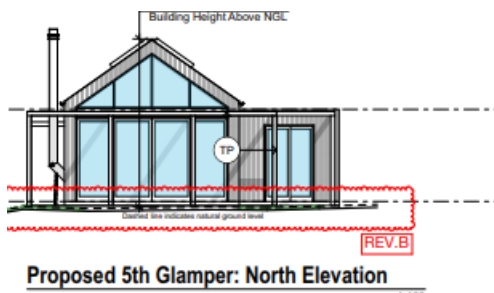


Figure 7 North and east elevations of proposed glamper cabin

Multipurpose courts and golf nets

20. A large multipurpose court is proposed to the rear of the proposed dining hall and Lodge 2. It will consist of two sports courts, covered by a large 42m long and 37m wide corrugated metal roof. The building would have a maximum height of 13.7m above natural ground level.

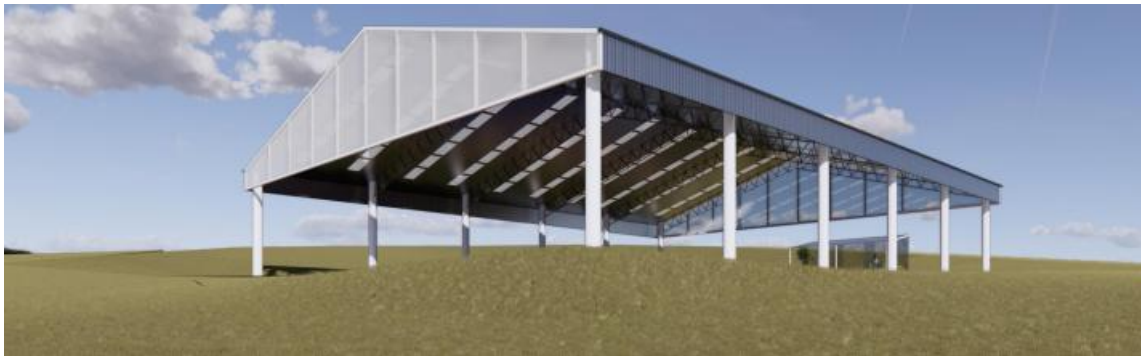


Figure 8 Indicative render of proposed Multipurpose courts building

- 21. 4m high golf nets are also proposed on the west side of the courts.
- 22. Substantial earthworks up to approximately 7m high would be required due to the slope of the land.
- 23. In addition to the multipurpose courts building, a single sports court is proposed adjacent to the east boundary on the northeast side of proposed Lodge 1. Another court is also proposed on the west side of Lodge 2.
- 24. Gym equipment currently located in an existing shed on the south side of the existing homestead is proposed to be relocated to a shed on the north side of the oval. New tilt doors are proposed on the south elevation of the shed, which will have an outlook to the oval.
- 25. Goal nets are also proposed on the north side of the existing oval. The nets would be 10m high and 24m in length.

Dam expansion and boat shed

- 26. The existing dam south of the existing homestead will be enlarged to be used for recreation and water supply for the proposed group accommodation, function centre and sports and recreation facility.
- 27. A boat shed and jetty are proposed on the southeast side of the expanded dam. The shed will have a floor area of 99 square metres, height of 5.5m and will be clad in timber shingle walls and a corrugated iron gable roof.

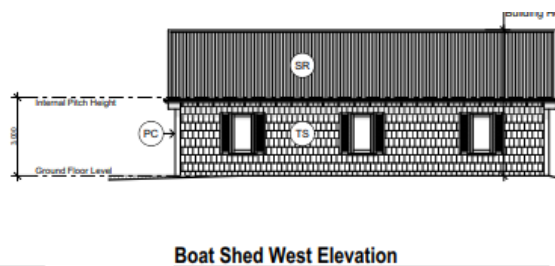
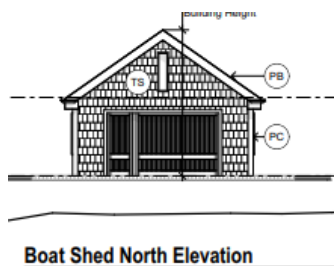


Figure 9 North and west elevations of proposed boat shed



## Solar array

28. A 40m long and 30 metre wide solar array is proposed south of the proposed multipurpose courts building. The solar panels will be 2.5 metres high above ground. A battery/equipment storage shed and diesel backup generator is proposed on the south side of the array. The shed will be 3.2 metres high and be constructed of concrete blockwork with a flat roof.

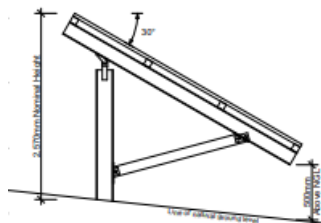


Figure 10 Indicative section of proposed solar panels

## Water tanks

29. Water tanks are proposed to all new buildings for fire fighting purposes.

## Effluent dispersal fields

30. A 6400sqm effluent dispersal field is proposed on the western extent of the proposed development area, which will treat wastewater from the proposed lodges and dining hall. An additional effluent dispersal field is also proposed on the northwest side of the proposed glamper.

## Land use

### Existing permit

31. Consistent with the permit issued by the Tribunal, the proposed tourism facility will consist of four land uses as defined under Clause 73.03 (Land use terms): camping and caravan park, group accommodation, minor sports and recreation facility and function centre.
32. The existing facilities provide accommodation for up to 74 persons as follows:
- 26 in the bunkhouse
  - 26 in the glamping sites
  - 9 in the pavilion
  - 13 in the homestead.
33. The existing approval allows for an additional 36 patrons in a lodge building, as well as internal alterations to the pavilion, which increased the total number of patrons to 101. It is noted the lodge has not been constructed and the bunkhouse is proposed to be demolished in the subject application. The pavilion also will not continue to be used for accommodation.

### Proposal

34. The total number of patrons that would be accommodated onsite under the subject proposal will be 202 persons, consisting of:
- 26 in the glamping sites, including the proposed glamping cabin
  - 176 in the proposed lodges.
35. The homestead will be occupied by an onsite manager.
36. The existing and proposed minor sports and recreation facility is proposed to be used by patrons only and will not be open to the public on a commercial or separate basis.



37. Meals for larger groups are proposed to be provided by an external caterer, with meal preparation limited to the facilities provided in the dining room.
38. The function centre use will only occur when the lodges are not being occupied, other than by people attending the functions.
39. Further details of the proposed land uses are as follows:

#### Camping and caravan park

40. The glamping cabin described earlier will be used for this purpose.
41. It is noted there are only 4 existing 'glamping' sites currently onsite.
42. The camping and caravan park use is proposed to be the same as the current permit, which limits the use to 5 caravans and 5 tents at any one time and toilet, bathroom and laundry facilities. This will need to be broadened to include 'cabin' accommodation for the proposed glamping cabin, which will be included in any permit issued.

#### Group accommodation

43. The proposed lodges and dining hall will be used for group accommodation.
44. The pavilion and dining hall buildings are proposed to be used in association with the group accommodation between 7am to 10pm, with all noise ceasing by 11pm. This would be a variation to the existing permit, which currently restricts non-function use of the pavilion between 7am to 8pm.

#### Minor sports and recreation facility

45. The minor sports and recreation facility use component of the land will include the existing oval and yoga barn (shown on the plans as 'existing covered shelter' located southwest of the proposed dam expansion), and the proposed multi-purpose sports courts, boat shed/dam and relocated gym.
46. The hours of operation of the proposed facilities are:
  - Multi-purpose sports courts 8am to 6pm (reduced from current permit hours of 7am to 9pm).
  - Oval 8am to 8pm (no change)
  - Gym 6am to 9pm (no change).
47. No restrictions on operating hours for the yoga barn or boat shed are proposed, or included in the current permit.

#### Function centre

48. The pavilion building and area around it within 50 metres, will continue to be used for a function centre. The application proposes to reduce the days the function centre will operate from 80 under the current permit, to 40 per year.
49. The hours of operation under the current permit are proposed to continue, which are between 9am and 11pm.
50. The further restrictions/allowances under the current permit are also proposed to continue, which are:
  - No more than 3 functions per week
  - Up to 3 functions per year where the closing time can be extended to 1am, subject to written approval from the responsible authority
  - If the pavilion is used after 8pm in association with the minor sports and recreation facility, this would be treated as one of the 40 days in which the pavilion is used for functions.
51. The current permit does not include a maximum number of patrons and none is proposed in the subject application. It is noted the traffic report states it would typically have up to 100 patrons.
52. The liquor licence that benefitted the site has already been relinquished and the proponent is not seeking to reinstate or hold a liquor licence for the expanded operation (noting that Amendment VC286 gazetted on 1 July 2025 has removed the requirement for a planning permit for a licensed premises).

#### Vehicle access and parking



53. The existing carpark for 20 car spaces will no longer be used and 50 new spaces will be provided along a proposed accessway connecting the lodges, dining hall and multipurpose courts.
54. An existing track along the east boundary will also be extended to the proposed glamping cabin.
55. Vehicle turnaround areas are proposed at the end and along the new accessway, as well as to the glamping cabin in accordance with bushfire requirements.
56. Most groups and all school groups will arrive / depart the Village Green via private bus services.
57. There are no changes proposed to loading and waste collection.

#### **Vegetation removal**

58. To accommodate the proposed buildings and works for Lodge 1 and an internal accessway, it is proposed for 0.046 hectares of native vegetation patches and three scattered trees equivalent to 0.073 hectares be removed.



## Site Description



Figure 11 Aerial photograph of site

59. The site is located in the Strath Creek valley, within the Goulburn River Catchment about 150 kilometres northeast of Melbourne on the southern edge of Victoria's high country, approximately 15 kilometres east of the Hume Highway and 5 kilometres south of Strath Creek, the closest township.
60. The site is formally described as comprising the following land parcel: Lot 1 on Plan of Subdivision 548220E.
61. The site is an irregular shape, interfacing with similarly large allotments as well as the Strath Creek on the western boundary. The site is a total area of 77.96 ha.
62. A natural unnamed watercourse runs north-south through the site, as shown in the image below:



Figure 12 Watercourse runs north-south through the proposal site, shown centrally in image above

63. The existing Village Green tourism facility is located in the northeastern corner of the site. It comprises several buildings including a pavilion, bunk house, homestead (timber) house, glamping cabins and tent sites and various outbuildings. The bunk house will be demolished as part of the subject proposal, while the existing glampers, homestead and sheds will be retained.
64. The facility features a cricket oval with a playing surface of approximately 12,200sqm. A gravel track borders most of the oval and provides access to a carpark and extends to the pavilion, homestead (timber) house and glamping units. The buildings and facilities are typically utilised by school or sporting groups.
65. Access to the site is via the southern (sealed) end of Hannas Road. Hannas Road extends along 266 metres of the site's eastern boundary.
66. Unconstructed road reserve abuts 350 metres of the site's northern and eastern boundaries. Strath Creek shares part of the site's western boundary. The site's south-western boundary runs along a ridgeline.
67. The site is affected by Instrument AH934351D, a registered agreement pursuant to Section 173 of the Planning and Environment Act 1987 that provides as follows:
  - The land may not be further subdivided so as to create a smaller lot for an existing dwelling.
  - Building exclusion zones of 30 metres from any waterways and major drainage lines on the allotment
  - Effluent exclusion zones 60 metres from any waterways and major drainage lines on the allotment
  - 60 metre wide building exclusion zones on any significant ridgelines on the site
  - Appropriately sized building exclusion zones around the stands of remnant vegetation.
68. The exclusion zones are shown on a plan in the agreement and on the application plans.

## Site Surrounds

69. Land surrounding the site can be described as follows:
  - **To the north of the site:**  
108 Allandale Rd adjoins the site to the north, which is used for grazing and occupied by a dwelling, setback approximately 142m from the common boundary with the subject site. Also adjoining the north boundary, to the northwest, is 383 Falls Road, which is occupied by a dwelling, which is located in excess of 500m from the Village Green.
  - **To the south of the site:**  
527 and 585 Falls Road adjoin the south-west boundaries of the site.



- **To the east of the site:**  
25 Hannas Road is opposite the site and is occupied by a dwelling located approximately 35m from the northeast corner of the subject site. Further south is 144 Allandale Road, which is occupied by a dwelling setback approximately 276m from the common boundary with the subject site. Further again is the western-most boundary of a large rural property.
- **To the west of the site:**  
The Strath Creek reserve is located on the west boundary of the site.



## Municipal Planning Strategy

70. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.03-2	Environmental and landscape values
02.03-3	Environmental risks and amenity
02.03-4	Natural resource management
02.03-7	Economic Development

## Planning Policy Framework

71. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

<b>Clause 12</b>	<b>Environmental and landscape values</b>
12.01-2S	Native vegetation management
<b>Clause 13</b>	<b>Environmental Risks and Amenity</b>
13.02-1S	Bushfire Planning
13.02-1L	Bushfire Planning
13.05-1S	Noise management
<b>Clause 1</b>	<b>Natural resource management</b>
14.01-1S	Protection of agricultural land
14.02-1S	Catchment planning and management
<b>Clause 15</b>	<b>Built Environment and Heritage</b>
15.01-2S	Building design
15.01-6S	Design for rural areas
<b>Clause 17</b>	<b>Economic Development</b>
17.01-1S	Diversified economy
17.01-1R	Diversified economy – Hume
17.04-1S	Facilitating tourism
17.04-1R	Tourism – Hume
<b>Clause 18</b>	<b>Transport</b>
18.02-4S	Roads



Clause 19	Development infrastructure
19.03-3S	Integrated water management
19.03-3R	Integrated water management - Hume

72. The assessment section of this report provides a detailed assessment of the relevant planning policies.

### Plan for Victoria

73. Plan for Victoria provides a long-term strategic framework to guide sustainable growth, economic development, and infrastructure delivery across the state. The proposed tourism facility at 26 Hannas Road, Strath Creek aligns with the objectives of Plan for Victoria by supporting tourism, job creation, and the protection and use of natural resources. The plan emphasises the importance of regional and rural Victoria as important parts of the state economy, especially food and fibre, tourism, manufacturing and natural resources industries.

74. Plan for Victoria outlines the key strategic directions with regard to the provision of tourism activity within Victoria. Pillar 4 of the Plan is 'Sustainable Environments' of which a key directions are:

- Climate-resilient urban planning
- Renewable energy transition
- Conservation of natural values
- Sustainable agriculture
- Waste reduction and recycling.

75. Action 22 of the Plan is 'Protect and carefully use regional resources', which recognises the importance of regional and rural Victoria for tourism.

## Zoning and Overlays

### Applicable Zone/s

#### Farming Zone – Schedule 1

76. Pursuant to Clause 35.07-1, a permit is required to use land for:

- Tourism facility (innominate use)
- Camping and caravan park
- Group accommodation
- Minor sports and recreation facility
- Function centre.

77. Pursuant to Clause 35.07-4, a permit is required to:

- Construct a building and construct or carry out works associated with a use in Section 2 of Clause 35.07-1.
- Construct a building within 100m from a waterway (all proposed buildings).

78. The purpose of the Farming Zone is:

- 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.

79. The following sections include a discussion of how the proposal responds to these requirements.

## Applicable Overlay/s

### Bushfire Management Overlay (BMO)

80. The subject land is partly affected by the BMO. Only the glamping cabin, boat shed, and solar array are located within the extent of the overlay.

81. Pursuant to Clause 44.06-2, a permit is required to construct a building and construct or carry out works associated with the following uses:

- Accommodation (Camping and caravan park)
- Leisure and recreation (Minor sports and recreation facility).

82. An application must meet the requirements of Clause 53.02.

83. A permit to construct a building or construct or carry out works must include the following condition:

*“The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”*

84. The purpose of the BMO is:

- 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.

### Land Subject to Inundation Overlay (LSIO)

85. The proposed buildings and works are not within the extent of the LSIO, which affects land adjacent to Strath Creek along the west boundary of the site. Accordingly a permit is not required under the LSIO for the proposed buildings and works.

## Particular and General Provisions

### Provisions that Require, Enable or Exempt a Permit

#### Clause 52.06 – Car Parking

86. The proposal includes a function centre use, which has a requirement of 0.3 spaces to each patron in Category 1 car parking areas, where the site is located. As noted earlier:

- There is currently no limit on the number of patrons for the function centre, but 100 patrons would be the typical upper limit.
- The lodges are not being occupied when the pavilion is being used as a function centre, other than by patrons attending the functions.

87. The statutory requirement for the function centre therefore is 30 car parking spaces.



88. 50 car parking spaces are proposed, which meets this requirement.

89. Table 1 of Clause 52.06-5 does not apply a car parking rate for group accommodation, leisure and recreation, camping and caravan of tourism facility uses. Clause 52.06-6 states that:

*“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 or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority”*

90. Accordingly, car parking is required to be provided to the satisfaction of the Responsible Authority.

91. The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the 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 promote 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 of 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.

#### **Clause 52.17 – Native vegetation**

92. Pursuant to Clause 52.17-1 a permit is required to remove, destroy or lop native vegetation.

93. The purpose of Clause 52.17 is:

- 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.

#### **Clause 52.34 – Bicycle Facilities**

94. Bicycle facility requirements apply to the proposed minor sports and recreation facility and function centre (place of assembly).

95. Under Clause 52.34-5, the rates required are:

- Minor sports and recreation facility - 1 space per 4 employees plus 1 visitor space to each 200 sqm of net floor area
- Place of assembly - 1 employee space to each 1500 sqm of net floor area, as well as 2 spaces plus 1 to each 1500 sqm of net floor area.

96. No bicycle spaces are proposed and therefore a permit is required to waive bicycle facility requirements under Clause 52.34-2.

97. The purpose of Clause 52.34 is:

- To encourage cycling as a mode of transport.

- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

#### **Clause 53.02 – Bushfire Planning**

98. The purpose of Clause 53.02 is:

- 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 ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

99. The proposal, as it relates to the glamperv cabin, boat shed and solar array which are located in the BMO, must achieve the objectives of Clause 53.02-4.

#### **Clause 53.22 – Significant Economic Development**

100. Clause 53.22 applies to an application under any provision of the Murrindindi Planning scheme if the condition corresponding to a category in Table 1 is met.

101. The proposed land uses – Camping and Caravan Park, Group Accommodation, Leisure and Recreation, Place of Assembly (Function Centre) are listed under Table 2 of Clause 53.22-1, and the estimated cost of the proposed development will be more than \$5 million. Written advice has been provided from Invest Victoria confirming the likely feasibility of the proposed development.

#### **Clause 62.02 General exemptions – Buildings and works**

102. Under Clause 62.02-1 (Buildings and works not requiring a permit), a planning permit is not required for buildings and works associated with a dam if a licence is required to construct the dam or to take and use water from the dam under the *Water Act 1989*. The Goulburn Broken Catchment Management Authority has advised a licence is required.



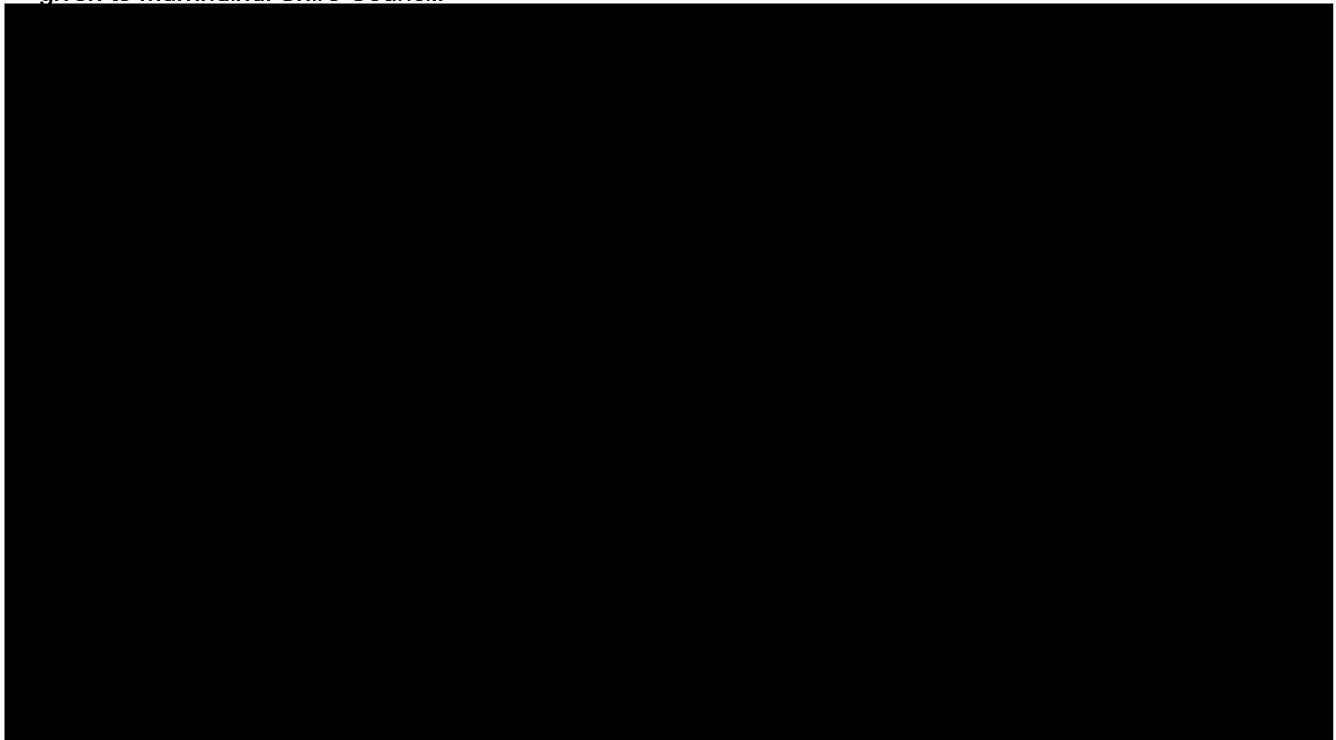
## Referrals

Referral authority	Response
CFA - s55 Determining authority	No objection, subject to standard conditions.
EPA - s55 Determining authority	No objection or conditions. Advised there is sufficient information in the land capability assessment to understand the proposed system options and that the site can physically accommodate for the size of the effluent fields required.
Goulburn-Broken Catchment Management Authority (GBCMA) - Informal	No objection, subject to permit conditions requiring finished floor levels to be constructed at least 300mm above the highest finished ground level underneath the building footprint, and for the dam expansion to be licenced by Goulburn-Murray Water.
DEECA – s52 notice (adjoining landowner)	No objection, recommended permit conditions relating to no disturbance of adjoining Crown land.

103. It is noted the existing permit includes conditions from Goulburn Murray Water, which is the water supply authority. As they are not a referral authority and the water licence process will be separate to the planning process for the farm dam, these conditions will not be included on any permit issued for this proposal. It is considered the GBCMA is the more appropriate authority for planning referrals for this application, given the watercourse running through the site and a planning permit is not required for the dam expansion.

## Notice

104. 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 *Planning and Environment Act 1987* pursuant to the following provisions:
- Use and development: Farming Zone
  - Native vegetation removal: Clause 52.17.
105. The applicant was directed to give notice by way of notifying adjoining owners and occupiers. Notice was also given to Murrindindi Shire Council.





106. Six objections have been received, from the properties marked with a red dot in the image above, on the grounds listed in the table below.

Objection grounds	Response
Ineligibility for ministerial approval	The proposal is eligible for consideration under Clause 53.22, as discussed in this report.
Water and catchment impacts of proposed dam expansion	The dam expansion does not require a planning permit as it will require a licence to construct the dam or to take and use water from the dam under the Water Act 1989.
Dust from higher level of patron traffic	Dust impacts are discussed in the assessment section of this report.
Suitability of road network, including for buses and delivery trucks	The road network is regarded as satisfactory to accommodate the traffic generated by the proposed uses, as discussed in the assessment section of this report.
Noise	Noise impacts are discussed in the assessment section of this report. It is furthermore considered an onsite manager will improve noise and patron management onsite.
Visual intrusion, inconsistent with rural character	Visual impacts and rural character are discussed in the assessment section of this report.
Scale of proposed use	The scale of the use is regarded as satisfactory, for the reasons discussed in the assessment section of this report.
Operational conflicts with neighbouring farms	Farming in the area is grazing and is not regarded as sensitive to the proposed use. Watercourses will not be detrimentally impacted and will be protected through permit conditions, as discussed in the assessment section of this report. As noted earlier, the farm dam expansion does not require a planning permit and therefore cannot be considered in this application.
Inadequate notification	Notice of the proposal was given in accordance with the requirements of Section 52 of the <i>Planning and Environment Act 1987</i> .
Insufficient information	The information provided is considered satisfactory for notice purposes.
Intensification of non-agricultural use	The proposal, while non-agricultural, is regarded as consistent with the Farming Zone and land use policy, as discussed in the assessment section of this report.
Previous non-compliance, including noise, outdoor music, patron noise after-hours, noise monitoring	This was not raised as a concern by Council. As noted earlier, an onsite manager will improve noise and patron management.
Impact on property values	Impact on property values is not a planning matter.

107. As requested in the submissions, the conditions on any permit issued will be consistent with the Tribunal issued permit, unless as proposed and assessed in this report.

#### **Municipal Council Comments**

108. No response was received from Murrindindi Shire Council during the application process. Council provided comments during the preapplication process, which are addressed in the table below. Council also advised it was supportive of Village Green and acknowledged the proposal is much greater than was previously considered.

Comment	Response
The land benefits from existing use rights as a Tourist Establishment under the former Broadford Planning Scheme. This use allows a wide range of tourist activities to occur under this term. Any new	Noted.



permit, which allows for specific uses under the current definitions within the Victoria Planning Provisions will restrict further land use change however will provide clear guidelines and expectations of activity on the site for both the land owner and surrounding community.

The addition of the multi courts on the site could have a significant visual impact which was recognised and discussed during the VCAT hearing in 2023. This should be taken into consideration when assessing this element of the application.

The covered multi courts proposed are consistent with the endorsed plans in the current permit. Their visual impact has also been assessed in the assessment section of this report.

There have been no significant changes to the planning scheme since Council issued a Notice of Decision to Amend a Permit in 2023, and the Tribunal ordered an amended permit be issued in 2024. Conditions relating to internal works should remain consistent with existing approvals.

Noted. The conditions will be consistent with the VCAT issued permit, unless as proposed and assessed in this report.

Internal infrastructure works should take into the consideration the requirements of the Infrastructure Design Manual, to which Council subscribes.

The Infrastructure Design Manual generally applies to public infrastructure and is not regarded as relevant to the proposed works, given they will be within the site on private land. The Bushfire Management Plan includes requirements for internal accessways, which will be required to be adhered to. The existing permit condition relating to drainage will remain on the permit.

The introduction of an Operation Management Plan through the amended permit was used as a means to manage amenity expectation through the amended development application as this could not be done through permit conditions which controlled the use of land.

An Operational Management Plan will be required as a condition of permit.

Council also consider that the proposed increase in the scale of the accommodation will have a significant impact on the local road networks through the increase in traffic volumes and the increase in heavy vehicle use (particularly busses).

Traffic impacts are considered in the assessment section of this report. It is noted Council has not objected or raised this matter as a concern during the application process.

Consideration for upgrades of the road network, particularly unsealed sections of Falls Road and Allendale Road should be considered as part of any permit issued for the proposed use and development of the land.

We note that as part of the application documentation, a Land Capability Assessment, which was prepared as part of the amendment, was submitted. We also note that the wastewater for the facility is expected to exceed 5000 litres per day.

The proposal will require a licence from the EPA. The application was referred to EPA, which did not raise any concerns.

As such, this would fall outside of Council's jurisdiction under the Environment Protection Act. Should the amount of wastewater be reduced to less than 5000 litres, further review by Council's Environmental Health Unit will be required.



## Strategic Direction and Land Use

109. The Municipal Planning Strategy and Planning Policy Framework encourages land use and development that respects the rural environment, supports economic growth, protects biodiversity and productive farmland and facilitates tourism.
110. The application proposes purpose-built group accommodation comprising two lodges and a dining hall, as well as sports and recreation facilities, an extension and internal works to the existing pavilion, a glamping cabin, as well as associated infrastructure including solar array and water tanks. The proposal will increase the total number of patrons accommodated onsite to 202 and provide a more substantial offering for groups, such as schools and sports groups. This aligns with Clauses 02.03-7 (Economic development), and 17.04-1S (Facilitating tourism), supporting consolidation and development of an established tourism facility.
111. The proposal will essentially continue and grow the existing and/or approved uses and is considered compatible with the surrounding area, including nearby dwellings and agricultural activities, which is consistent with Clauses 17.01-1S (Diversified economy), 17.01-1R (Diversified economy – Hume) and Clause 14.01-1S (Protection of agricultural land).
112. The proposed development provides a complementary built form that responds to the rural character of the locality, including the location, materials, appearance and scale of the buildings (Clause 15.01-6S – Design for rural areas).
113. The proposal will not have a detrimental impact on the environmental values of the site, as effluent dispersal fields and buildings have been sited outside exclusion zones in the Section 173 Agreement registered on title and generally clear of native vegetation (Clauses 12.01-2S – Native vegetation management and 14.02-1S – Catchment planning and management).
114. Overall, the proposed development is consistent with the relevant provisions of the Murrindindi Planning Scheme.

## Land Use

115. As previously outlined, the application seeks approval for the use of the land for group accommodation, camping and caravan park, function centre and minor sports and recreation facility. These are established uses onsite and a permit, if issued, would replace existing permits.
116. While not an agricultural use of the land, the proposal is consistent with the purpose of the Farming Zone (GRZ), which encourages the retention of employment and population to support rural communities. As assessed in the Economic Impact Assessment, the tourism facility will directly provide for 23 jobs on an ongoing basis, through food and catering services, maintenance and repairs and administration and operations. It is also predicted to generate an additional \$432,000 to the regional economy through encouraging visitation of nearby businesses. This is in addition to the \$42.23 million direct and indirect economic contribution, including 102 full-time equivalent jobs, to the regional and state economy during the construction phase.
117. The proposal will also not adversely affect the use of land for agriculture, given the uses are existing and the extensions/additions are modest and noting the dam expansion is not within the ambit of discretion for this application, given it does not require a planning permit and will be assessed separately under the water licencing process.

## Noise

118. The noise sources to the surrounding area from the proposal will be:
  - The function centre, which is the pavilion and outside area within 50m.
  - Group accommodation lodges
  - Dining hall
  - Multipurpose courts and cricket field
  - Gym
  - Mechanical plant associated with the proposed buildings.
119. The boat house and solar array are not predicted to generate noise.



120. The closest sensitive uses are the dwellings on the adjoining lots, with the closest dwelling being the dwelling at 108 Allandale Road (R1), which is 142m from the common boundary with the subject site. These are assessed in the acoustic report provided with the application, as shown in the image below:



Figure 14 Closest sensitive receivers (dwellings)

121. The use of the function centre is proposed to continue, although as discussed earlier the number of functions per year is proposed to be reduced from 80, as allowed under the existing permit, to 40. In addition the liquor licence has been relinquished.
122. The hours of operation under the existing permit are proposed to continue, which are between 9am and 11pm. In addition the requirements of the existing permit will be included on any permit issued, which provide that any live entertainment or music above background music must be indoors and only with doors closed. Further to the current permit conditions, an amended acoustic report will be required addressing noise from the function centre, as a condition on any permit issued. The recommendations of the acoustic report will also be required to be implemented in a noise management plan, which will include the requirements of the existing permit.
123. The noise limits recommended in the acoustic report are very low, as specified in the table below:

Period	Zoning Level / Noise Limit FZ to FZ
<b>'Day' Period</b> 7am to 6pm (Monday to Saturday)	46 dB(A)
<b>'Evening' Period</b> 6pm to 10pm (Monday to Saturday) 7am to 10pm (Sundays)	41 dB(A)
<b>'Night' Period</b> 10pm to 7am (All days)	36 dB(A)

124. In addition, for any amplified music further noise limits would apply:



Period	Noise Limit
Day/Evening Period L <sub>Aeq</sub>	32dB(A)

Period	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz
'Night' Noise Limit L <sub>Oct10</sub>	40	30	20	20	15	10	10

125. The limit for sleep disturbance has also been considered at night between 10pm and 7am, with 60db(A) L<sub>max</sub> outside the habitable room windows of the sensitive receiver being the noise limit.
126. The acoustic report included expert evidence from the VCAT hearing for the existing permit. The evidence found that amplified speech and music noise was loudest, at 51db(A) at 108 Allandale Road. Accordingly the evidence recommended a number of measures be implemented for the pavilion, as follows:
  - No live entertainment or vocal public address system outdoors;
  - Limiting any external amplification to background music only;
  - All other amplification used indoors to be limited with a dedicated noise limiting system calibrated by a suitably qualified acoustic consultant, and only operated with a permanent or in-house system, ensuring that no groups or third parties can supply their own amplification;
  - Doors to remain closed to the pavilion deck anytime there is live entertainment, DJ's or amplified music above background music; and
  - At least one swing door should remain in this façade to allow an automatic closer to be fitted for use during the normal ingress and egress of patrons when higher amplification levels occur indoors.
127. These recommendations are included as noise mitigation measures for the pavilion in the acoustic report.
128. Noise modelling in the acoustic report predicts the maximum noise from the proposed buildings and sports facilities, at the closest sensitive receiver, would be as follows:
  - Multipurpose courts structure: 26 db(A)L<sub>amax</sub>, including an assumption the golf nets will be used concurrently.
  - Gym and dining hall – music noise: 28 db(A)L<sub>amax</sub>, including assumptions that:
    - The dining hall doors will be fully open
    - Patrons shouting at multiple locations outdoors at dining hall and lodges
    - Gym windows and doors will be closed.
129. For sleep disturbance criteria, the modelled noise is predicted to be 34db(A) L<sub>Amx</sub> for patrons shouting, sporting noise or gym noise (e.g. weights dropping).
130. It is considered the acoustic report demonstrates noise from the proposed lodges, dining hall, gym, multipurpose courts structure and golf nets will be well below EPA noise limits. The acoustic report also included best practice recommendations for the gym, multipurpose courts and golf nets, dining hall, as well as any mechanical plant to be installed. These recommendations will be required to be implemented on any permit issued.
131. The hours of use for the pavilion, other than for functions, are proposed to be extended from 7am-8pm, to 7am-10pm. This, however, would be inconsistent with existing permit conditions which specify if the pavilion use carries beyond 8pm, it is to count as one of the function centre use days. Given this change was not assessed in the acoustic report, there is insufficient justification to support these extended hours. Therefore the existing condition will remain to limit the hours until 8pm.
132. Apart from the above change, there would be no change to the function centre use, other than a reduction in the number of functions to be held each year. Therefore it is considered that as there would be no further noise impact, the function centre should be included as one of the approved land uses in any permit to be issued for the proposal, subject to the provision of a noise management plan as recommended earlier.



133. The dining hall is proposed to operate until 10pm 'with all noise ceasing by 11pm'. No noise-related requirements are proposed for the lodges. While the acoustic report does assess, to a limited extent, patron relative noise such as shouting, it does not provide recommendations for operating hours or management of these buildings, or the playing of music. Further assessment is required in an amended acoustic report.
134. The amended acoustic report will also be required to cover the smaller sports courts. Given the nature of their use and that the existing permit allows for the use of the oval, which is adjacent to both courts, between 8am to 8pm, it is considered improbable these would result in unreasonable amenity impacts on nearby dwellings. The hours of operation and management of these courts, as well as the dining hall and lodges, will be further considered in the amended acoustic report and accordingly limited through the noise management plan.
135. Finally, it is considered the provision of an onsite manager will provide a further assurance the noise management requirements will be complied with. Overall it is considered the proposal is a satisfactory response to Clause 13.05-1S (Noise management).

### Bushfire

136. A permit is required under the BMO for the proposed glamping cabin, boat shed, and solar array. In addition, Clause 13.02-1S (Bushfire planning) requires bushfire risk to be considered for use and development for accommodation and place of assembly planning applications. Clause 13.02-1L (Bushfire planning) also requires the provision for bushfire protection measures for use and development, including safe and efficient access before and during a bushfire.
137. A Bushfire Management Statement and Bushfire Emergency Management Plan have been provided in support of the application.
138. The site is generally cleared around the proposed buildings and works, which moderates the immediate bushfire risk. The main bushfire risks identified are from a grassfire approaching from the north, or a fire from the state forest to the south, as shown in the image below.

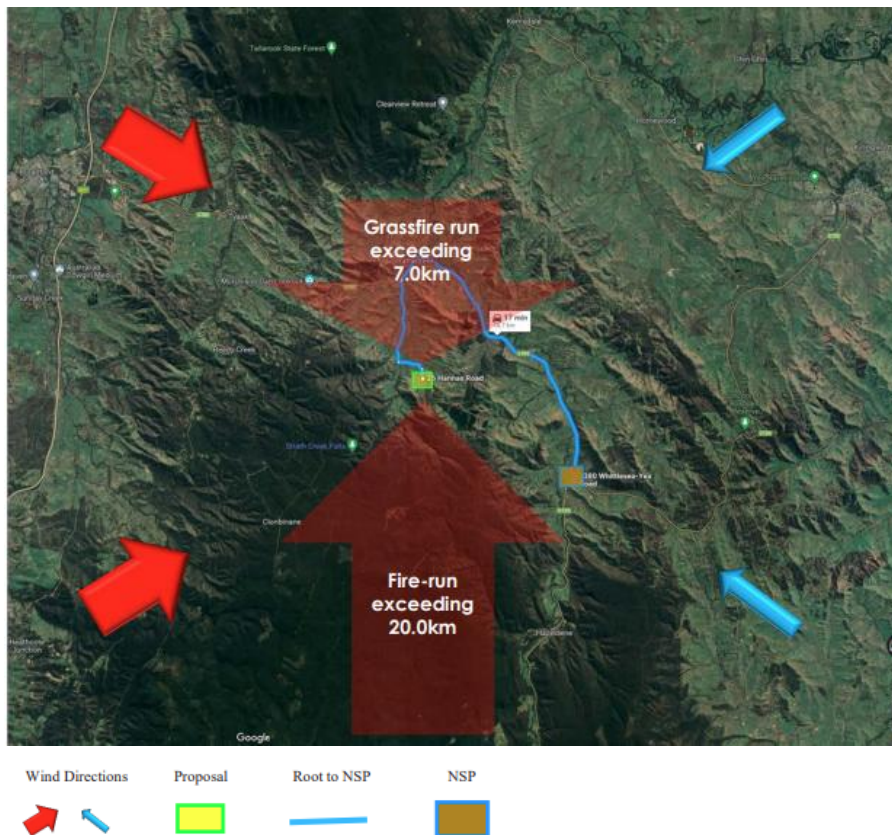


Figure 15 Bushfire location and landscape assessment



139. The broader landscape risk to the site is identified as 'Type 3', which applies to the following locations:
- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood scale destruction as it interacts with the bushfire hazard on and close to a site.
  - Bushfire can approach from more than one aspect.
  - The site is in an area that is not managed in a minimum fuel condition.
  - Access to an appropriate place that provides shelter from bushfire is not certain.
140. Notably the site was affected by the 2009 Black Saturday fires.
141. The proposed bushfire protection measures for the proposal include:
- Construction of the pavilion, lodge 2, multi courts, boat sheds and solar array shed to BAL12.5 and the dining hall, glamping cabin and solar array shed to BAL29.
  - Defendable space around the lodges, dining hall, pavilion, multifunction courts, glamping and boat shed. It is noted vegetation within the defendable space is generally cleared, other than some trees that fall within the footprint or would overhang Lodge 1, of which 2 have been identified as native vegetation for removal in the biodiversity report.
  - Extension of existing accessways within the site to the proposed buildings to allow for fire fighting vehicles access, including turning areas.
  - Water storage tanks adjacent to all proposed buildings, with a capacity of 30,000 litres dedicated for firefighting purposes.
142. In addition, the proposed mitigation measure for the landscape risk is the following emergency management measures, as outlined in the Bushfire Emergency Management Plan:
- Closure/evacuation of the site on Extreme or Catastrophic Fire Danger Rating days.
  - Pre-emptive visitor notification on Extreme Fire Danger Rating days.
  - Designated Shelter-in-Place (SIP) facilities and procedures.
  - Ongoing monitoring of CFA and Vic Emergency warnings.

## Buildings and Works

143. It is considered the proposal will respect the rural character of the area, which as noted by the Tribunal, is a modified rural environment where buildings are a visible part of the landscape. The site is not in a Significant Landscape Overlay or recognised as significant in the Planning Scheme. It is considered the proposal has minimised visual impacts through its siting and design and is a satisfactory response to Clause 15.01-6S (Design for rural areas).
144. It is noted the yoga barn was approved under the existing permit and as this permit would be required to be cancelled if a permit is to issue for the subject application, the plans for the yoga barn will need to be included in any endorsed plans issued as a condition of permit.

## Siting

145. The proposed buildings and works are generally in the same location as approved under the existing permit, except for the glamping cabin which will be located further south and closer to the east boundary than previously approved. Also, the proposed single multipurpose courts were not approved in the existing permit.
146. The buildings and effluent dispersal fields are all located outside the building exclusion zones in accordance with the Section 173 agreement registered on title.
147. The location of the proposed new buildings and works is regarded as satisfactory, given they are located lower than the hills and ridgelines around the site and will not protrude or silhouette above them.
148. The single multicourts will not be roofed and therefore will have minimal impact on the landscape. A condition on permit will require the surface materials to be a muted colour finish that blends with the landscape. Conditions on



any permit issued will require their lighting and times of use to be consistent with other sports and recreational facilities.

149. In addition, while the proposed buildings and works will be within 100m of the watercourse running through the site, it is not a major waterway (such as Strath Creek to the west) and they have been sited clear of it. Goulburn Broken Catchment Management Authority has not raised concerns. Also, as noted earlier, the farm dam does not require a planning permit as it will be assessed in the water licence application.
150. A Construction Environmental Management Plan will be required as a condition on any permit issued, to avoid runoff and sediment impacting the watercourse during construction.

## Design

151. The heights of most of the proposed buildings are low-scale, with the exception of the multicourts structure. The multicourts structure, while tall and in an elevated position relative to the proposed lodges, will still be below the surrounding ridgelines and will be generally consistent with the endorsed plans under the existing permit. As noted in the Tribunal decision, the separation of the structure from the nearest dwelling to the north, with existing and proposed screening trees to be planted on the north boundary of the subject site, will mitigate its appearance.
152. All proposed structures will be clad in materials with natural or muted tones. The metal roofs, however, will be potentially reflective and accordingly a condition of permit will require them to be finished in a muted and non-reflective colour/material.

## Earthworks

153. The proposal will involve significant earthworks associated with the proposed buildings and works. A permit is not required separately for earthworks in the Farming Zone, provided they do not :
  - Change the rate of flow or the discharge point of water across a property boundary
  - Increase the discharge of saline groundwater.
154. The applicant has advised in an email dated 30/3/2026 that the soil won from the earthworks would be used for building foundations, pavements or 'spread around the site as necessary'. A condition of permit will be that any soil won from the earthworks be placed in locations that will not require a planning permit under the Farming Zone, as outlined above, unless as part of works associated with a licence for the dam expansion under the *Water Act 1989* and must not require any native vegetation removal or destruction. The locations for the soil placement will also be required to be shown on the Construction Environmental Management Plan.

## Landscaping

155. In addition to the proposed screening on the north boundary, planting is proposed around the buildings and facilities, as well as the entrance and along the east boundary near the entry. The planting will include a variety of native and indigenous species, consisting of groundcovers, shrubs and canopy trees.
156. The planting will further enhance the contribution to the landscape character and assist in blending the proposed buildings and works with the area.

## Traffic, Car and Bicycle Parking and Other Services

### Access

157. Vehicular access to the site is proposed to continue to be provided via the existing crossover connecting to Hannas Road. As discussed earlier, the internal accessway will provide access to the proposed lodges and multicourts structure. It will also include carparking, which will be within walking distance to the pavilion for functions.
158. The proposed new accessway has been designed to allow for bus movements and will also allow for emergency vehicle access. The Bushfire Management Plan also shows passing bays in the accessways to the solar array , boat house and glamping cabin – a condition of permit will require these to be shown.
159. In addition the Bushfire Management Plan requires all accessways to be constructed to an all-weather standard. This is required under the existing permit conditions and will be required in any permit issued, as well as the carparking to be constructed to the same standard.



160. The CFA have consented to the proposed access arrangements and it is considered they are satisfactory.

## Traffic

161. Traffic counts taken in 2023 recorded 15-24 vehicle trips per day generated to the site Sunday to Wednesday, and up to 43 trips per day Thursday to Saturday. During two functions this increased to 54 and 93 trips, with maximums of 9 and 16 trips per hour.
162. The traffic engineer confirmed in a memorandum dated 27/3/2026 the 2023 data remains valid for traffic assessment purposes, particularly in areas where there has been minimal change, such as the site's surrounds.
163. Existing traffic along Falls Road, which provides access to the site from Broadford-Flowerdale Road via Allandale Road and Hannas Road, was measured as up to 159 vehicle movements on weekdays, 168 on weekends, and a maximum of 17 movements at the peak hour.
164. Closer to the site, there were lower counts along Allandale Road, of 74-85 on weekdays and 78-85 on weekends, with a maximum of 8-10 movements at the peak hour.
165. The traffic report also noted there is a low incidence of casualty crashes in area.

### *Group accommodation and camping and caravan park*

166. During the week, it's envisaged that up to 2 school groups will access the site in buses, which will require 4 buses. This will be an increase from the one bus per week currently. The traffic report provided with the application has assessed the following changes to traffic movements to the site for group accommodation during the week, to be as follows:
- 8 bus movements on Monday (4 entry and 4 exit).
  - 16 bus movements on Wednesday – likely crossover day (8 entry and 8 exit).
  - 8 bus movements on Friday (4 entry and 4 exit)
167. The traffic report has estimated on weekends the traffic generated by the group accommodation uses would be equivalent to a place of assembly, for which the carparking rate is 0.3 per patron, per day. The number of trips generated has been estimated as 64 trips per day. This would be an increase of 34 trips per day than would be under the existing permit.
168. The traffic report has assessed the traffic volumes resulting from the additional patrons as being able to be accommodated by the surrounding road network. This view has not been challenged by the Council.
169. While it is acknowledged the proposal will add additional traffic, it is considered satisfactory, given the resulting traffic volumes would still be modest. Furthermore:
- The proposal will include a reduction in the number of functions per year, which will reduce the amount of traffic which could otherwise be generated by this use.
  - The group accommodation and function centre will not operate at the same time unless patrons are attending a function.

170. These limitations will also serve to maintain modest traffic volumes.

### *Function centre*

171. The function centre will be used for weddings, parties, and similar events. There is currently no cap on patron numbers, however the traffic report has assessed there to be between 50-100 patrons per event.
172. Given the traffic report has assessed the maximum number of patrons as 100 for the function centre, it is considered this limit should be a condition of permit.

### *Minor sports and recreation facility*

173. The proposal will not provide for separate commercial or public use of the facilities and accordingly they will not generate additional traffic to the site. A condition of permit will specify this limitation, to ensure this.

## Dust from Traffic Using Roads



174. As noted above, the additional traffic volume generated by the proposal will be modest. It will be further offset by a lower number of functions per year. Accordingly it is considered the reasoning of the Tribunal in its decision for the existing permit is also applicable to this application:

*It was not disputed that vehicles associated with the subject land contribute to the generation of dust. This, however, is a matter for the Council. The low additional traffic volume associated with the proposal does not justify a requirement that the permit-holder undertake sealing of the roads.*

175. It is further considered the traffic engineering report has demonstrated the existing road network can accommodate the additional traffic and Council has not raised concerns on wear and tear from the traffic.

### **Car Parking**

176. The proposal provides a total of 50 on-site car parking spaces to service the development. As discussed earlier, the function centre use requires 30 carparking spaces, while no rate is specified for the other proposed land uses. Therefore the amount of carparking required is to the discretion of the responsible authority.
177. The application was accompanied by a Traffic Engineering Assessment, which concludes that the proposed level of parking provision is appropriate having regard to the specific operational context of the use and development. The proposed accommodation is intended primarily for up to 2 school groups during the week, which will be accessed by private coaches.
178. As per the existing approved operations, the sporting facilities proposed are for use by Village Green patrons and will not be open to the public on a commercial or separate basis. As such, these facilities are not anticipated to generate any additional vehicle trips or car parking demand.
179. Based on the reasons outlined, the proposal is regarded to satisfy Clause 18.02-4S (Roads).

### **Bicycle Facilities**

180. As discussed earlier, under Clause 52.34-2 a permit is required to waive bicycle facility requirements for the minor sports and recreation facility and place of assembly.
181. Given the site is not in an urban area and is accessed via gravel roads, bicycle access to the site would be impractical and therefore no formal bicycle facilities are considered necessary.

### **Waste**

182. The application is supported by a Waste Management Plan, which outlines the proposed waste storage and collection arrangements for the proposal.
183. A waste storage area is proposed adjacent to the carpark, near the lodges and dining hall. The waste will be collected weekly, with one truck for each of the four waste streams. Collections will be conducted outside peak traffic hours in accordance with EPA and Council requirements.
184. The proposed arrangements are supported. Additionally, the council did not raise concerns.

### **Native Vegetation Removal**

185. As discussed earlier, to accommodate the proposed buildings and works for Lodge 1 and an internal accessway, it is proposed for 0.046 hectares of native vegetation patches and three scattered trees equivalent to 0.073 hectares be removed.

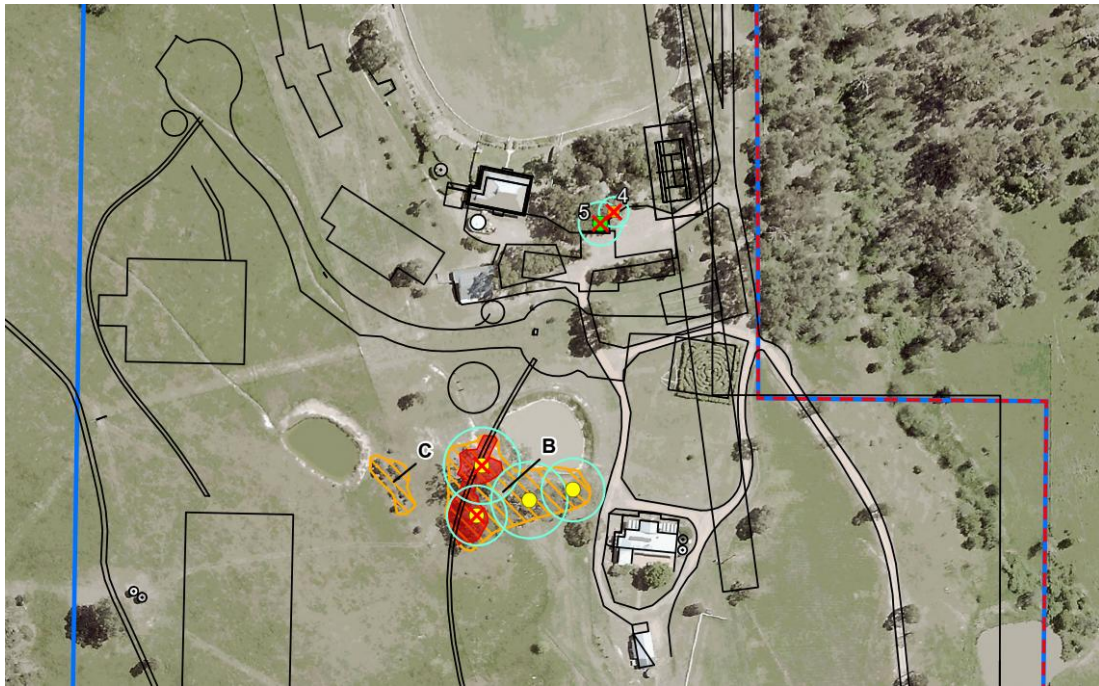


Figure 16 Extent of native vegetation removal, shown in red

186. It is considered the proposal has avoided and minimised the removal of native vegetation, noting the application was amended to move the glamping cabin away from native vegetation late in the process. The proposed buildings and works will be within the existing development extent or cleared areas.
187. Conditions of permit will require the offset of 0.041 habitat units, in accordance with the Native Vegetation Removal report submitted with the Native Vegetation Assessment by Nature Advisory, dated November 2025.

## Sustainability

### Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD)

188. Clause 15.01-2S (Building Design) and Clause 19.03-3S (Integrated Water Management) encourage the incorporation of environmentally sustainable design measures, including energy efficiency and low-emission building services. There is no local ESD policy provision in the Murrindindi Planning Scheme.
189. The proposal includes a substantial solar array, which will generate electricity for the proposal and is considered a satisfactory response to Clause 15.01-2S.
190. Effluent fields have been sited away from watercourses, in accordance with Clause 19.03-3R (Integrated water management – Hume). A potable water assessment has been provided showing how rainwater could be harvested from the proposed roofs, with any overflow directed to new water storage adjacent to the dining hall, lodge 2 and the pavilion.
191. It is also acknowledged the dam expansion is proposed to provide a water source, however, as noted earlier this is beyond the ambit of discretion for this application as it does not require a planning permit and accordingly will be assessed under the water licence process.

### Stormwater

192. The Goulburn-Broken Catchment Management Authority and Council have not raised concerns regarding stormwater generated from the proposal.
193. As noted earlier, a Construction Environmental Management Plan (CEMP) will be required as a condition of permit, to ensure runoff is managed during construction. This will include a requirement for the disposal of soil won from the



earthworks to be dispersed in a manner that does not result in a detrimental impact on the watercourse running through the site.

194. The drainage conditions included on the existing permit will be included in any permit issued.

195. It is considered the proposed WSUD measures and CEMP will result in an appropriate stormwater management response.

# Recommendation



196. The proposal is generally consistent with the relevant planning provisions of the Murrindindi Planning Scheme and will contribute to the provision of tourist facilities within the Strath Creek area.
197. Council, CFA, EPA and Goulburn-Broken Catchment Management Authority have not objected to the proposal and conditions that have been recommended have mostly been included on the permit.
198. It is recommended that Planning Permit No. PA2504074 for the Use and development of the land for a tourism facility, comprising camping and caravan park, group accommodation, minor sports and recreation facility and function centre and removal of native vegetation at 26 Hannas Road Strath Creek be issued subject to conditions.
199. It is recommended that the applicant, council, referral authorities and objectors be notified of the above in writing.



**Prepared by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
  - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

[Redacted]

Title: Senior Planner, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated: 8 April 2026

**Reviewed / Approved by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
  - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

[Redacted]

Title: Manager, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated: 09/04/2025