BENALLA
RURAL CITY COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:
105 and 115 Sydney Road, Benalla,
Lot 2, LP123033, Lot 1, LP123033,
Parish of Benalla

The application is for a permit to:
Use and develop land for a Camping anf Caravan Park and associated building works

The applicant for the permit is:
Sai Nimishakavi
Scope Project Consulting

The application reference number is:
P0033/23
DA4409

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must:
* **be made to the responsible authority in writing;**
* **include the reasons for the objection; and**
* **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:
16 October 2023

If you object, the Responsible Authority will tell you its decision.

BENALLA RURAL CITY

Planning Enquiries
Phone: (03) 5760 2600
Web: www.benalla.vic.gov.au

Office Use Only

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

i Click for further information.

Clear Form

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: 105-115 | St. Name: Sydney Road

Suburb/Locality: Benalla | Postcode: 3672

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1&2 ◯ Lodged Plan ◯ Title Plan ◯ Plan of Subdivision No.: LP123033

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

Stage 1:
Demolition of the existing reception building.
Change of Use of Site from Motel to caravan and camping park.
Construction of new reception building.
Construction of new internal road access.
Construction of a car parking area, comprising ten (10) car parking spaces (including visitor and staff parking spaces) and caravan check-in-bay.
Landscaping to areas surrounding the proposed buildings.

Stage 2:
Demolition of the motel.
Construction of a new 6-metre-wide internal road.
Construction of 25 new cabin sites.
Construction of a community garden adjacent to the existing pool and future deck area. The proposed community garden for stage 2 will be integrated into the stage 1 community garden and will act as a buffer between the proposed amenities area and the proposed cabin sites.
Construction of an 11m x 10m custom community centre with a skillion roof at the northern boundary next to the existing road on two of the approved and serviced sites

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i **Estimated cost of any development for which the permit is required** *

Cost $ 700000 ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Lot 1 Operating as a campping and caravan park & Lot 2 as a Motel, and lot 1 currently improved with a range of accommodation buildings. In Lot 2 a brick motel building is located on the south western portion of the site and a brick office and workshop on the south eastern portion of the land. The remaining areas of the lot to the north comprises cabins, villas, powered
camping grounds and associated buildings.

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

Title Information

Encumbrances on title *

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

- ○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site.
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:
Title: Mr | First Name: Adam | Surname: Marrs
Organisation (if applicable): HALV Communities PTY LTD
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 105-115 | St. Name: Sydney Road
Suburb/Locality: Benalla | State: Vic | Postcode: 3672

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone: | Email: sai.nimishakavi@scopepc.com.au
Mobile phone: 0402890463 | Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant ☐
Name:
Title: Mr | First Name: Sai | Surname: Nimishakavi
Organisation (if applicable): Scope Project Consulting
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 69 | St. Name: Hovell St
Suburb/Locality: Wodonga | State: Vic | Postcode: 3690

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☑
Name:
Title: | First Name: | Surname:
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name:
Suburb/Locality: | State: | Postcode:
Owner's Signature (Optional): | Date: day / month / year

Declaration

This form must be signed by the applicant *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: day / month / year

Privacy consent

I give consent to my personal information disclosed in the application to be made available for public inspection, including on Council's public website, whilst the application is being determined, in accordance with Section 51 of the Planning and Environment Act 1987.

Yes ☐ No ☑

Signature:

Date: day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

○ No ◉ Yes If 'Yes', with whom?:

Date: day / month / year

Checklist

Have you:

☐ Filled in the form completely?

☐ Paid or included the application fee? Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- ☐ A full, current copy of title information for each individual parcel of land forming the subject site.
- ☐ A plan of existing conditions.
- ☐ Plans showing the layout and details of the proposal.
- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐ Completed the relevant council planning permit checklist?

☐ Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Benalla Rural City Council
PO Box 227
Benalla VIC 3671

Customer Service Centre
1 Bridge Street East
Benalla VIC 3671

Contact information:

Phone (03) 5760 2600
Email: council@benalla.vic.gov.au
DX: 32230

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description – the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1.**

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

⚠ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website http://planning-schemes.delwp.vic.gov.au

⚠ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2.**

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

⚠ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

⚠ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3.**

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants**: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements**: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

⚠ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4.**

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 4 | St. No.: 26 | St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN | Postcode: 3122

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ○ Lodged Plan ○ Title Plan ☑ Plan of Subdivision No.: LP93562

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

☒ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

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

Example 4

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Len | Surname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: 4 | St. No.: 12 | St. Name: Ardour Lane

Suburb/Locality: Wycheproof | State: Vic | Postcode: 3527

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 9123 4567 | Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678 | Fax: 9123 4567

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant ☐

Name:

Title: Mr | First Name: Andrew | Surname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name: PO Box 111

Suburb/Locality: Parkdale | State: Vic | Postcode: 3194

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☑

Name:

Title: | First Name: | Surname:

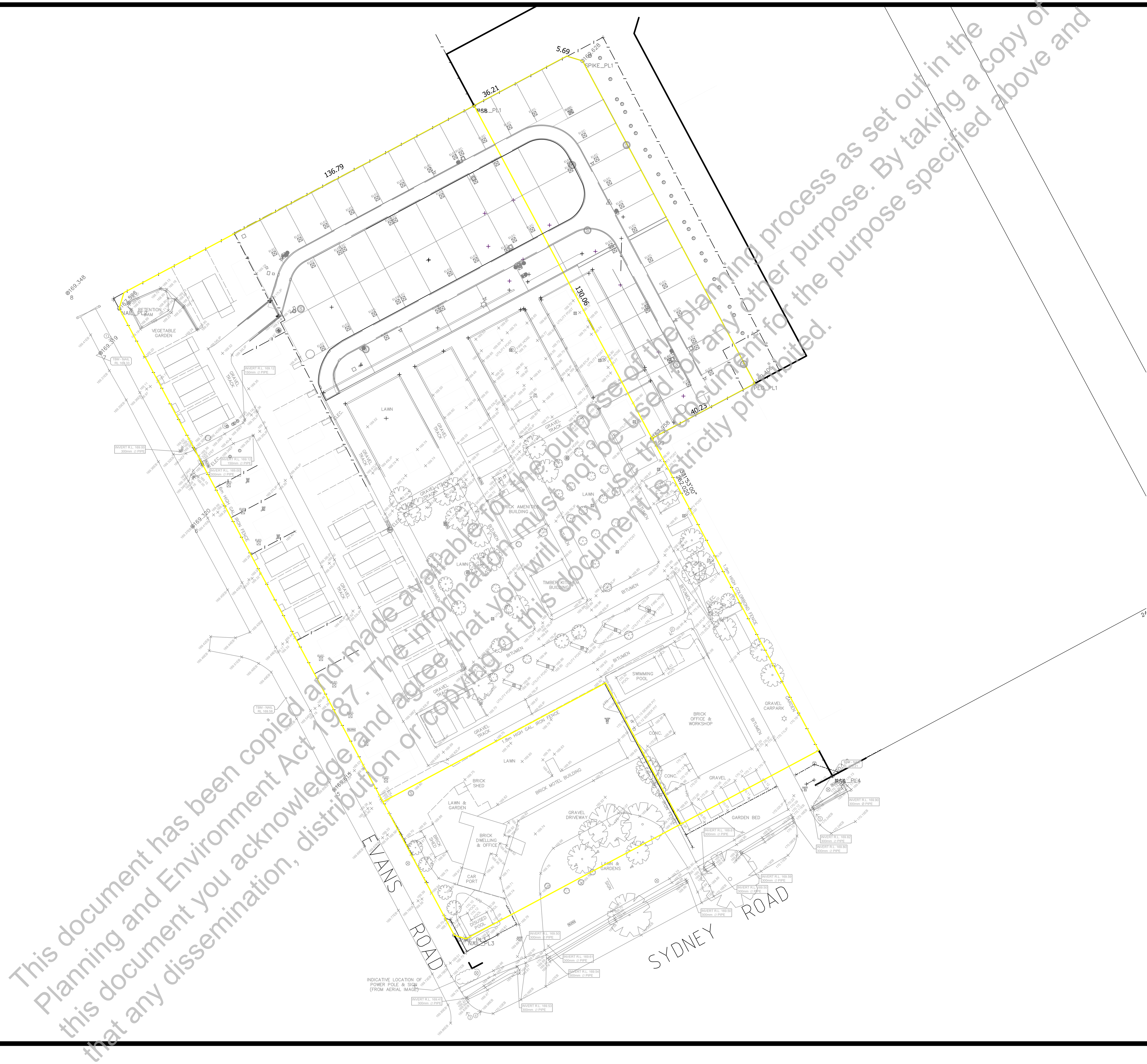
Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner's Signature (Optional): | Date: day / month / year



General Notes

N
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S

Rev No.	Description	Date
A	Existing Conditions Survey	15/07/2022

Scope PROJECT CONSULTING

admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Overview of Development

Client:
Equinox

Date: 15/07/2022	Rev: A
Scale: 1.5:1 @ A1	Drawn By: SN
Sheet: 1 of 10	Approved By: BF

General Notes

N
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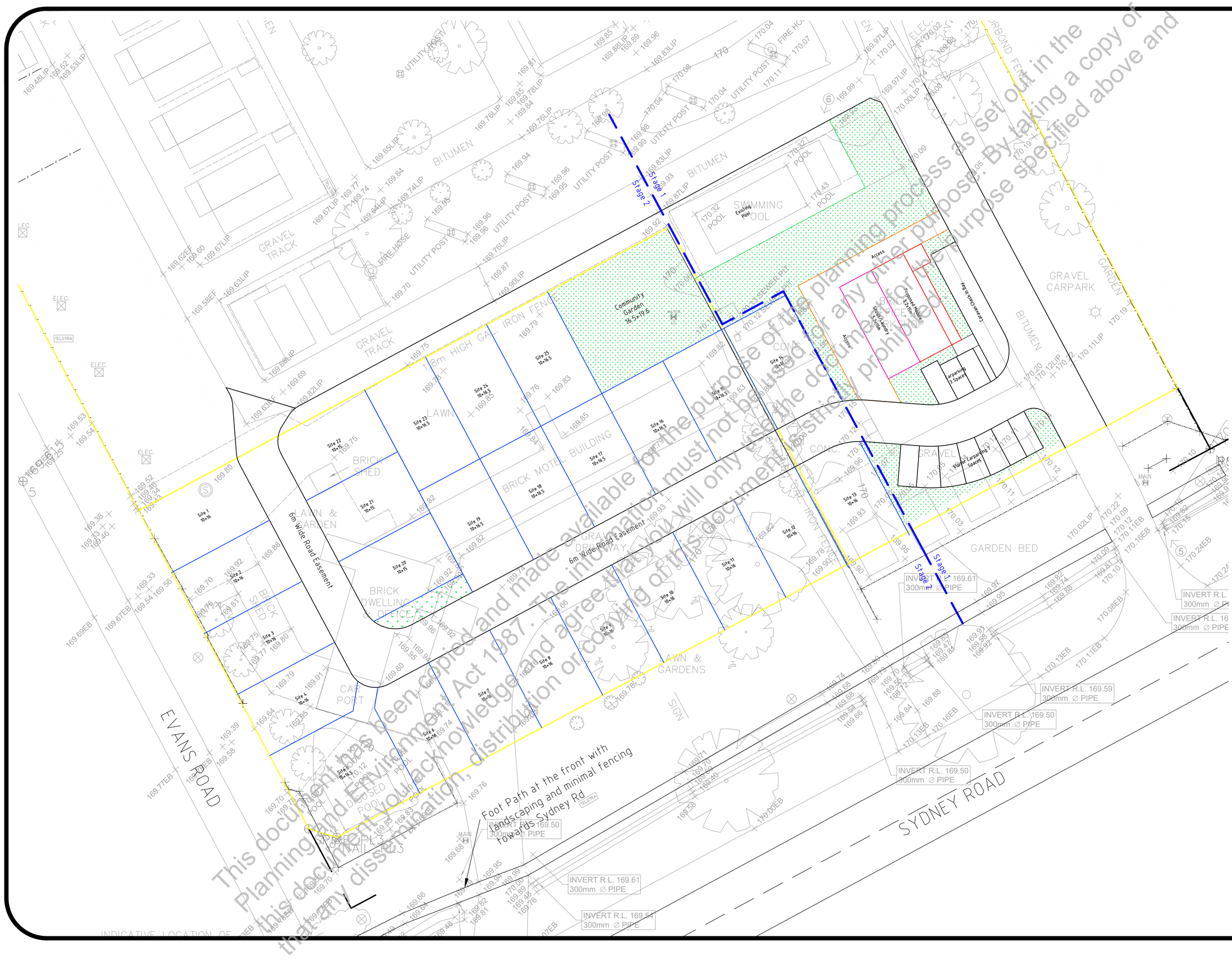
Rev No.	Description	Date
C	Added Footpath	15/05/2023
B	Amended Layout	15/08/2022
A	Inital Design	27/07/2021

Scope
PROJECT CONSULTING

admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Concept Layout Aerial
Client:
Equinox

Date: 15/05/2023	Rev: C
Scale: 4:1 @ A1	Drawn By: SN
Sheet: 2 of 10	Approved By: BF



General Notes

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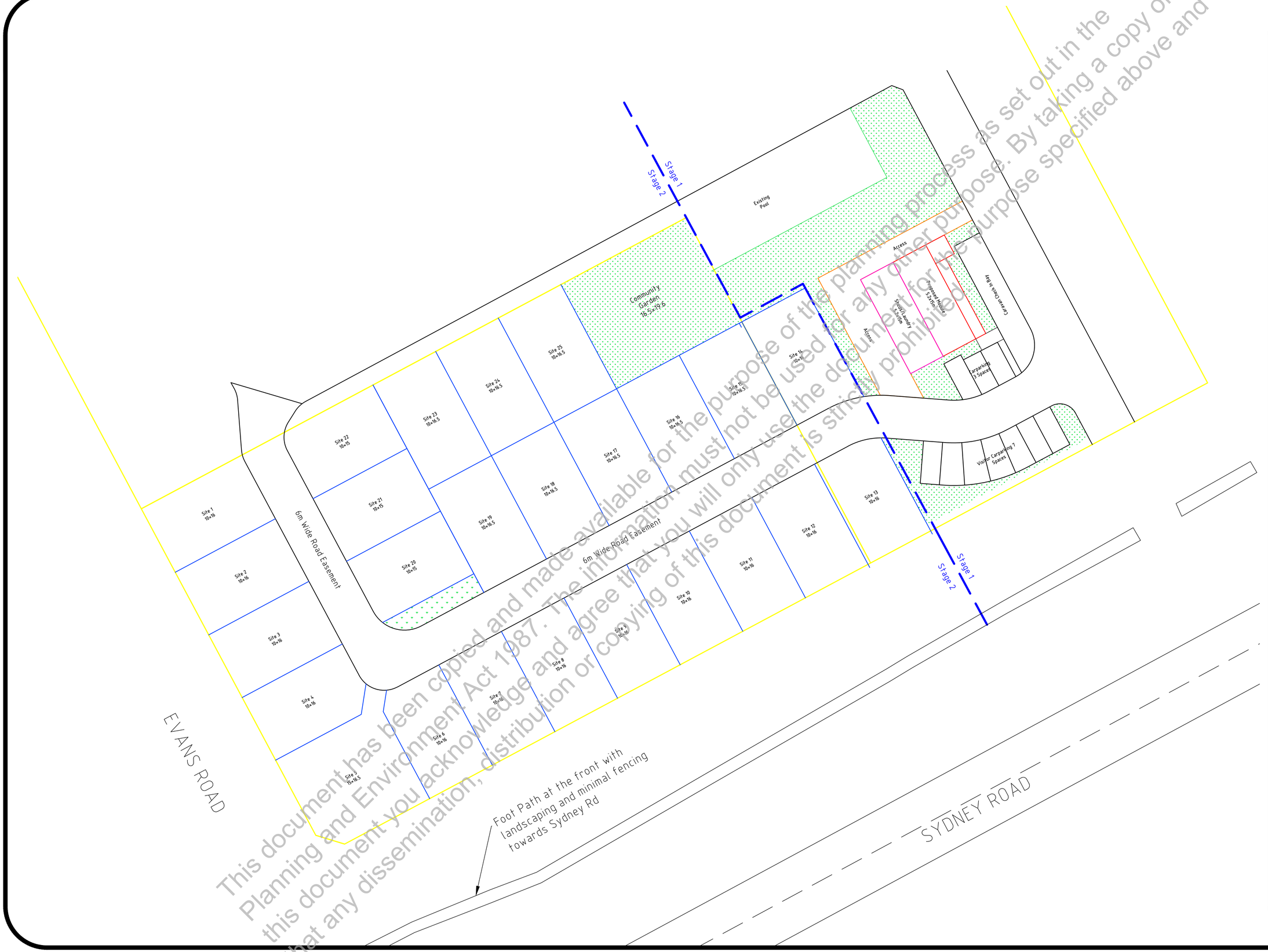
Rev No.	Description	Date
C	Added Footpath	15/05/2023
B	Amended Layout	15/08/2022
A	Inital Design	27/07/2021

Scope
PROJECT CONSULTING
admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Concept Layout Overlay
Client:
Equinox

Date: 15/08/2022	Rev: C
Scale: 4:1 @ A1	Drawn By: SN
Sheet: 3 of 10	Approved By: BF



General Notes

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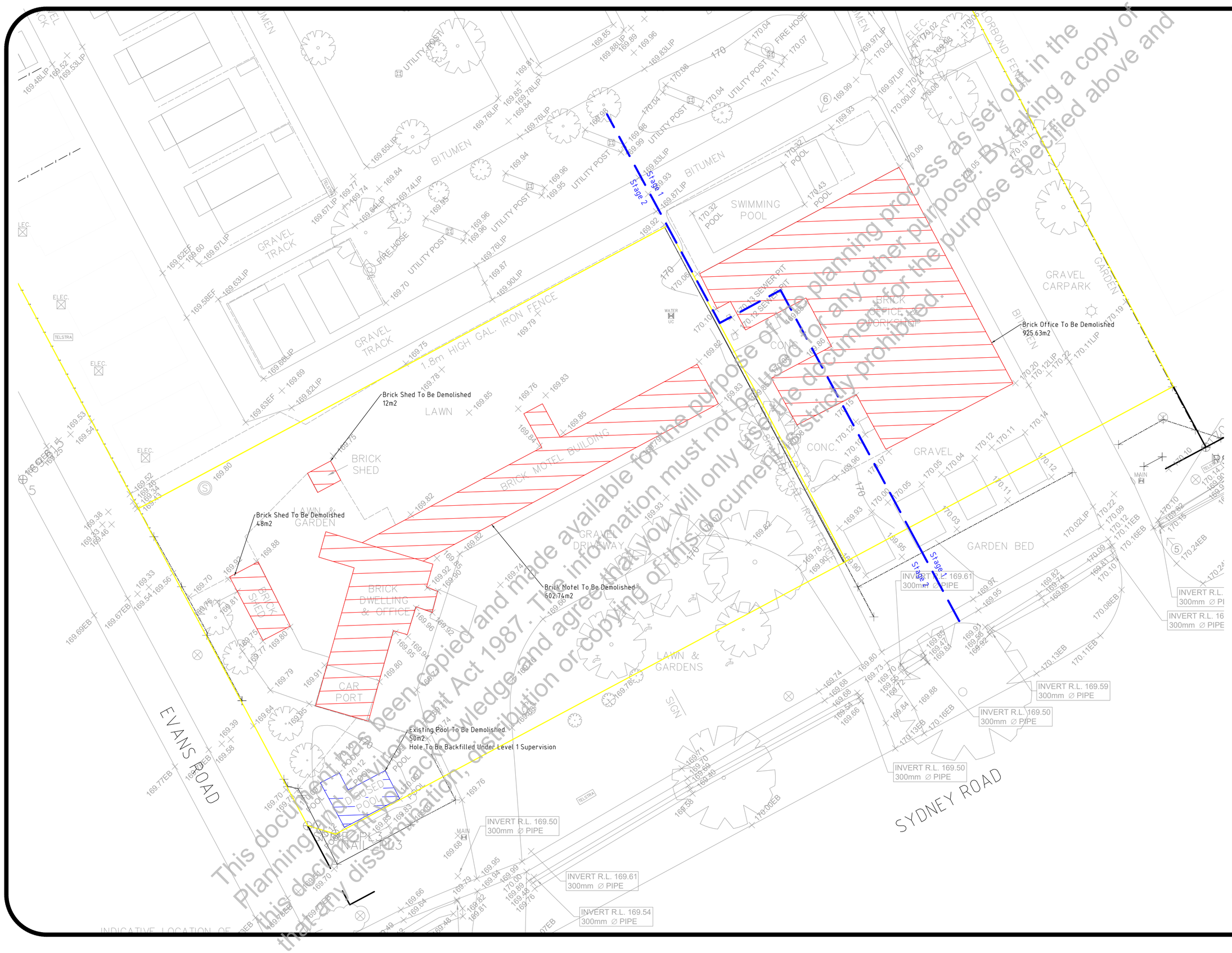
Rev No.	Description	Date
C	Added Foot Path	15/05/2023
B	Amended Design	15/08/2022
A	Inital Design	27/07/2021

Scope
PROJECT CONSULTING
admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Concept Layout
Client:
Equinox

Date: 15/05/2023	Rev: C
Scale: 4:1 @ A1	Drawn By: SN
Sheet: 4 of 10	Approved By: BF



General Notes

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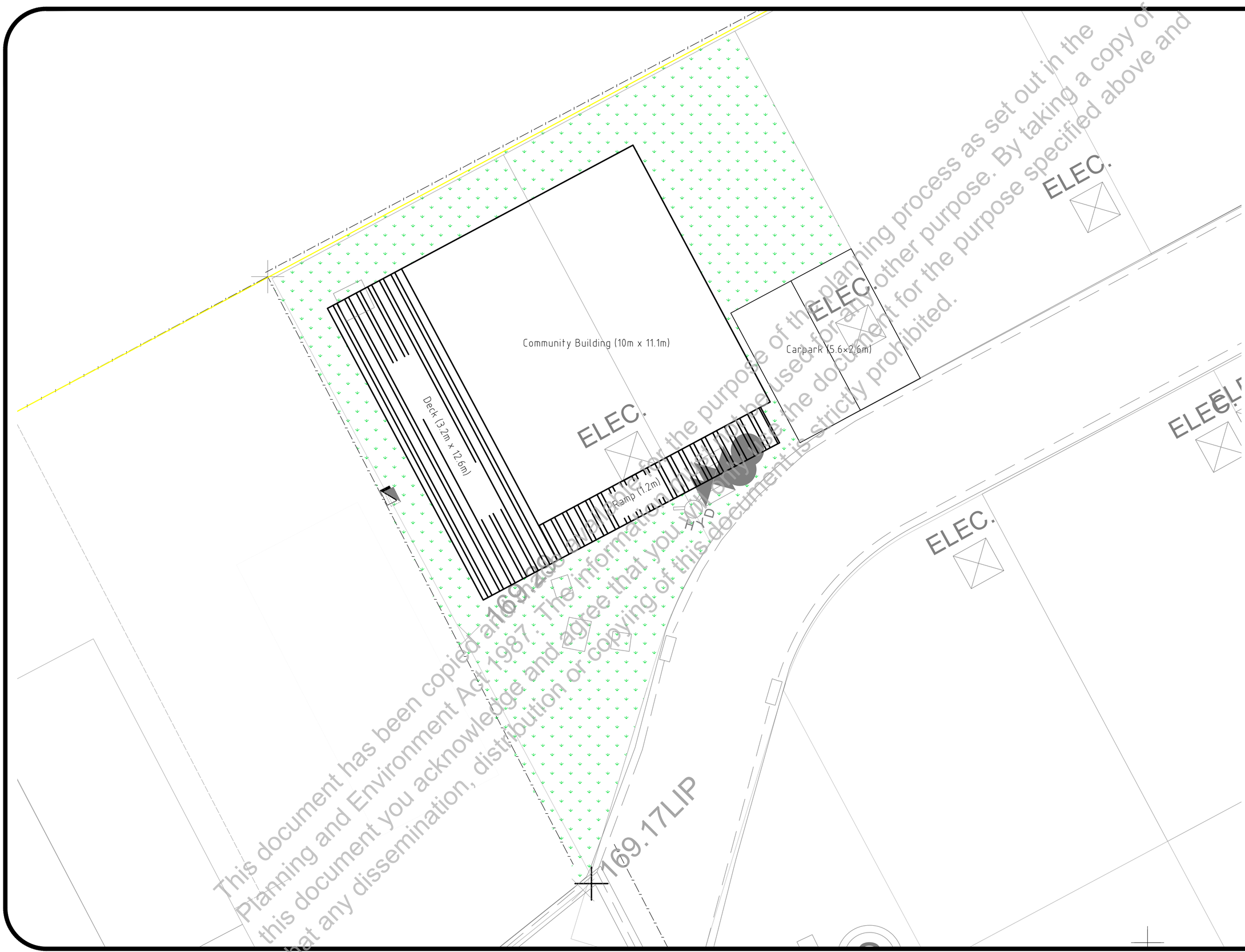
Rev No.	Description	Date
A	Inital Design	27/07/2021

Scope
PROJECT CONSULTING
admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Demolition Plan

Client:
Equinox

Date: 27/07/2021	Rev: A
Scale: 4:1 @ A1	Drawn By: KM
Sheet: 5 of 10	Approved By: BF



General Notes

N
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Rev No.	Description	Date
A	Inital Design	15/08/2022

Scope
PROJECT CONSULTING
admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Community Building
Client:
Equinox

Date: 15/08/2022	Rev: A
Scale: 15:1 @ A1	Drawn By: KM
Sheet: 6 of 10	Approved By: BF

General Notes

Rev No.	Description	Date
A	Inital Design	15/08/2022

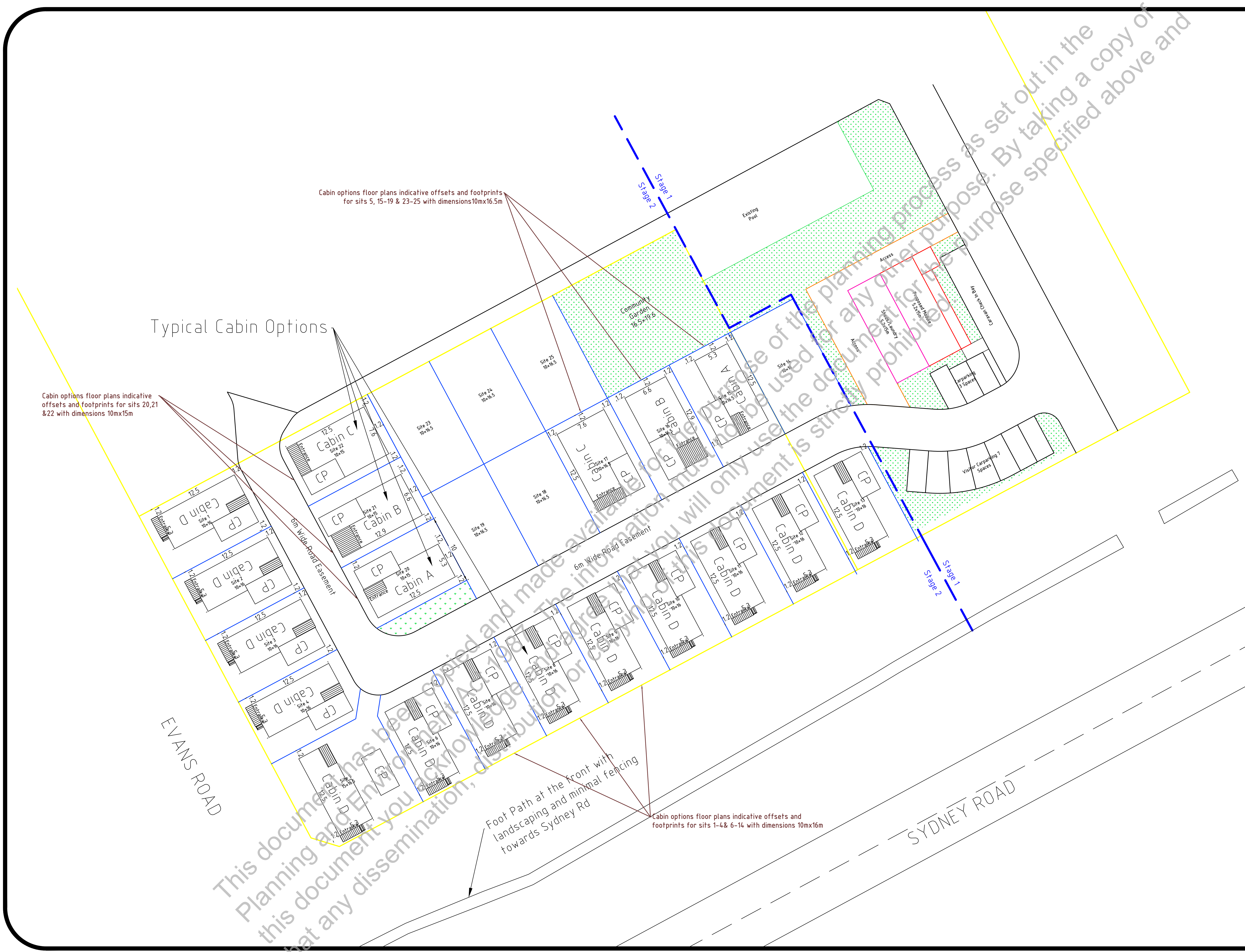
Scope PROJECT CONSULTING

admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Overview of Development

Client:
Equinox

Date: 15/08/2022	Rev: A
Scale: 1.5:1 @ A1	Drawn By: KM
Sheet: 7 of 10	Approved By: BF



General Notes

Rev No.	Description	Date
B	Cabin footprint & offset	01/05/2023
A	Inital Design	27/07/2021

Scope PROJECT CONSULTING

admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Indicative Cabin Footprints & Offsets
Client:
Equinox

Date: 14/092023	Rev: B
Scale: 4:1 @ A1	Drawn By: SN
Sheet: 8 of 10	Approved By: BF

General Notes

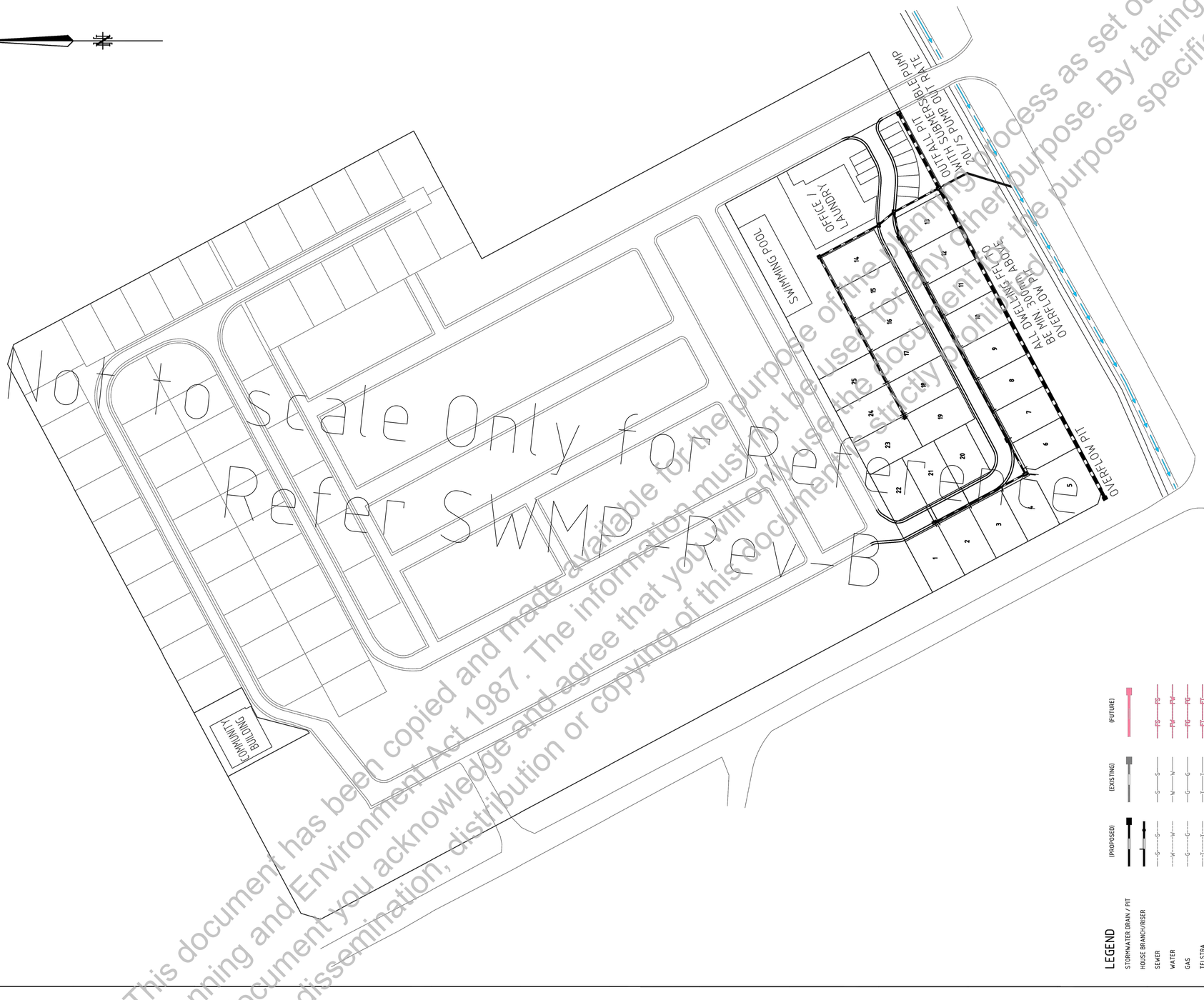
N
W E
S

Rev No.	Description	Date
B	Cabin Layout and Offsets	14/09/2023
A	Inital Design	15/08/2022

Scope
PROJECT CONSULTING
admin@scopepc.com.au www.scopepc.com.au

Project:
Benalla Tourist Park
Overview of Development
Client:
Equinox

Date: 14/09/2023	Rev: B
Scale: 1.5:1 @ A1	Drawn By: SN
Sheet: 9 of 10	Approved By: BF



LEGEND

	(PROPOSED)	(EXISTING)	(FUTURE)
STORMWATER DRAIN / PIT			
HOUSE BRANCH/RISER			
SEWER			
WATER			
GAS			
TELSTRA			
ELECTRICITY			
KERB & CHANNEL			
WATER CONDUIT			
LOT CORNER LEVEL			

PROPOSED REDEVELOPMENT
BENALLA TOURIST PARK
105 – 115 SYDNEY RD BENALLA
LAYOUT PLAN

SCALE	SIZE	PROJECT No.	SHEET No.	REV
1:500	A1	23-083	1 OF 1	-

	NAME	DATE
DESIGN	J. BAUNDINETTE	JUL 23
DRAWN	B. TURNER	JUL 23
CHECKED	J. BAUNDINETTE	JUL 23
CAD FILE	23-083 -CP.dwg	
HOR	0 10 20	
VER	0 10 20	

REVISION	DESCRIPTION	DATE
-	INITIAL SUBMISSION	JUL 23

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Signature
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Registered on the NER in the area(s) of practice of Civil Engineering
National Engineering Register
BLA PE0001386
VBA EC 58059

General Notes

N E S W

Rev No.	Description	Date
	For Reference only	
A	SWMP Extract	14/09/2023

Scope
PROJECT CONSULTING
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Project:
Benalla Tourist Park
SWMP - Reference only
Client:
Equinox

Date: 14/09/2023	Rev: A
Scale: 1.5:1 @ A1	Drawn By: SN
Sheet: 10 of 10	Approved By: BF

habitat

Town Planning Report

Benalla Tourist Park Redevelopment

105-115 Sydney Road, Benalla

SEPTEMBER 2023

Submitted to Benalla Rural City
On behalf of Scope Project Consulting

Contact

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PROJECT NUMBER
21295

REVISION NO	REVISION DATE	VERSION STATUS	AUTHOR	APPROVED
1.0	7/12/2021	Draft Issue	SO	DH
2.0	14/09/2023	Revised RFI issue	DH	DH

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1. Introduction

1.1. Overview

This report has been prepared by Habitat Planning on behalf of Scope Project Consulting in support of a Planning Permit Application for the redevelopment of the Benalla Tourist Park on land described as Lots 1 & 2 in LP123033 and addressed as 105-115 Sydney Road, Benalla.

The proposal specifically seeks approval to change the use from a Motel to a Camping and Caravan Park, expand the existing residential village to the southern portion of the subject land including demolishing the existing brick motel building, office, outbuildings and pool, then constructing new sites and car parking areas.

The subject land is zoned Industrial Zone – Schedule 1 ("IN1Z") pursuant to the Benalla Planning Scheme ("the planning scheme") and is subject to a Schedule 1 Design and Development Overlay (DDO1), with a portion on the north western corner of the subject land subject to a Land Subject to Inundation Overlay (LSIO).

Use of land for a 'caravan and camping park' is prohibited under the provisions of this zone, however the site is already approved for use as a 'Motel', which is also a Section 3 use. The existing Motel use is still operating meaning that the site still has the benefit of the existing prohibited use and existing use can be established for the site. A permit is therefore being sought for a 'caravan and camping park' as an alternative prohibited use.

A permit is sought in this instance pursuant to the following clauses of the planning scheme:

- Clause 33.01-4 to construct a building or construct or carry out works in the IN1Z
- Clause 52.02 to create an easement
- Clause 63.08 to use land for an alternative Section 3 use for which an existing right is established.

This report and accompanying information are provided in accordance with the requirements of the Planning and Environment Act 1987 and the planning scheme. It provides a detailed description of the existing site and its context, an assessment against the relevant planning policies and matters for consideration within the planning scheme and other relevant documentation. This report is also accompanied by specialist technical reports as required.

The purpose of this report is to detail the proposed development and consider the proposal against the relevant matters for consideration and demonstrate the proposal is worthy of approval by Council.

1.2. Supporting Plans and Documentation

This application is accompanied by:

- Title Information
- Proposed Plans, prepared by Scope Project Consulting

2. Site Analysis

2.1. Site Location and Context

The subject site is described as Lots 1 and 2 in LP123033 and addressed as 105-115 Sydney Road, Benalla.

It is located within an established industrial area of Benalla to the north eastern fringe of the township.

The land is located on the eastern corner of the intersection of Sydney and Evans Road approximately 400 metres north of Benalla Airport, 2 kilometres south east of Benalla Racecourse, 2.2 kilometres north east of the Benalla CBD and Benalla Recreation Reserve.

Figure 1 below indicates the subject land in context to the urban area of Benalla.

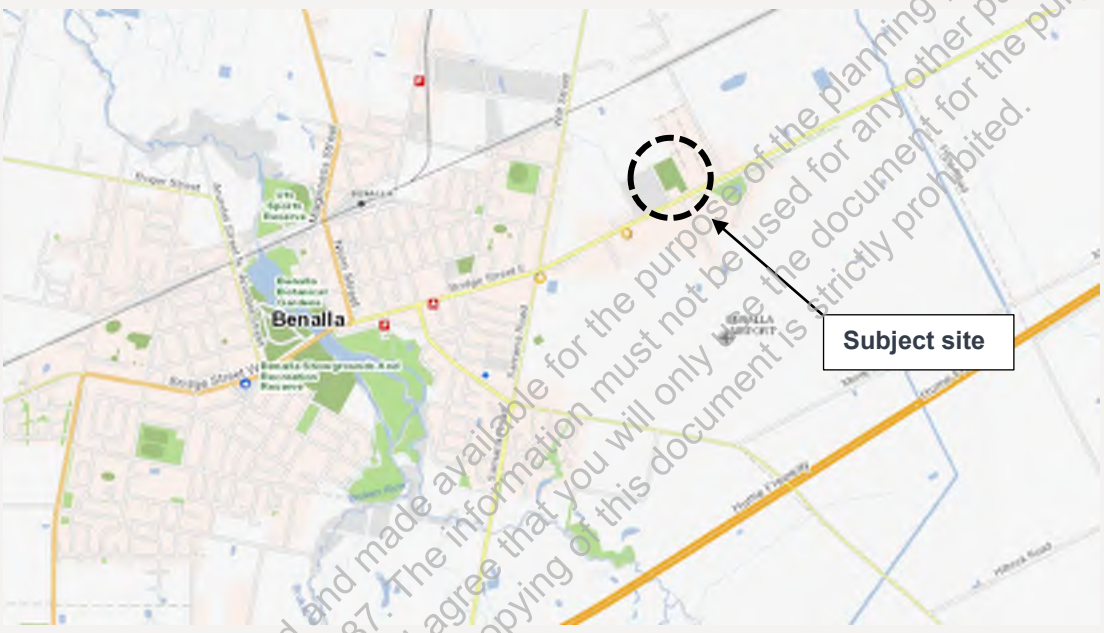

Figure 1 – Context Map

2.2. Site Description and Existing Conditions

The site is located within an established industrial part of Benalla on the north eastern fringe of Benalla township on the corner of Sydney Road and Evans Road.

The land is currently improved with a range of accommodation buildings. A brick motel building is located on the south western portion of the site and a brick office and workshop on the south eastern portion of the land. The remaining areas of the lot to the north comprises cabins, villas, powered camping grounds and associated buildings.

Vehicular access to the site is available from Sydney Road via three (3) crossovers on the southern boundary. Two of the crossovers are informal and leads to the existing motel and workshop buildings, and the third crossover on the eastern corner comprises a concrete crossover and sealed driveway leading to the lifestyle village on the northern portion of the land.

Vegetation within the property consists of non-native and other planted garden species and there is no identified remnant or significant native habitat on-site. The ground layer consists of exotic lawn grasses and shrubs within defined garden areas.

Given the sites central location, the property has access to all urban services including water, sewerage, gas, electricity and telecommunications infrastructure. The site is not in close proximity to any heritage listed property.

The site is relatively flat and is not identified as being flood or bushfire prone.

The existing condition of the property is illustrated by the aerial image below and site photographs on the following pages.

Figure 2 – Aerial view of the site

2.3. Surrounding Development

The surrounding context is predominantly industrial, being within the established industrial part of the Benalla township.

Land adjoining the subject land to the north is zoned and developed for industrial purposes and comprise a variety of industrial developments. Land further north on the northern side of the North East railway line is zoned low density residential and comprise residential developments on large lots.

Sydney Road forms the southern boundary of the subject land and beyond the road comprises a variety of smaller scale industrial developments including manufacturing, industrial supplies, indoor recreational facilities and transportation industries. Land further south is the Benalla Airport approximately 400 metres south of the subject land.

Land adjoining the site to the east is zoned for industrial purposes and is currently improved with a trade supplies industry. Land further east is the rural zone of Benalla and comprise large paddocks used for small scale agricultural production.

Evans Road forms the Western boundary of the subject land and on the western part of the road is the Department of Environment, Land, Water and Planning offices and depot. Land further west is the established urban area of the Benalla township and comprise a mix of uses including residential, commercial and recreational activities.

The Benalla town centre is located approximately 1.7 kilometres south west from the subject land, and the Benalla train station is located 2 kilometres west of the subject land.

3. Description of Proposal

3.1. Overview

The application seeks approval for the staged redevelopment of Benalla Tourist Park on land at 105-115 Sydney Road, Benalla.

Specifically, the proposal seeks to expand the existing camping and caravan park to the southern portion of the subject land and would involve demolishing the existing brick motel building, office, outbuildings on the land at Lot 2 in LP123033.

The proposed plans for the development are provided at **Appendix B,** and the proposed site plan is reproduced in the Figure below.

A detailed description of the proposal is provided in the following sections.

Figure 3 – Proposed site plan

3.2. Change of Use

The site currently has approval to operate as a Motel, based on previous planning approvals, and seeks to continue use for a caravan and camping park. The Motel use is a prohibited use in the zone, however the site operates with the benefit of existing use rights, established via the approved Permit and continuance of use. This application now seeks formal use of the land as a caravan and camping park.

The actual specific 'use' is largely immaterial in the context of the proposal as the operational aspects of the site (i.e. for accommodation in cabin style building forms) will remain the same.

3.3. Demolition

The proposal also seeks approval to demolish the existing motel building on the south western part of the site, brick office on the south eastern part of the land and two (2) brick sheds north of the brick motel building. The development also proposes to demolish and backfill the existing disused pool on the south western corner of the land.

Demolition works will comprise the erection of safety security fencing and signage around the perimeter of the site and the establishment of a materials stockpile area for the stockpile of building refuse, demolition wastes and excavated materials prior to its removal off-site.

It is anticipated that demolition works will take approximately 10 working days, weather permitting and will be undertaken on days and times to avoid any impact on traffic and access, and in accordance with standard construction hours as follows:

- Mondays to Fridays between 7 am and 6 pm;
- Saturday between 8 am and 1 pm
- No work would occur on Sundays or public holidays.

3.4. Tree Removal

The development initially proposes the removal of twelve (12) trees and the demolition of the existing motel building to allow for future development.

The proposed trees to be removed are planted non-native exotic trees and is not likely to be of biodiversity significance given the location of the subject land.

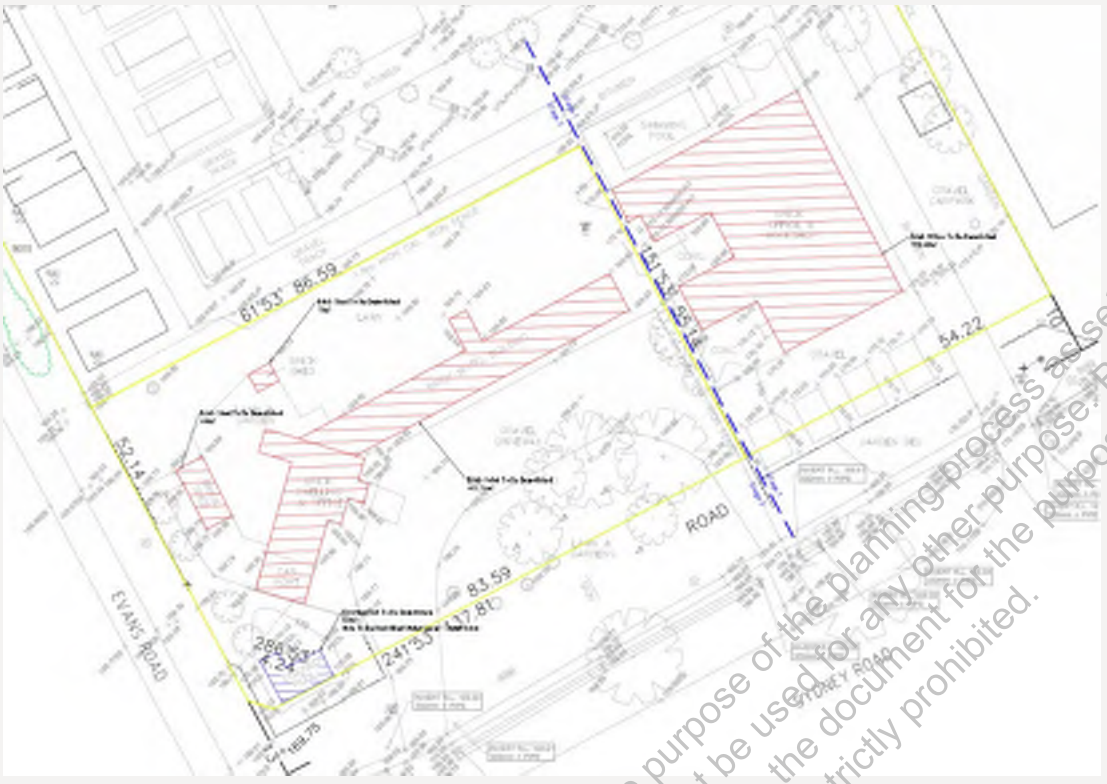

Figure 4 – Proposed demolition plan

3.5. Buildings and Works – Caravan and camping park

Following the completion of demolition works, the development proposes to expand the existing park development into the southern portion of the site (Lot 2) which is presently occupied by the Motel building.

The proposed extension will comprise two (2) stages with a 6 metres wide access easement running through the centre of the car parking area and proposed new sites, and connecting to the existing residential village access on the east and west.

The proposed cabin sites will have a minimum width of 10 metres, minimum depth of 16 metres and an average area of 160m^2.

The proposed plans are included in Appendix B and reproduced in **Figure 5** below.

Figure 5 – Proposed village extension

3.6. Access and Car Parking

Access to the subject land is currently from Sydney Road via three (3) crossovers on the southern boundary with a secondary access point from Evans Road on the western boundary. Two of the crossovers are informal and the third crossover on the eastern corner is sealed leading to the driveway running along the eastern boundary of the site.

The development proposes to decommission the western two driveways along Sydney Road, maintaining a single entry and exit point to Sydney Road.

Parking for the existing residential village is currently beside the cabins, with each cabin provided with an informal parking space as shown in **Figure 6** below. The development proposes to retain this parking arrangement for the proposed sites, including an additional 16 off-street parking space for visitors and staffs.

It is also noted that there are further informal parking opportunities within the subject site including on unpowered camping sites, and on unpaved areas of the residential village.

Figure 6 – Existing cabin parking arrangement

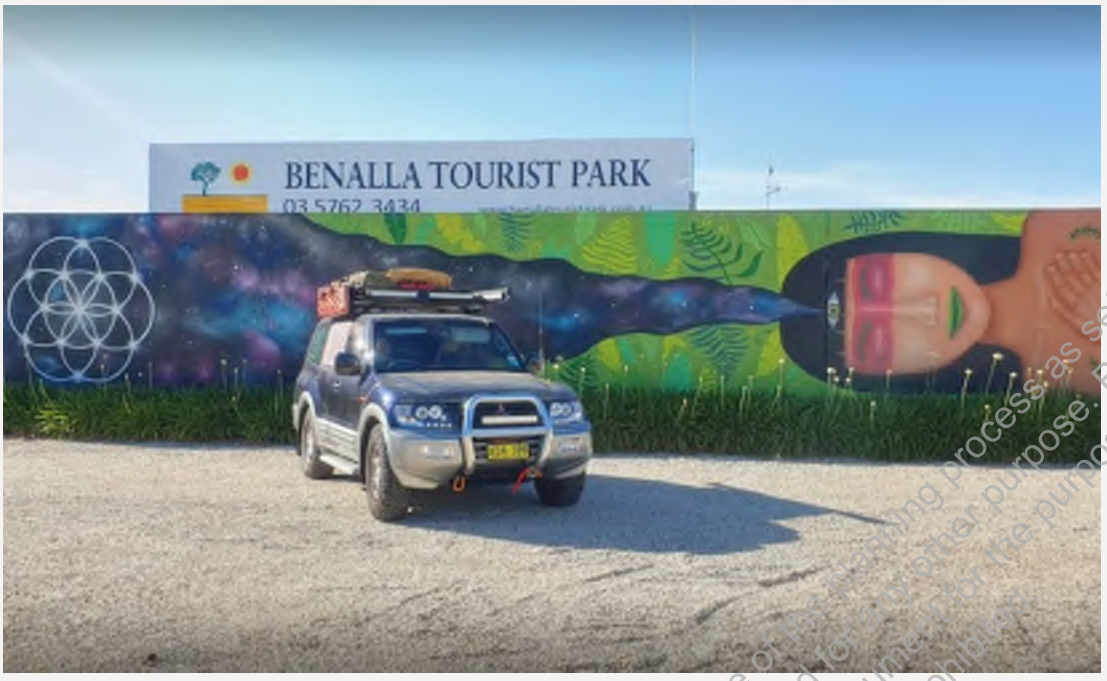

Figure 7 – Additional informal off-street parking

3.7. Staging

The proposed development is to be carried out in two stages as follows.

Stage 1

- Demolition of existing reception building
- Construction of new reception building
- Construction of new internal road access
- Construction of a car parking area, comprising sixteen (16) car parking spaces (including five (5) staff parking spaces and eleven (11) visitor parking spaces) and caravan check-in bay
- Four (4) modular buildings including an access module, sheds & laundry store and will allow for the future addition of two (2) extra modules south of the existing swimming pool.
- Landscaping to areas surrounding the proposed buildings

Stage 2

- Demolition of the motel & pool
- Construction of new 6 metre wide internal road
- Construction of 25 new cabin sites
- Construction of a community garden adjacent to the existing pool and future deck area. The proposed community garden for stage 2 will be integrated into stage 1 community garden, and will act as a buffer between the proposed amenities area and the proposed cabin sites.

4. Statutory Planning Framework

4.1. Planning Policy Framework

This section responds to the relevant components of the Planning Policy Framework ("PPF"). The PPF seeks to develop the objectives for planning in Victoria and sets out the environmental, social and economic factors in the interests of community benefit and sustainable development.

The following clauses from the PPF are relevant to this application:

- **Clause 11.01-1R (Settlement – Hume)** seeks to support growth and development specifically in the regional cities including Benalla. This is relevant as the proposed redevelopment will support the ongoing growth and development of Benalla.
- **Clause 13.03-1S (Floodplain management)** seeks to assist the protection of life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows. This is relevant as the subject land has been identified as land that is subject to inundation. The proposal ensures the redevelopment will be located outside the identified flood hazard and will ensure best practice environmental management guidelines for stormwater will continue to be adopted in the tourist park.
- **Clause 13.07-1S (Land use compatibility)** seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. While it is acknowledged that the existing use is prohibited in the industrial zone, the land is already a well-established caravan and camping park development and this development retains a consistent use and density. The proposal is responsive to the surrounding context and ensures the proposed extension will not create or be affected by any off-site impacts from the adjoining industrial uses.
- **Clause 15.01-5S (Neighbourhood Character)** seeks to recognise, support and protect neighbourhood character, cultural identity and a sense of place. The proposal represents an outcome which will retain the existing neighbourhood character, but also create new opportunities for site responsive infill development. Development will maintain similar building setbacks, heights, materials, finishes and density to the existing site and surrounding context.
- **Clause 15.02-1S (Energy and Resource Efficiency)** seeks to encourage land use and development that is energy and resource efficient. This is relevant as the proposal creates additional development sites to make more efficient use of the existing urban land and take advantage of centrally located land encouraging walking and cycling.
- **Clause 18.02-4S (Car Parking)** seeks to ensure an adequate supply of car parking that is appropriately designed and located. The proposed development is consistent with this objective as each cabin will have adequate off-street parking. There are also significant off-street parking provisions within the subject land as illustrated in the figures above to accommodate any additional traffic. Development of the land is not expected to adversely affect the wider functions of the road network and the land is centrally located and within walking distance of key services and facilities.
- **Clause 19.03-2** seeks to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet state and community needs and protect the environment. The proposed redevelopment satisfies this requirement as it will be serviced with reticulated infrastructure and services including water, sewerage and drainage.

4.2. Local Planning Policy Framework

This section of the application report responds to the relevant components of the Local Planning Policy Framework. The two elements of the LPPF are the Municipal Strategic Statement (MSS) and Local Policies.

4.2.1. Municipal Strategic Statement

The Municipal Strategic Statement ("the MSS") sets out future direction for the municipality and provides a vision and framework for the municipality. The intention is to further the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues, including a broad range of matters such as land use, social, economic and environmental sustainability and major infrastructure requirements. Local Planning Policies provide more detailed direction to inform the assessment of new land use and development.

The following sections of the MSS and Local Planning Policies are relevant to the proposed development.

Vision & Strategic Framework (cl.21.01)

Clause 21.01-3 (Vision and Strategic Framework) sets out Council's Plan 2013-2017 and provide the vision for the that *"A sustainable, thriving and cohesive community where lifestyle, culture, health and wellbeing are important."*

The Council Plan 2013-2017 commits Council to complete a Housing Strategy, development of Enterprise Park, a new master plan for the future development of the Benalla CBD and reviewing and finalising the Roadside Vegetation Management Plan.

This clause also identifies seven key items that cover the key land use planning considerations for the municipality, and they include:

- *Settlement, Housing and Character;*
- *Environmental, Landscape and Heritage Values;*
- *Environmental Risks;*
- *Natural Resource Management;*
- *Economic Development;*
- *Transport and Infrastructure; and*
- *Local Areas.*

Settlement (cl. 21.02)

Clause 21.02-4 refers to "neighbourhood character" and states that "*The character of small towns is highly valued by their communities and is an attraction for new residents relocating from metropolitan areas.*".

This clause also states that a key issue is protecting the established character while providing for urban growth. The proposal is for an extension to the existing established tourist park in the Benalla township and will ensure that the proposed development responds to the existing character of the area.

Environmental Risks (cl. 21.04)

Clause 21.04-1 identifies Benalla's history of major floods that cause considerable damage to both urban and rural areas and seeks to ensure that future planning take account of the information gained from historical flood events to minimise future risk to life and potential damage to property.

It is acknowledged that the subject land is identified as affected by flooding however, the development does not propose any change to the identified flood area of the land and will continue to minimise future risk to life and potential damage to property.

Local Areas (cl. 21.08)

Clause 21.08 is a local clause and focuses on the local area implementation of the objectives and strategies.

Clause 21.08-1 identifies Benalla as the major urban centre and seeks to ensure that any use and development within Benalla is consistent with the Benalla Structure Plan and the Benalla Central Business District ("CBD") Structure Plan, and ensure new development can be protected from the effects of natural hazards.

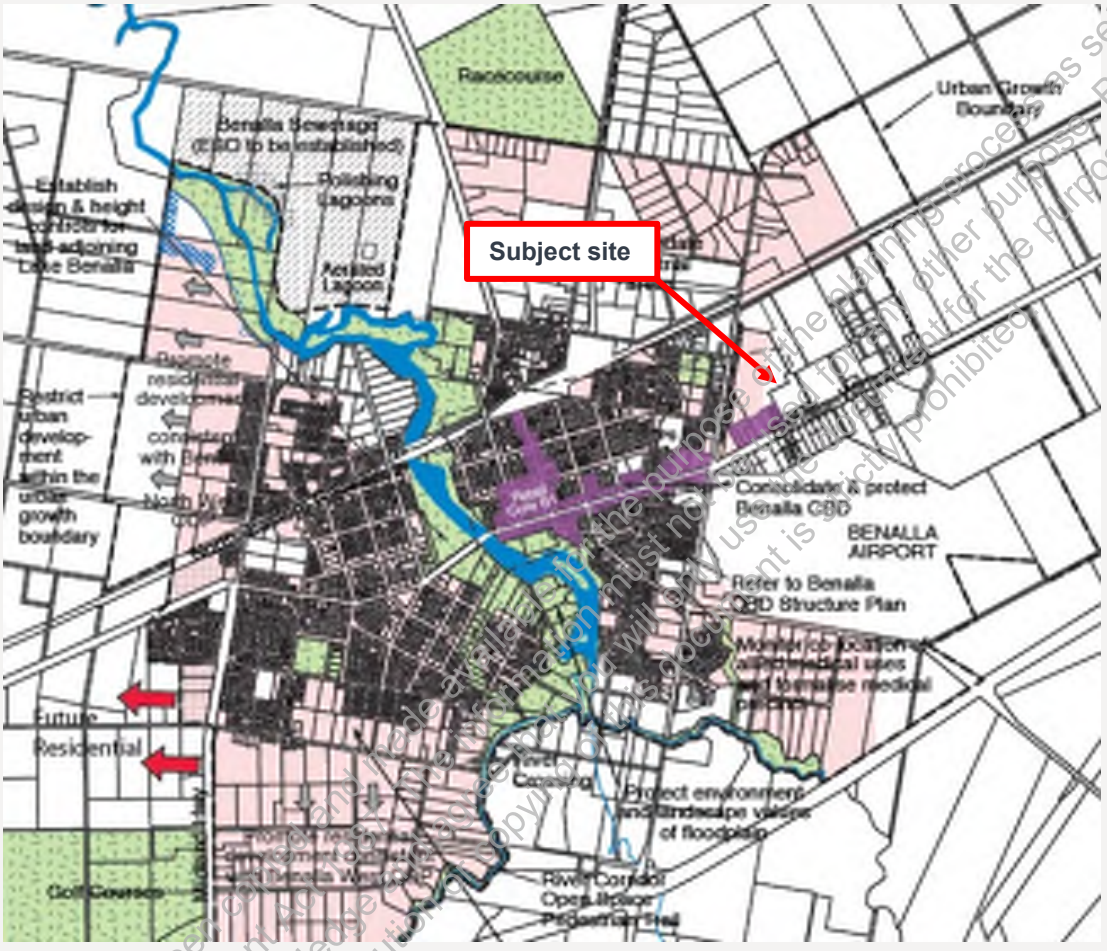

Figure 8 – Benalla Structure Plan

The subject site is not affected by the Benalla Structure Plan or the Benalla CBD Structure plan. The site will continue to be used as a tourist park and the proposed extension will not adversely impact or generate a use which will be incompatible with the intended function of the Benalla urban area and the Benalla CBD.

4.2.2. Local Policies

There are no local policies that apply to the proposed development.

4.3. Industrial 1 Zone

The subject site is located within the Industrial 1 Zone (IN1Z) as demonstrated by the figure below.

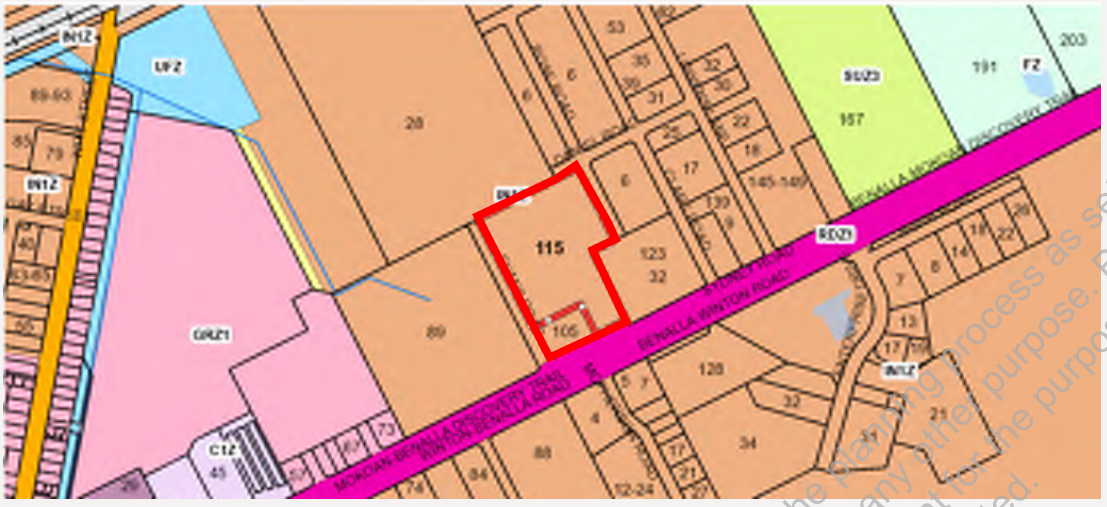

Figure 9 – Extract of Zone Map indicating the subject land

The relevant purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

The proposal is responsive to the matters of the SPPF, LPPF and MSS, as demonstrated within **Section 4.1** and **Section 4.2** above. The proposed redevelopment of the existing tourist park will continue to co-exist with the adjoining industrial developments and will not compromise the safety and amenity of local communities.

The proposal is considered to be wholly consistent with the purpose of the Industrial 1 Zone.

4.3.1. Use of Land

The proposed land uses sought for this development are described as 'camping and caravan park' which is defined as "Land used to allow accommodation in caravans, cabins, tents, or the like." The associated components sought as part of the development are ancillary to the primary use.

A 'camping and caravan park' is prohibited in the IN1Z, however the land is already being used for a Motel use, which is also prohibited in the zone. As the proposal has the benefit of existing use rights, approval is ought for an alternative prohibited use pursuant to clause 63.08.

Section 4.7.1 of this report details the manner in which the site benefits from existing use rights and how it can rely upon the provisions of clause 63.08 to achieve the intended use.

4.3.2. Buildings and Works (cl. 33.01-4)

Pursuant to Clause 33.01-4 a planning permit is required to construct a building or construct or carry out works in the IN1Z. This clause defers to the schedule/s to the zone for the relevant requirements and it is noted that there are no specified requirements in Schedule 1 to this Clause.

4.3.3. Application Requirements (cl. 33.01-4)

Clause 33.01-4 of the Planning Scheme sets out the following information requirements:

- *A plan drawn to scale which shows:*
  - *The boundaries and dimensions of the site.*

- *Adjoining roads.*
- *Relevant ground levels.*
- *The layout of existing and proposed buildings and works.*
- *Driveways and vehicle parking and loading areas.*
- *Proposed landscape areas.*
- *External storage and waste treatment areas.*

- *Elevation drawings to scale which show the colour and materials of all buildings and works.*
- *Construction details of all drainage works, driveways and vehicle parking and loading areas.*
- *A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.*

The proposed development plans attached at **Appendix B** complies with these information requirements.

4.3.4. Decision Guidelines (cl. 33.01-4)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the decision guidelines of the [insert zone]. The decision guidelines considered against this proposal in **Table 1** below.

Table 1 – Decision guidelines for the IN1Z

Decision Guidelines	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	All relevant matters of the SPPF and LPPF have been considered with this report.
Any natural or cultural values on or near the land.	The subject land is not identified as containing or in close proximity to land that with natural or cultural values. The land is already developed and will continue to be used for accommodation purposes.
Streetscape character.	The streetscape character will largely remain unchanged. The development represents a preferred outcome of an existing use in the Benalla township.
Built form	The proposed reception building and the future built form will remain single storey buildings similar to the existing buildings on the subject land.

Decision Guidelines	Response
Landscape treatment	The development will be appropriately landscaped with shrubs and lawn areas similar to the existing development on the northern portion of the land. The development also proposes a community garden and landscaping details will be provided as part of the construction documentation.
Interface with non-industrial areas.	Not Applicable. The subject land is within an established industrial area.
Parking and site access.	The development proposes adequate parking areas and proposes to retain the existing main access from Sydney Road. The main access point is considered appropriate for the development with adequate sightlines for safe entry and exit from the subject land.
Loading and service areas.	The development is not one that requires a dedicated loading/service area. All loading and unloading activities will be done within the site on car parking areas.
Outdoor storage.	No outdoor storage area is proposed.
Lighting.	No additional development is proposed on the subject land by this application. Any proposed lighting including outdoor lighting will be considered with the future application, and comply with the relevant requirements.
Stormwater discharge.	The development will be connected to the existing stormwater infrastructure available to the subject land in accordance with the relevant Council requirements.

4.3.5. Schedule to the Industrial Zone

There are no specified requirements in the schedule to the IN1Z.

4.4. Design and Development Overlay

The Design and Development Overlay (DDO1) applies to the subject site. A map extract of the DDO in context to the subject land is reproduced below.

Figure 10 – Extract of Design and Development Overlay Map indicating the subject land

The purpose of the Design and Development Overlay (DDO) is set out as:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

The proposal is for an extension to an existing use and will maintain similar built form and scale as the existing development on the subject land. The proposed extension is responsive to the matters of the SPPF, LPPF and MSS, as demonstrated within **Section 4.1** and **Section 4.2** above and will continue to ensure the ensure the objectives of this clause are upheld.

4.4.1. Design Objectives

Clause 43.02-1 defers to the schedule/s to the overlay for the relevant objectives. Schedule 1 of the PO applies to the land and sets out the objectives as follows:

- *Protect Benalla aerodrome, an important asset from development that may affect the safe flying environment of the aerodrome and approaches.*
- *Protect the approaches to the Benalla Aerodrome by regulating the construction and height of buildings or works or natural vegetation.*
- *Specify the height limitations which apply to the area around the Benalla Aerodrome and along the flight path approaches to the runways.*

The proposal aligns with the objectives above and does not propose any development that will affect the safe flying environment of the aerodrome and approaches. The proposed reception building and any future building on the proposed site will be constructed to a single storey height and will not affect the flying environment of Benalla.

It is noted that following a review of Schedule 1 to Clause 43.02 there is no height indicated and no drawings attached to the schedule.

4.4.2. Application Requirements and Decision Guidelines

There are no application requirements specified in Clause 43.02-6 or the Schedule to this clause.

Clause 43.02-6 specifies that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

The proposal aligns with the to the relevant matters of the SPPF, LPPF and MSS, as demonstrated within **Section 4.1** and **Section 4.2** above and will continue to ensure the ensure the objectives of this clause are upheld. The proposal is for an extension to a preferred use and will align with the existing character and streetscape.

The proposed trees to be removed are planted non-native trees, and is not expected to adversely affect the character or appearance of adjacent buildings or streetscape of the area.

4.5. Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay (LSIO) applies to a small portion of the subject site. A map extract of the LSIO in context to the subject land is reproduced below.

Figure 11 – Extract of Land Subject to Inundation Overlay Map indicating the subject land

- *The purpose of the Land Subject to Inundation Overlay (LSIO) is set out as:*
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

While it is acknowledged that the north western corner of the subject land is identified as flood prone, the proposed extension will occur outside of this area and any future buildings on the site will be designed to match the existing finished floor level (FFL) of buildings on the subject land.

There are no relevant requirements specified in the schedule to this clause, and it is considered that the relevant requirements of this clause are satisfied.

4.6. Particular Provisions

4.6.1. Easements, Restrictions and Reserves (Clause 52.02)

Clause 52.02 sets our specific matters relating to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

This section specifies that a permit is required before a person proceeds:

- *Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.*
- *Under Section 24A of the Subdivision Act 1988.*
- *Under Section 36 of the Subdivision Act 1988 to acquire or remove an easement or remove a right of way.*

This does not apply:

- *If the action is required or authorised by the schedule to this clause.*
- *In the circumstances set out in Section 6A(3) of the Planning and Environment Act 1987.*
- *If the person proceeds under Section 362A of the Land Act 1958.*
- *In the case of a person proceeding under Section 36 of the Subdivision Act 1988, if the council or a referral authority gives a written statement in accordance with Section 36(1)(a) or (b) of the Subdivision Act 1988.*

In this clause, ***restriction*** *has the same meaning as in the Subdivision Act 1988.*

A New right of way easement is to be created through the development over the proposed internal roads, as nominated on the proposed plans.

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people. In this instance, the right of way easement only benefits land in the same ownership. Therefore, there will be no additional affected persons and removal will not comprise function of the land.

4.6.2. Car Parking (Clause 52.06)

Clause 52.06 sets out specific matters relating to car parking and seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities of the land and the nature of the locality, as well as ensuring that car parking does not adversely affect the amenity of the locality and is designed to a high standard. The provisions of clause 52.06 apply in this instance as the proposal is for a new use and applies new floor space.

Parking Requirements

Clause 52.06-2 requires that before the floor area or site area of an existing use is increased, the number of car parking spaces required under Clause 52.06-5 (or in a schedule to the Parking Overlay) must be provided to the satisfaction of the responsible authority.

Clause 52.06-3 also states that a permit is required to provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.

The subject land is approved as a "camping and caravan park" with parking provided at the rate of 1 space per cabin as shown in **Figure 6** above.

Table 1 of Clause 52.06-5 specifies parking requirements for particular land uses and a camping and caravan park is not specified. It is considered that 1 car space per each cabin is sufficient in this instance as patrons are expected to attend the site in a single car with additional informal parking available as discussed in the earlier sections.

Clause 52.06-6 specifies the number of car parking spaces required for other uses not specified in Table 1 of Clause 52.06-5 and states that 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.

The development proposes a car parking space to each newly created site, and an additional 16 car parking spaces for staff and visitor parking and it is considered that the proposed car parking spaces is capable of servicing the development.

Requirement for a car parking plan

Clause 52.06-8 sets out requirements and requires that a car parking plan must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- *a new use commences; or*
- ***the floor area or site area of an existing use is increased; or***
- *an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

The plans must show, as appropriate:

- *All car parking spaces that are proposed to be provided (whether on the land or on other land).*
- *Access lanes, driveways and associated works.*
- *Allocation of car parking spaces to different uses or tenancies, if applicable.*
- *Any landscaping and water sensitive urban design treatments.*
- *Finished levels, if required by the responsible authority.*
- *Any other matter specified in a schedule to the Parking Overlay.*

The submitted plans in **Appendix B** satisfies the requirements of Clause 52.06-8

Decision Guidelines (cl. 56.06-10)

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Table below considers the proposal against the decision guidelines of Clause 52.06

Table 2 – Response to clause 52.06 decision guidelines

Decision Guidelines	Response
General	
The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.	The subject land adjoins Sydney Road which is a main transport route into Benalla. The existing access to the car parking area via Sydney Road will be unaltered and has adequate sight distances to enable safe access.
The ease and safety with which vehicles access and circulate within the parking area.	As above, the existing parking arrangement will be retained with adequate access for vehicle to manoeuvre within the parking area.
The provision for pedestrian movement within and around the parking area.	The proposal will not compromise pedestrian safety within and around the parking area. The car parking area will be designed with garden strips and well-defined pedestrian infrastructure around the site.
The provision of parking facilities for cyclists and disabled people.	The existing parking arrangement will remain unchanged, and the proposed extension will continue to ensure adequate facilities for disabled persons.
The protection and enhancement of the streetscape.	The proposal will not result in any significant change to the streetscape conditions and the additional parking area has capacity to accommodate the new extension.
The provisions of landscaping for screening and shade.	The development proposes landscaping around the car parking area and will include planted shrubs and trees. The proposed landscaping will provide adequate screening and shade to vehicles utilising this area.
The measures proposed to enhance the security of people using the parking area particularly at night.	The proposed parking area will be appropriately lit at night and other periods of low visibility and will ensure that the safety of people using the parking area at any time is not compromised.

Decision Guidelines	Response
The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.	The proposal is in an established industrial area of Benalla, and will not result in an increase in noise from the car parking area or create any adverse noise impact on the amenity of pedestrians
The workability and allocation of spaces of any mechanical parking arrangement.	The development does not propose any mechanical parking arrangement.
The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.	The proposed car parking area including any associated paving, drainage, line marking, signage or lighting will be designed and constructed to the relevant Australian standards.
The type and size of vehicle likely to use the parking area.	The proposed parking area will primarily be used by passenger and service vehicles.
Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.	The parking areas are consistent with the specific standards as listed in clause 52.06-9 of the Benalla planning scheme.
The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.	The proposed parking area will continue to service the site and is not expected to significantly increase parking demand over what is supplied on site. It is expected that the parking provided at the rate of one car to a cabin is adequate to serve the patrons.
Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).	As above, the proposed layout and accessways is consistent with the relevant Australian Standards.
The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.	Not applicable.

Decision Guidelines	Response
Any other matter specified in a schedule to the Parking Overlay.	Not applicable as a Parking Overlay does not apply to the site.

4.7. General Provisions

4.7.1. Existing Uses (Clause 63)

As discussed above, the application seeks to rely on existing use rights which are established by way of the existing approval for a Motel and subsequent continuance of this use.

Extent of Existing Use Rights (Cl. 63.01)

Clause 63.01 sets out existing rights opportunities, and specifies that an existing use right is established in relation to use of land under this scheme if any of the following apply:

- *The use was lawfully carried out immediately before the approval date.*
- *A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.*
- *A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.*
- *Proof of continuous use for 15 years is established under Clause 63.11.*
- *The use is a lawful continuation by a utility service provider or other private body of a use previously carried on by a Minister, government department or public authority, even where the continuation of the use is no longer for a public purpose.*

The Benalla Tourist Park was established over 15 years ago and has operated continuously for this purpose. Consequently, it satisfies the definition of an existing use in accordance with Clause 63.11.

Clause 63.06 sets out circumstances in which existing use rights cease to apply, with these being:

- *The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.*
- *In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.*

The subject site has been use as a 'Motel' and has continued to operate under this previous use for a long period time, with the use now being a prohibited use under the new Planning Scheme. During the time of operation, the use has not ceased or been ordered to cease. Therefore, the provisions to be considered for existing use are met.

Alternative Use (Cl 63.08)

Clause 63.08 of the planning scheme specifies that land which is already used for a Section 3 use, and for which an existing use right can be established, may be granted a permit for an alternative use which does not comply with this scheme. The ability to rely on this provision of the Scheme requires the responsible authority to be satisfied that the use of the land for the proposed alternative use will be less detrimental to the amenity of the locality.

As has been discussed above, the site has the benefit of an existing use as a Motel and has continued to operate continuously for this use. Having regard to the discuss above, it is submitted that the proposal has demonstrated that the site has the benefit of existing use rights and meets the first test.

This proposal seeks approval for use of the land as a 'caravan and camping park', which is also a use in the IN1Z that is prohibited. As such, the ability to change from one prohibited use to another is possible in this instance as the existing use right has been established above.

Thirdly, the responsible authority must also be satisfied that *"the proposed alternative use will be less detrimental to the amenity of the locality"*. In broad terms, the proposed new use is generally the same as the previous use, being that they are both for the purposes of tourist and visitor accommodation. The nature of the use is largely the same as existing and therefore it would be reasonable that there are no greater impacts on amenity from the change.

The only real change to the proposal is its configuration, in that the existing use is configured by way of all accommodation units being in a formal Motel building, with the reconfigured proposal to be arranged by individual sites. The density will not be significantly greater than already exists and all buildings will be positioned to address the internal driveway so as not to project any impacts to the external areas of the property. It is noted that the proposed changes are occurring to the southern portion of the site, which interfaces with Sydney Road and is frontage that is not considered to be sensitive from an amenity perspective. It is more likely that surrounding properties would be impacted by noise from the road corridor than the operations of the subject site.

It is also noted that the proposed use will continue to be managed in accordance with an appropriate Management Plan, which includes measures to minimise off-site amenity impacts.

Having regard to the above, the proposal is considered to satisfy the provisions of clause 63.08 of the Planning Scheme.

4.7.2. Decision guidelines (Clause 65)

Before deciding on an application or approval of a plan, the responsible authority must consider a number of decision guidelines. Table 5 below provides an assessment of the proposal against the relevant general decision guidelines at clause 65.01 - Approval of an application or plan.

Table 3 Response to decision guidelines at clause 65.01

Decision Guideline	Response
The matters set out in Section 60 of the Act	Refer to Section 4
Any significant effects the environment, including the contamination of land, may have on the use or development.	Not applicable. The subject land is not identified as contaminated or affected by any significant environmental effects.
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 4.1 and Section 4.2
The purpose of the zone, overlay or other provision.	Refer to Section 4.3 and Section 4.4
Any matter required to be considered in the zone, overlay or other provision.	Refer to Section 4.3 and Section 4.4

Decision Guideline	Response
The orderly planning of the area.	The proposal involves the redevelopment of the existing tourist park, extending the residential village to the southern portion of the land. The proposal will carter for the growing needs for the township, and will provide additional sites to supply new accommodation. The proposed redevelopment is responsive to the adjoining developments and will maintain the existing character of the area. The proposal is considered to represent an orderly planning outcome.
The effect on the environment, human health and amenity of the area.	The proposal will positively contribute to the surrounding area by introducing a new configuration at a consistent density in close proximity to the Benalla CBD. The existing subject land appropriately addresses the adjacent roadway, whit appropriate access which will be retained and used for access into the newly created sites. Consequently, there will be no adverse visual impacts resulting from the proposed redevelopment. There are no land use conflicts identified surrounding the development area and the proposal does not introduce or encourage a new use that will cause detriment to amenity of adjoining properties.
The proximity of the land to any public land.	The proposed redevelopment will have no impact on the function of any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal is for a redevelopment to the existing tourist park in an established urban environment. There are no anticipated impacts regarding land degradation, salinity or reduced water quality.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The proposal is for the creation of the sites only and the existing stormwater arrangements established on site will be retained. The proposed right of way easement will be designed in accordance with Council's Engineering guidelines and will not diminish the quality of stormwater within the existing site.
The extent and character of native vegetation and the likelihood of its destruction.	Vegetation on the site consists only of planted non-native garden species. There are therefore no impacts on native vegetation

Decision Guideline	Response
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Not applicable. As above.
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.	There are no environmental hazards which are applicable to the site to be redeveloped.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The proposal does not involve commercial development.

5. Conclusion

This report seeks approval for the redevelopment of the Benalla Tourist Park on land described as Lots 1 & 2 in LP123033 and addressed as 105-115 Sydney Road, Benalla.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it complies with the standards and objectives outlined within the Benalla Planning Scheme;
- it represents orderly planning of urban land for a highly accessible and centrally located site in the CBD area;
- it will utilise existing access arrangements from Sydney Road maintaining a single access point to reduce the requirements of future modification while maintaining a consistent streetscape presentation;
- it will not adversely impact upon the function or safety of Sydney Road;
- it will establish additional tourist accommodation sites in a central area of Benalla, positively contributing to the supply and diversity in a high profile area of the city; and
- All essential services are available to the property and can be efficiently extended to service future development.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: Title Information

Appendix B: Proposed Plans

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STORMWATER MANAGEMENT PLAN

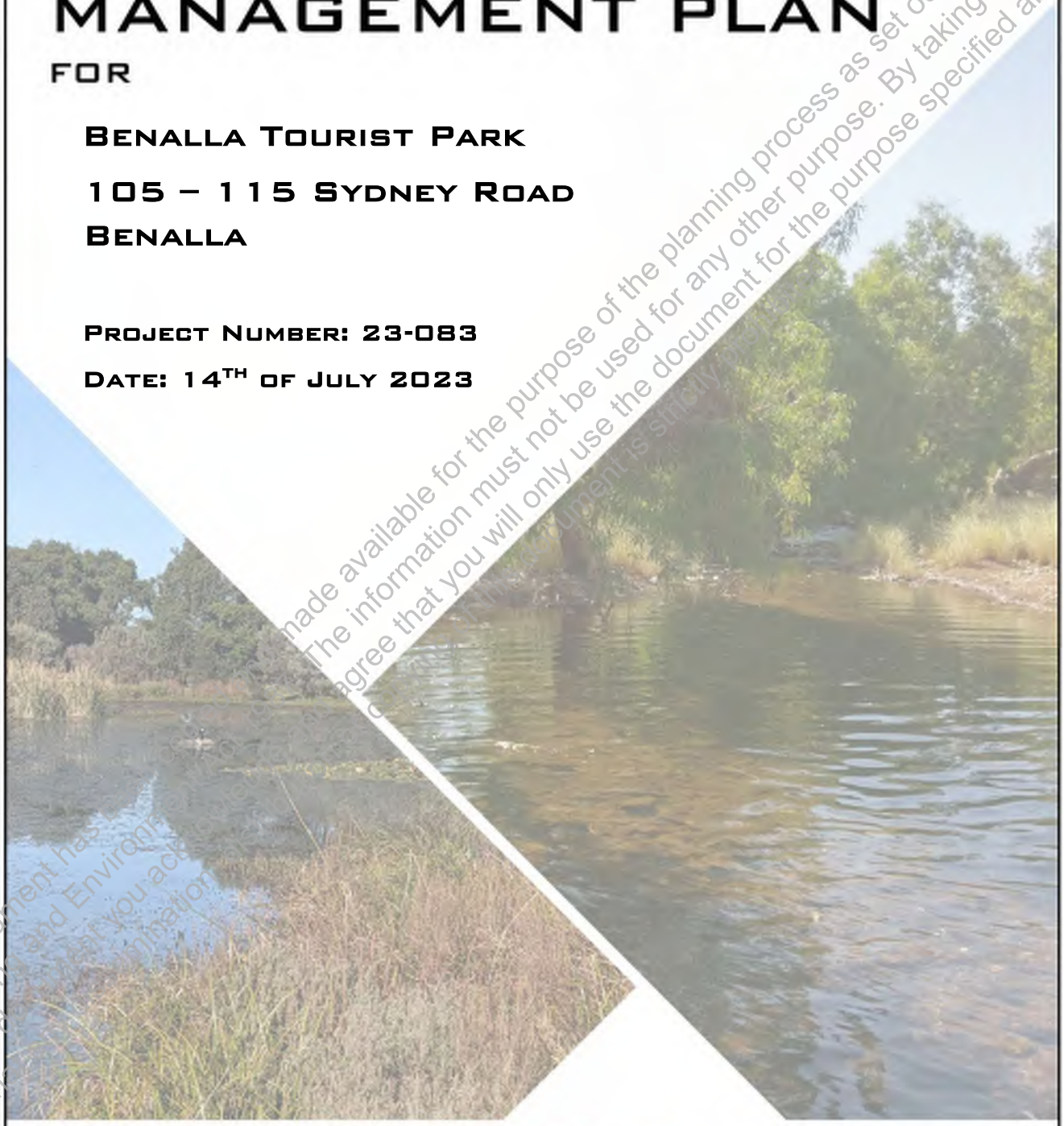
FOR

Benalla Tourist Park

105 – 115 Sydney Road
Benalla

Project Number: 23-083

Date: 14TH of July 2023



QUALITY ISO 9001
SAFETY AS/NZS 4801
ENVIRONMENT ISO 14001

Document Verification

Project Name	Benalla Tourist Park
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Version: -

Author: James Baudinette

Accreditation: BEng (Civil)(Hons), MIEAust

Reviewer: Ben Meade

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Table of Contents

1.0 Introduction

SITEC Pty Ltd has been engaged to compile a Stormwater Management Plan for the 6745m^2 site at 105 – 115 Sydney Road, Benalla on behalf of Scope Project Consulting.

This report is to accompany the development plans submitted to Benalla Rural City Council to alter the use of the land from a Motel to a Camping and Caravan Park under Planning Permit Application P0033/23.

This report provides information about the site and the way in which storm water run-off will be conveyed to the nominated outfall points. It also provides recommendations for the stormwater treatment in order to meet water quality objectives.

Figure 1 provides a locality plan and indicates the location of the proposed development.

Figure 1 - Locality Plan

2.0 Site Description

2.1 Proposed Development

Figure 2 below shows the proposed development layout for the subject site. The overall site is currently zoned as Industrial Zone 1 (INZ1).

The development will consist of 25 Camping / Cabin / Caravan spaces and is an addition to the existing Benalla Tourist Park. Community facilities will be provided inside the development as well as underground and above ground detention for stormwater storage and treatment.

2 existing sites on the Northern boundary will also be converted into a community building with 2 additional car parking spaces provided.

The development has one existing entry off Sydney Road which will be rebuilt and upgraded as well as an existing emergency exit onto Evans Road.

Figure 2 - Development Layout

2.2 Existing Catchment and Outfalls

The overall site is currently used as a caravan park with the front portion (subject site) being an old motel. The site borders Daniels Road and 1 IN1Z zoned property to the North, Rose Road and 1 IN1Z zoned property to the East, Sydney Road to the South and Evans Road to the West. The site generally falls to the North West between 170.20m AHD and 169.11m AHD at an average grade of 1:247 (approx.). Refer to Appendix A for Catchment Plan

The majority of the existing site falls with the natural slope of the land to the North West corner where a detention basin is located. There is a pump system attached to the basin that discharges at an allowable flow rate (0.131m^3/s). During larger storms there is an overflow weir to direct water out to Evans Road road reserve.

As the subject site is in the Southern portion of the site Council has decided to split the front from the rear and direct the stormwater for the front portion towards the open drain on Sydney Road via 2 x 150mm pipes.

Figure 3 – Existing Drainage Basin

Figure 4 - Existing Photo of Subject Site Showing Outfall Points and other Details

3.0 Assumed Requirements and Constraints

3.1 Flood Storage Requirements

As this site is zoned IN1Z (Industrial Zone 1) a 10% AEP rainfall event will be used for the minor storm. As both the front and rear drainage outfalls make their way to the new council owned drainage basin being constructed as part of the 'Amberfields' development off Witt Street the pre-development flows and the storage areas can be combined.

An allowable flow from the site has been calculated using the Rational Method and the Kinematic Wave Equation. As the basin at the rear of the development has a set discharge of $0.131m^3/s$ the allowable flow rate for the front section (subject site) will be calculated using the pre-development flow rate from the overall site ($0.151m^3/s$) minus the allowable flow rate from the rear ($0.131m^3/s$). This gives the front section an allowable discharge of $0.020m^3/s$. As this is smaller than the post development flow, storage on the front section will be required.

Storage has been calculated using Boyds Equation for the overall site. Referencing the As Constructed plans by CAF Consulting (Ref 3238) we can see the drainage basin in the rear of the development has a capacity of $631m^3$ and a required capacity of $598m^3$.

We have calculated the overall storage required as $685m^3$. Having checked the calculation for the rear basin we determined that the required storage for the rear was $595m^3$. This means we need an additional $90m^3$ of storage at the front of the property. Checking the required storage for the front section using co-efficients listed in the IDM we conclude that $91m^3$ of storage would be required. As this is larger than the $90m^3$ for the overall site we will use the higher storage value.

This additional storage will be created using oversized pipes. 120.2m of 825dia pipe will be used to create $64.3m^3$ of storage, and 190.1m of 450dia pipe will be used to create $30.2m^3$ of storage. These combined create $94.5m^3$ of storage which is larger than the required $91m^3$. As the open drain at the front of the property will be higher than the underground storage a pump with backup power will be required. Further information on the pump system and back-up power system will be provided in the detailed design phase.

A grated pit is proposed in the South West corner of the development. As this pit will be the lowest pit in the subject site when the storage is over capacity (in events larger than the 10% flood event) stormwater will surcharge out of this pit and into the Sydney Road table drain.

The finished floor levels of all dwellings in the subject site will need to be a minimum 300mm above the grated pit height.

3.2 Flood Level Requirements

Accessing the Goulburn Broken Community Flood Intelligence Portal, we can see that there is no risk of flooding to the subject site during a 1% AEP event from the local rivers and waterways.

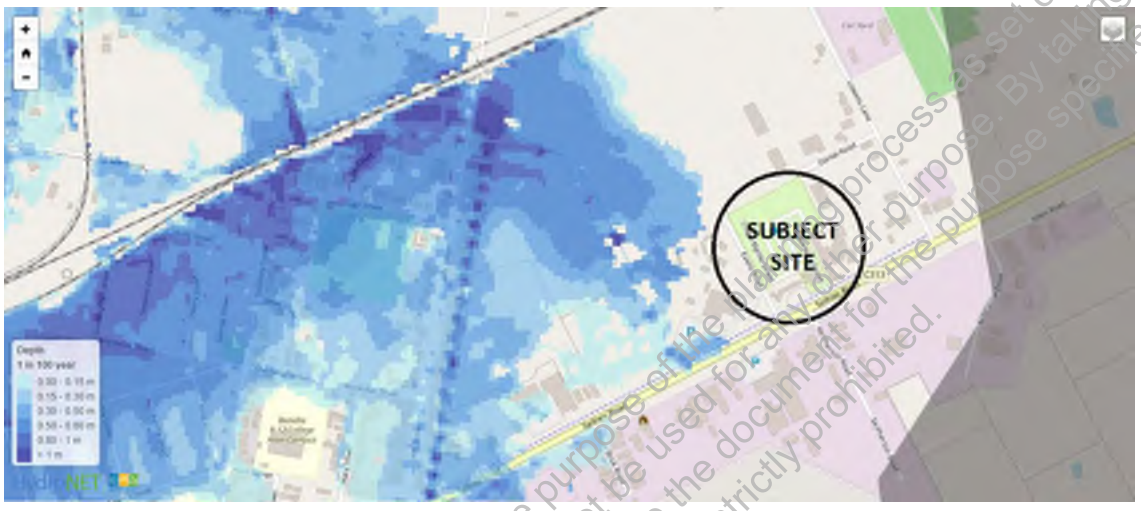

Figure 5 – Flood inundation during a 1% AEP event from the Goulburn Broken Community Flood Intelligence Portal

3.3 Water Sensitive Urban Design (WSUD) Requirements

Clause 56.07-4 of the Victorian State Planning provisions states that urban stormwater management systems must be designed to meet current best practice management performance objectives for stormwater quality management in the Urban Stormwater – Best Practice Environmental Management Guidelines (CSIRO 1999)

The Best Practice Environmental Management Guidelines (BPEMG) objectives for environmental management of stormwater pollutants are:

- Total Suspended Solids (TSS) 80% retention of the typical urban annual load
- Total Phosphorus (TP) 45% retention of the typical urban annual load
- Total Nitrogen (TN) 45% retention of the typical urban annual load
- Gross Pollutants 70% retention of the typical urban annual load

3.4 Asset Ownership and Maintenance

As this is a common property development, the developer is responsible for all the stormwater assets inside the development. All assets will require regular maintenance to ensure they work as intended.

At this stage, the main assets for the subject site which will be discussed in greater detail below are:

- 94.5m^3 of underground storage in oversized pipes.
- Approx. 890m of existing council owned swale drain for the front catchment.

The underground storage pipes and existing swale drain used towards stormwater management / treatment will be discussed in section 4.1.

3.5 Applicable Standards

All stormwater treatment elements and overland flow paths (i.e. inundation of roads) will be designed to (and using) the following:

- Australian Rainfall and Runoff 2019 (Ball et al. 2019)
- Infrastructure Design Manual (Local Government Infrastructure Design Association, V5.4, 2022)
- WSUD Engineering Procedures: Stormwater Melbourne (Melbourne Water, 2005)

4.0 Proposed Strategy

The SWMP proposed is detailed in the drawings set 23083 FLP – Rev - (reproduced in Appendix A). The sections below provide commentary on key aspects of the strategy.

4.1 Stormwater Treatment Elements

2 types of stormwater treatment element are proposed:

- 94.5m^3 of underground oversized pipes to both store and treat the stormwater before discharging it to the existing open drain in Sydney Road.
- Approx. 890m of existing council owned swale drain that treats the runoff before flowing into the council owned storage basin which is currently under construction as part of the 'Amberfields' development.

Table 1 below (reproduced from Appendix C) shows that the treatment train above can meet all the BPEMG stormwater treatment requirements for the development.

Table 1 - Expected Stormwater Pollutant Retention from the Proposed Systems

Pollutant	*Pollutants generated from Development (kg/yr)*	*Pollutants Retained in Treatment Elements (kg/yr)*	*% Pollutants withheld relative to pollutant generation from development*
Flow (ML/yr)	22.2	20.9	6.0%
Total Suspended Solids	4590	341	92.6%
Total Phosphorus	9.13	2.78	69.5%
Total Nitrogen	63.9	34.0	46.9%
Gross Pollutants	1000	0	100.0%

Detailed MUSIC modelling can be found in Appendix C.

4.2 Flood Storage Elements

For the rear of the development the flood storage will remain unchanged utilising the detention basin and pump system. The 2 spaces that will be converted into a Community Building already had a coefficient of runoff of C=0.9 so there is no change to the flood storage.

For the front of the development (subject site) the flood storage will be underground in oversized pipes with a pump to discharge the stormwater to Sydney Road.

The effect of this flood storage is that the 10% AEP flood event is retarded to the pre-development rate as detailed in Table 2 (reproduced from Appendix B).

Table 2 - Pre- and Post-Development Flow Estimates

Location	10% AEP Flow Estimate (m^3/sec)			
	Pre	Critical Duration	Post	Estimated Critical Duration
Rear Section	**0.131**	**38-minutes**	**1.040**	**6-minutes**
Front Section	**0.020**	**38-minutes**	**0.159**	**6-minutes**
Outfall	**-**	**-**	**0.151**	**38-minutes**

Note: All flows rounded to the nearest 0.001m^3/s due to storage modelling detail.

4.3 Flood Impact

4.3.1 Flood Levels

All overland flow paths will be kept within the road reserve minus the 10% AEP flood event which travels through the underground drainage network. If the road reserve geometry doesn't allow capacity for the 1% AEP flood event this will be piped to the outfall pit.

A grated lid will be installed on the pit in the South West corner to cater for events larger than the 10% AEP flood event. A overflow pipe is already in use for the rear of the site for events larger than the 10% AEP flood event.

The 1% AEP flood extent has been provided by the Goulburn Broken Catchment Management Authority (BGCMA) in *Figure 5* which doesn't encroach on the site.

With this in mind, there is no issue with flood levels in consideration to the subject land when determining build levels on all lots throughout the development.

4.3.2 Road Inundation and Road Overland Flow Paths

All internal roads will have capacity checks done on them during the detailed design phase to ensure 'low risk' flooding requirements are met.

4.4 Subdivision Drainage Layout

The functional layout drawing set shows the indicative location of the dwellings and the internal road reserves. It is anticipated that the roads will be designed with one-way cross fall and the drainage network will be on the low side of the road. All roads / drains will fall towards Sydney Road, where this is not possible then the flows will be piped to Sydney Road.

4.5 Proposed Easement or Reserve

As this is a private development and all the assets inside the development will be owned by the developer there are no council easements or reserves required internally.

4.6 Wider Catchment Issues

It is not anticipated that there will be any wider catchment issues as this development is a brownfield development and all existing drainage should be in place to cater for existing stormwater flows.

5.0 Concluding Remarks and Further Work Required

The SWMP detailed within this report and associated permit application documents, detail the concept design of assets required to service the proposed development at 105 – 115 Sydney Road, Benalla.

To ensure all applicable planning controls are met, the proposed development is to incorporate:

- 94.5m^3 of underground oversized pipes which treat and store runoff from the subject site before discharging into the existing council open drain.
- The use of approximately 890m of existing council owned open drain to treat the stormwater before discharging into the newly created council drainage basin off Witt Street.

Detailed design for the above elements as well as internal drainage will be developed further as the detailed design progresses.

Notwithstanding, this report and associated drawing set:

- Includes Council input to date
- Provides a suitable foundation for Council to approve the SWMP
- Presents concept designs suitable for formulation into construction drawings by a suitable qualified Civil Engineer

Work required for this stormwater management plan to be viable includes:

- Finalising detailed design after council approval.
- Detail the size and configuration of the stormwater pump and back-up power.

As such, it is requested that Council approve the SWMP presented herein, allowing the development process to progress.

6.0 References

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019. *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia.
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Melbourne Water (2018b). "*MUSIC Guidelines - Input parameters and modelling approaches for MUSIC users in Melbourne Water's service area"*, Melbourne Water

Water Technology (2021) "*Goulburn Broken Community Flood Intelligence Portal*" <https://my.floodreport.com.au/gbcma/>

7.0 Abbreviations, Descriptions and Definitions

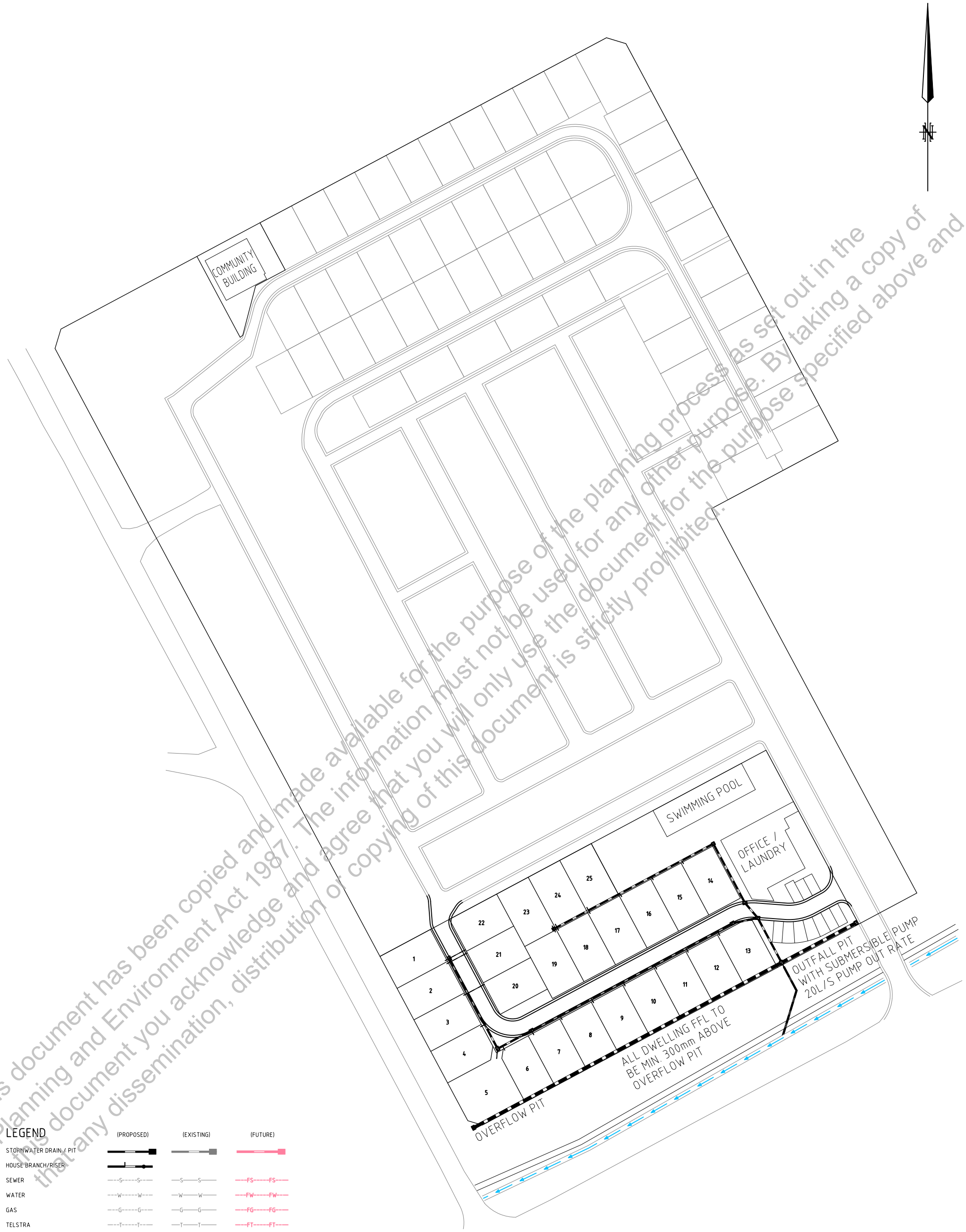
The following table lists some common abbreviations and drainage system descriptions and their definitions which may be referred to in this report.

Table 3 - Common Abbreviations Associated with Stormwater Management Plans

Abbreviation / Descriptions	Definition
AHD - Australian Height Datum	Common base for all survey levels in Australia. Height in metres above mean sea level.
ARI - Average Recurrence Interval.	The average length of time in years between two floods of a given size or larger. A 100 Year ARI event has a 1 in 100 chances of occurring in any one year.
AEP – Annual Exceedance Probability	The chance of a storm (flow) of that magnitude (or larger) occurring in a given year. $AEP = 1 - e^{(\frac{-1}{ARI})}$. i.e. 18.13% AEP = 5 Year ARI
BPEMG	Best Practice Environmental Management Guidelines available from CSIRO (2009).
DSS or DS	Development Services Scheme (DSS) or Drainage Scheme (DS) is a master plan developed my MWC for drainage within a catchment area.
ED	Extended detention. A hight that corresponds to the vertical limit of a volume of water stored for treatment within a treatment element.
EY – Exceedances per year	The amount of times a storm (flow) of that magnitude is expected to be exceeded per year. i.e. 4 EY = 3 Month ARI
Hectare (ha)	10,000 square metres
HECRAS	A hydraulic software package that enables the calculations of flood levels and velocities along a waterway given a specified flow.
Kilometre (km)	1000 metres
m^3/s -cubic metre/second	Unit of discharge usually referring to a design flood flow along a stormwater conveyance system
Megalitre (ML) (1000 cubic metres)	1,000,000 litres = 1000 cubic metres. Often a unit of water body (e.g. pond) size
MUSIC	Hydrologic computer program used to calculate stormwater pollutant generation in a catchment and the amount of treatment which can be attributed to the WSUD elements placed in that catchment
MWC	Melbourne Water Corporation

Retarding basin	A flood storage dam which is normally empty. May contain a lake or wetland in its base
NWL - Normal Water Level	Water level of a wetland or pond defined by the lowest invert level of the outlet structure
NSL – Natural Surface Level	The surface level of the natural (existing) surface before works.
RORB	Hydrologic computer program used to calculate the design flood flow (in m^3/s) along a stormwater conveyance system (e.g. waterway)
RCP	Representative Concentration Pathway. A relative greenhouse gas concentration into the future. RCP 8.5 represents no significant reduction in emissions until 2100 resulting in significant global warming.
Sedimentation basin (Sediment Pond)	A pond that is used to remove coarse sediments from inflowing water mainly by settlement processes.
Swale	A small shallow drainage line designed to convey stormwater discharge. A complementary function to the flood conveyance task is its WSUD role (where the vegetation in the base acts as a treatment swale).
TSS	Total Suspended Solids – a term for a particular stormwater pollutant parameter
TP	Total Phosphorus – a term for a particular stormwater pollutant parameter
TN	Total Nitrogen – a term for a particular stormwater pollutant parameter
WSUD - Water Sensitive Urban Design	Term used to describe the design of drainage systems used to: Convey stormwater safely Retain stormwater pollutants Enhance local ecology Enhance the local landscape and social amenity of built areas
Wetland	WSUD element, which is used to collect TSS, TP and TN. Usually incorporated at normal water level (NWL) below which the system is designed as shallow marsh, marsh, deep marsh and open water areas.

Appendix A – Design Drawings



LEGEND

	(PROPOSED)	(EXISTING)	(FUTURE)
STORMWATER DRAIN / PIT			
HOUSE BRANCH/RISER			
SEWER	---S-----S---	—S——S—	---FS-----FS---
WATER	---W-----W---	—W——W—	---FW-----FW---
GAS	---G-----G---	—G——G—	---FG-----FG---
TELSTRA	---T-----T---	—T——T—	---FT-----FT---
ELECTRICITY	---E-----E---	—E——E—	---FE-----FE---
KERB & CHANNEL			
WATER CONDUIT	—W—		
LOT CORNER LEVEL	24.51	24.51	

Stuart Ian Titmus
MIEAust NER
National Engineering Register
Signature _____ Date 14/07/23
Registered on the NER in the area(s) of practice of Civil Engineering
VBA EC 58059 BLA PE0001386

SITEC CONSULTING ENGINEERS
184 Fairy Street
Warrnambool Vic 3280
E: info@sitecvic.com.au P: (03) 5561 3939

REVISION	DESCRIPTION	DATE
-	INITIAL SUBMISSION	JUL 23

	NAME	DATE
DESIGN	J. BAUNDINETTE	JUL 23
DRAWN	B. TURNER	JUL 23
CHECKED	J. BAUNDINETTE	JUL 23
CAD FILE	23-083 -CP.dwg	

HOR 0 10 20
VER 0 10 20

PROPOSED REDEVELOPMENT BENALLA TOURIST PARK 105 - 115 SYDNEY RD BENALLA LAYOUT PLAN

SCALE	SIZE	PROJECT No.	SHEET No.	REV
1 : 500	A1	23-083	1 OF 1	-

COMMUNITY BUILDING & GRASSED AREA
INCLUDED AS EXISTING INDUSTRIAL (C=0.9)
AND DIRECTED TO EXISTING BASIN

169.11m

170.20m

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

CATCHMENTS

NAME	COLOUR	C	A (m²)	CA (Ha)
P.O.S		0.35	1,215.970	425.590
ROAD RESERVE		0.75	852.114	639.086
LOTS <300m²		0.80	4,100.752	3,280.602
COMMERCIAL		0.90	576.544	518.889
EXISTING INDUSTRIAL		0.90	33,952.724	30,557.452
TOTAL			40,698.105	35,421.619

Stuart Ian Titmus
MIEAust NER
National Engineering Register
Signature
Date 14/07/23
Registered on the NER in the area(s) of practice of Civil Engineering
VBA EC 58059 BLA PE0001386

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REVISION	DESCRIPTION	DATE
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CHECKED	J. BAUNDINETTE	JUL 23
CAD FILE	23-083 -CP.dwg	

HOR 0 10 20
VER 0 10 20

PROPOSED REDEVELOPMENT
BENALLA TOURIST PARK
105 - 115 SYDNEY RD BENALLA
CATCHMENT PLAN

SCALE	SIZE	PROJECT No.	SHEET No.	REV
1 : 500	A1	23-083	1 OF 1	-

Appendix B – Hydrologic Modelling

10% AEP Pre-Development – Overall Site

$$Q_{PRE-D} = \frac{A_e I_{10}}{360}$$

Where:

$Q_{PRE-DEV}$	= Pre-development discharge (m^3/s)
A_e	= Total Equivalent Area (*Ha*)
	= 0.3 x 4.0698Ha
	= 1.2209Ha
I_{10}	= 10% AEP storm event Intensity
	= 44.59mm/hr (38 minute)

The 10% AEP Time of Concentration is calculated using iterations of the Kinetic Wave method:

$$T_c = \frac{6.94(LF_R)^{0.60}}{I^{0.40}S^{0.30}}$$

Where:

T_c	= Time of concentration	
L	= Length of Overland Flow	*= 269m*
F_R	= Retardance Factor (VicRoads Manual)	= 0.050
I	= Rainfall Intensity for 10% AEP storm event (Benalla)	*= 44.59mm/hr*
S	= Slope of Hydraulic Grade line	*= 0.004m/m*

T_c	= 37.72 minutes
I_{10}	= 44.59mm/hr

This yields a total of $\boldsymbol{Q_{PRE-DEV}}$ = **0.151 *m³/s*** of allowable flow at the discharge point.

$$Q_{POST-DEV} = \frac{A_e I_{10}}{360}$$

Where:

$Q_{POST-DEV}$	= Post-development discharge (m^3/s)
A_e	= Total Equivalent Area (*Ha*)
	= 0.9 x 4.0698Ha
	= 3.6628Ha
I_{10}	= 10% AEP storm event Intensity
	= 117.79mm/hr (6 minute)

This yields a total of $\boldsymbol{Q_{POST-DEV}}$ = **1.198 *m³/s*** of flow at the discharge point.

10% AEP Pre-Development – Rear Catchment

$$Q_{PRE-DEV} = \frac{A_e I_{10}}{360}$$

Where:

$Q_{PRE-DEV}$	= Pre-development discharge (m^3/s)
A_e	= Total Equivalent Area (Ha)
	= 0.3 x 3.5330Ha
	= 1.0599Ha
I_{10}	= 10% AEP storm event Intensity
	= 44.59mm/hr (38 minute)

This yields a total of $\boldsymbol{Q_{PRE-DEV}}$ = **0.131 m^3/s** of allowable flow at the discharge point.

$$Q_{POST-DEV} = \frac{A_e I_{10}}{360}$$

Where:

$Q_{POST-DEV}$	= Post-development discharge (m^3/s)
A_e	= Total Equivalent Area (Ha)
	= 0.9 x 3.5330Ha
	= 3.1797Ha
I_{10}	= 10% AEP storm event Intensity
	= 117.79 mm/hr (6 minute)

This yields a total of $\boldsymbol{Q_{POST-DEV}}$ = **1.040 m^3/s** of allowable flow at the discharge point.

Note: The proposed community building, grassed area and associated car parking have all been assigned a coefficient of runoff of C=0.9 meaning no change to any storage or treatment is required.

10% AEP Pre-Development – Front Catchment

$$Q_{PRE-D \quad (Front)} = Q_{OVERALL} - Q_{PRE-DEV(Rear)}$$

Where:

$Q_{PRE-DEV(Front)}$	= Pre-development discharge (m^3/s)
$Q_{OVERALL}$	= 0.151m^3/s
$Q_{PRE- \quad (Rear)}$	= 0.131m^3/s

This yields a total of $\boldsymbol{Q_{PRE-DEV(Front)}}$ = **0.020 m^3/s** of allowable flow at the discharge point.

Note: Advice from Benalla Rural City Council was that the LPOD for the front catchment is to be 2x150dia PVC pipes. 2x150 PVC pipes laid at 1:300 would have a capacity of 0.023m^3/s. As we'll be using a pump system, we have elected to use the lower pre-development flow rate of 0.020m^3/s.

$$Q_{POST-DEV} = \frac{A_e I_{10}}{360}$$

Where:

$Q_{POST-DEV}$	= Post-development discharge (m^3/s)
A_e	= Total Equivalent Area (Ha)
	= 0.35 x 0.1216Ha
	= 0.75 x 0.0852Ha
	= 0.80 x 0.4101Ha
	= 0.90 x 0.0577Ha
	= 0.4865Ha
I_{10}	= 10% AEP storm event Intensity
	= 117.79 mm/hr (6 minute)

This yields a total of $\boldsymbol{Q_{POST-DEV}}$ = **0.159 m^3/s** of allowable flow at the discharge point.

Note: As this is an INZ1 zoned property, the overall storage volume has been calculated using a coefficient of C=0.9. The above coefficients have been used to check the storage is large enough for the front section only. As the storage for the front (91m^3) is larger than the overall storage minus the rear storage (685m^3 - 595m^3 = 90m^3) we have used the larger storage volume being 91m^3.

SITEC CONSULTING ENGINEERS

STORMWATER DETENTION

BOYDS FORMULA

Project: Benalla Tourist Park - Overall
Job No: 23083
To be input by user

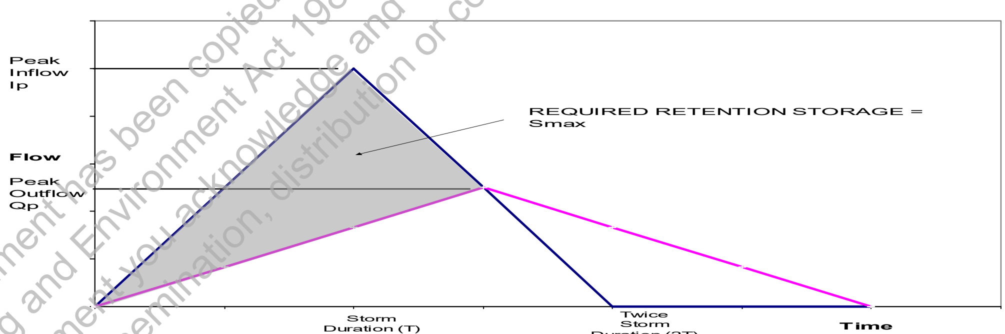
IFD Region = Benalla

Catchment Area (A) =	4.0698	ha
Runoff Coefficient (10% AEP) =	0.9	
10% AEP Effective Catchment Area = ∑CA =	3.66	ha
Restricted outflow requirement =	0.151	m^3/s

Storage requirement is highest value of S_{max} calculated in the table below
Critical storm duration is the storm duration when S_{max} occurs

Continue table until a clear Smax is calculated

Storm Duration (min)	10% AEP Intensity (mm/hr)	I_p (m^3/s)	Q_p (m^3/s)	V_1 (m^3)	S_{max} (m^3)
6	117.79	1.20	0.15	431	377.08
8	105.00	1.07	0.15	513	440.31
10	95.08	0.97	0.15	580	489.83
12	87.11	0.89	0.15	638	529.42
15	77.65	0.79	0.15	711	575.14
20	66.16	0.67	0.15	808	626.57
25	57.93	0.59	0.15	884	657.61
30	51.71	0.53	0.15	947	675.22
35	46.83	0.48	0.15	1001	683.49
37	45.16	0.46	0.15	1020	684.83
38	**44.37**	**0.45**	**0.15**	**1029**	**685.01**
39	43.61	0.44	0.15	1038	684.94
45	39.62	0.40	0.15	1088	680.71
50	36.87	0.38	0.15	1125	672.40
60	32.49	0.33	0.15	1190	646.45



$$S_{max} = V_1 (1 - Q_p/I_p)$$

S_{max} = Maximum Volume of temporary Storage (m^3)

V_1 = Volume of inflow flood (m^3)

I_p = Peak discharge of inflow hydrograph (m^3/s)

Q_p = Peak discharge of outflow hydrograph (m^3/s)

STORMWATER DETENTION

BOYDS FORMULA

Project: Benalla Tourist Park - Rear
Job No: 23083
To be input by user

IFD Region = Benalla
Catchment Area (A) = 3.5330 ha

Runoff Coefficient (10% AEP) = 0.9

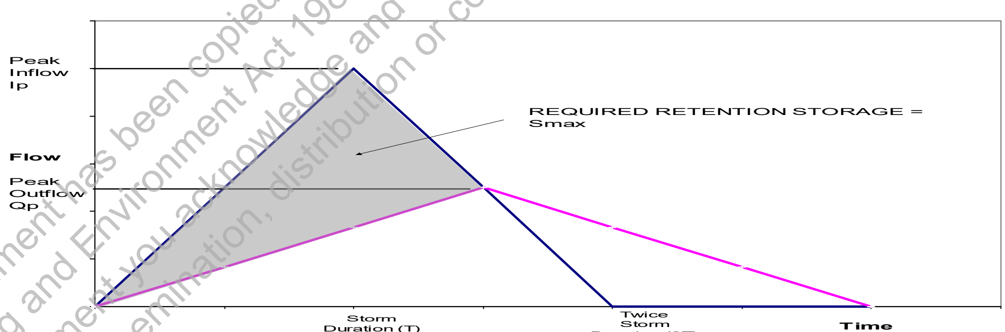
10% AEP Effective Catchment Area = ∑CA = 3.18 ha

Restricted outflow requirement = 0.131 m^3/s

Storage requirement is highest value of S_{max} calculated in the table below
Critical storm duration is the storm duration when S_{max} occurs

Continue table until a clear Smax is calculated

Storm Duration (min)	10% AEP Intensity (mm/hr)	I_p (m^3/s)	Q_p (m^3/s)	V_1 (m^3)	S_{max} (m^3)
6	117.79	1.04	0.13	375	327.38
8	105.00	0.93	0.13	445	382.28
10	95.08	0.84	0.13	504	425.28
12	87.11	0.77	0.13	554	459.65
15	77.65	0.69	0.13	617	499.36
20	66.16	0.58	0.13	701	544.03
25	57.93	0.51	0.13	768	571.00
30	51.71	0.46	0.13	822	586.31
35	46.83	0.41	0.13	869	593.51
37	45.16	0.40	0.13	886	594.68
38	**44.37**	**0.39**	**0.13**	**894**	**594.85**
39	43.61	0.39	0.13	901	594.79
45	39.62	0.35	0.13	945	591.15
50	36.87	0.33	0.13	977	583.96
60	32.49	0.29	0.13	1033	561.48



$$S_{max} = V_1 (1 - Q_p/I_p)$$

S_{max} = Maximum Volume of temporary Storage (m^3)

V_1 = Volume of inflow flood (m^3)

I_p = Peak discharge of inflow hydrograph (m^3/s)

Q_p = Peak discharge of outflow hydrograph (m^3/s)

STORMWATER DETENTION

BOYDS FORMULA

Project: Benalla Tourist Park - Front Check
Job No: 23083
To be input by user

IFD Region = Benalla
Catchment Area (A) = 0.6746 ha

Runoff Coefficient (10% AEP) = 0.721

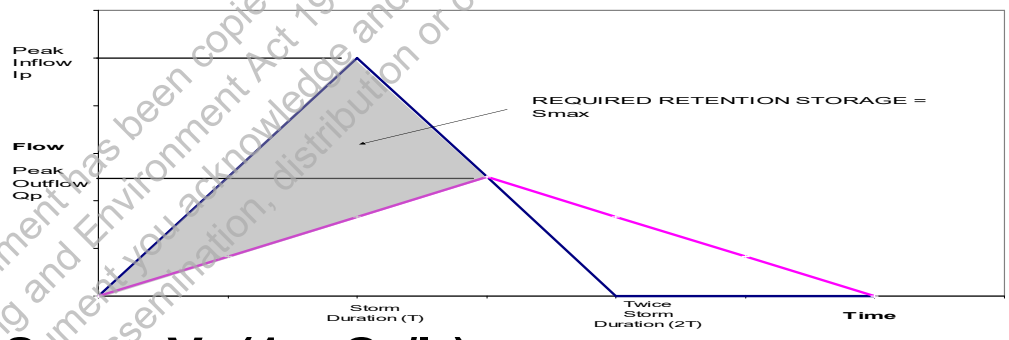
1% AEP Effective Catchment Area = ∑CA = 0.4865 ha

Restricted outflow requirement = 0.02 m^3/s

Storage requirement is highest value of S_{max} calculated in the table below
Critical storm duration is the storm duration when S_{max} occurs

Continue table until a clear Smax is calculated

Storm Duration (min)	10% AEP Intensity (mm/hr)	I_p (m^3/s)	Q_p (m^3/s)	V_1 (m^3)	S_{max} (m^3)
6	117.79	0.16	0.02	57	50.10
8	105.00	0.14	0.02	68	58.51
10	95.08	0.13	0.02	77	65.09
15	77.65	0.10	0.02	94	76.44
20	66.16	0.09	0.02	107	83.29
25	57.93	0.08	0.02	117	87.43
30	51.71	0.07	0.02	126	89.78
37	45.16	0.06	0.02	135	91.084
38	**44.37**	**0.06**	**0.02**	**137**	**91.111**
39	43.61	0.06	0.02	138	91.106
45	39.62	0.05	0.02	145	90.56
50	36.87	0.05	0.02	149	89.48
60	32.49	0.04	0.02	158	86.06
70	29.14	0.04	0.02	165	81.39
80	26.49	0.04	0.02	172	75.83



$$S_{max} = V_1 (1 - Q_p/I_p)$$

S_{max} = Maximum Volume of temporary Storage (m^3)

V_1 = Volume of inflow flood (m^3)

I_p = Peak discharge of inflow hydrograph (m^3/s)

Q_p = Peak discharge of outflow hydrograph (m^3/s)

Appendix C – Music Modelling

The Model for Urban Stormwater Improvement Conceptualisation (MUSIC, Version 6.3.0) has been used to assess the proposed design regarding the stormwater pollutant retention benefits of the proposed treatment train. MUSIC has also been used to assess the 1.5-year ARI retardation requirements to meet BPEMG.

Model Description

1. Catchments

Subareas and fraction imperviousness used in the MUSIC modelling are as detailed in the post-development catchment plan which equates to the same used in the computations and modelling.

Table 4 - MUSIC Model Catchment Details

MUSIC Node ID	MUSIC Node Type	Area (ha)	F_{imp}
Rear Catchment	Mixed	3.5330	0.90
Front Catchment	Mixed	0.6745	0.90

Note: The MUSIC node types, and rainfall-runoff parameters utilised are per MWC's Guidelines for the Use of MUSIC (Melbourne Water, 2018b).

2. Climate Data

No climate data has been provided for the Benalla region. We have elected to use the data set of Camperdown's 1988 mean annual rainfall with a period of 6-minute intervals for use in the continuous simulation modelling. Camperdown's data set was provided to us by our local council and has been accepted by numerous other small to medium councils as a typical data set for regional towns which we believe Benalla falls into.

3. Treatment Elements

The proposed stormwater treatment train includes 94.5m^3 of underground oversized pipes, an existing developer owned detention basin and approximately 1,432m of council owned open drains. These elements are discussed in more detail below:

Oversized pipes

94.5m^3 of underground oversized pipes which treats and stores runoff from the subject site before discharging into the existing council open drain. The following properties were used in the MUSIC modelling:

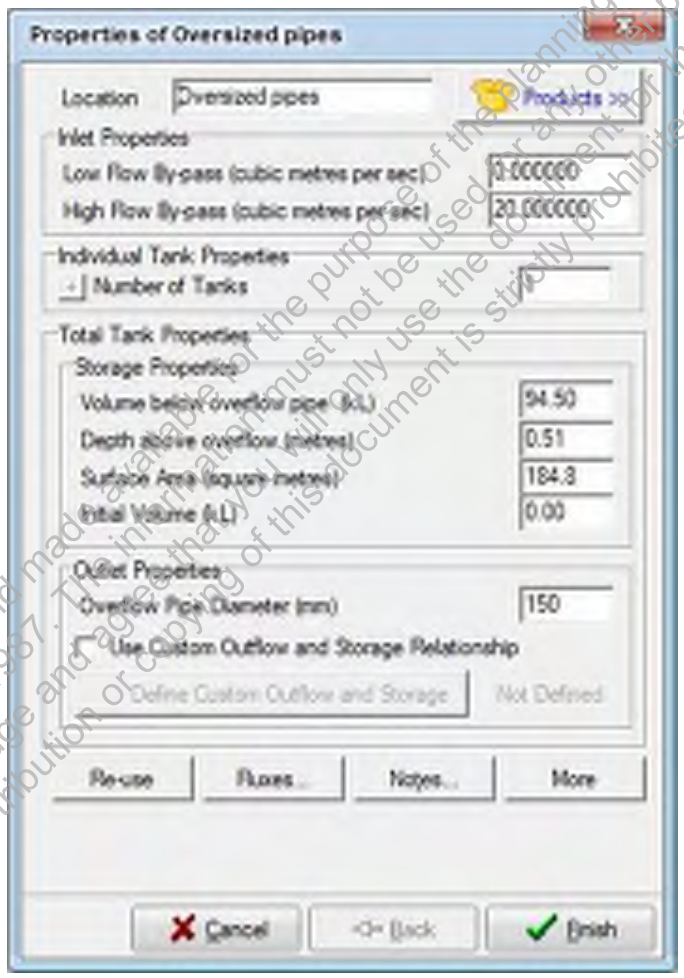


Figure 6 – Oversized Pipes Properties

Detention Basin

A 631m^3 detention basin which treats and stores runoff from the subject site before discharging into the existing council open drain in Evans Road. The following properties were used in the MUSIC modelling:

Figure 7 – Detention Basin Properties

Open Drain 1

A approx. 542m of open drain which travels West through 28 Evans Road before heading North through Lot 3 LP217595 treats the runoff before being directed into the new council drainage basin. The following properties were used in the MUSIC modelling:

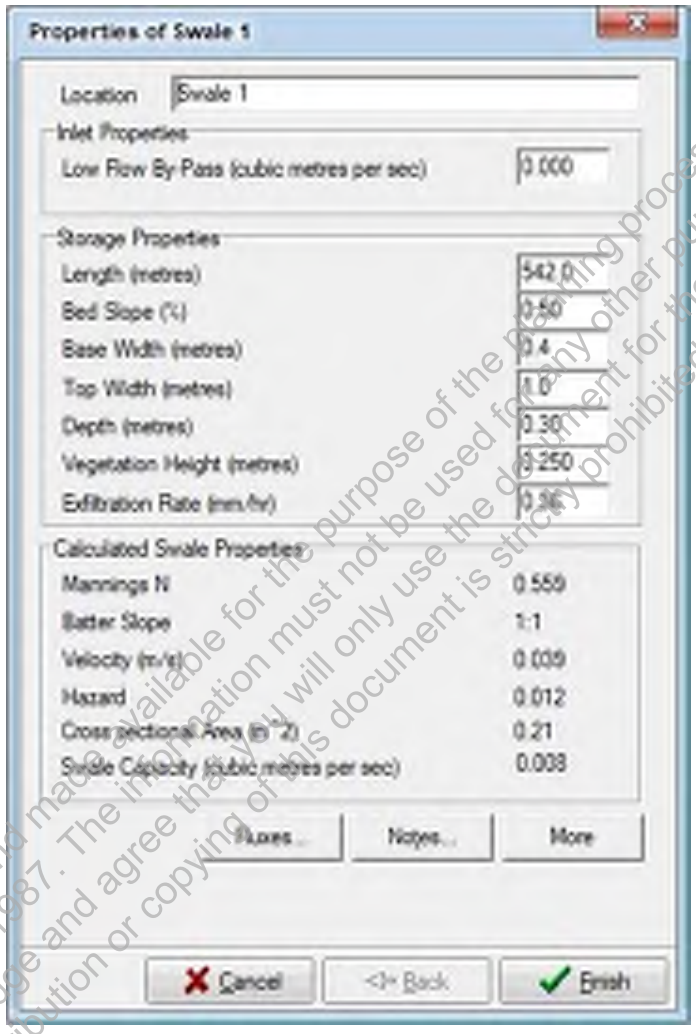


Figure 8 – Open Drain Properties

Note: A 1.0m wide, 300mm deep swale drain has been modelled in MUSIC, this table drain is significantly wider and deeper in some parts. This sizing has been used as a conservative method of assessing the treatment train effectiveness.

Open Drain 2

A approx. 890m of open drain which travels West along Sydney Road before heading North through the Department of Energy, Environment and Climate Action (DECCA) land treats the runoff before being directed into the new council drainage basin. The following properties were used in the MUSIC modelling:

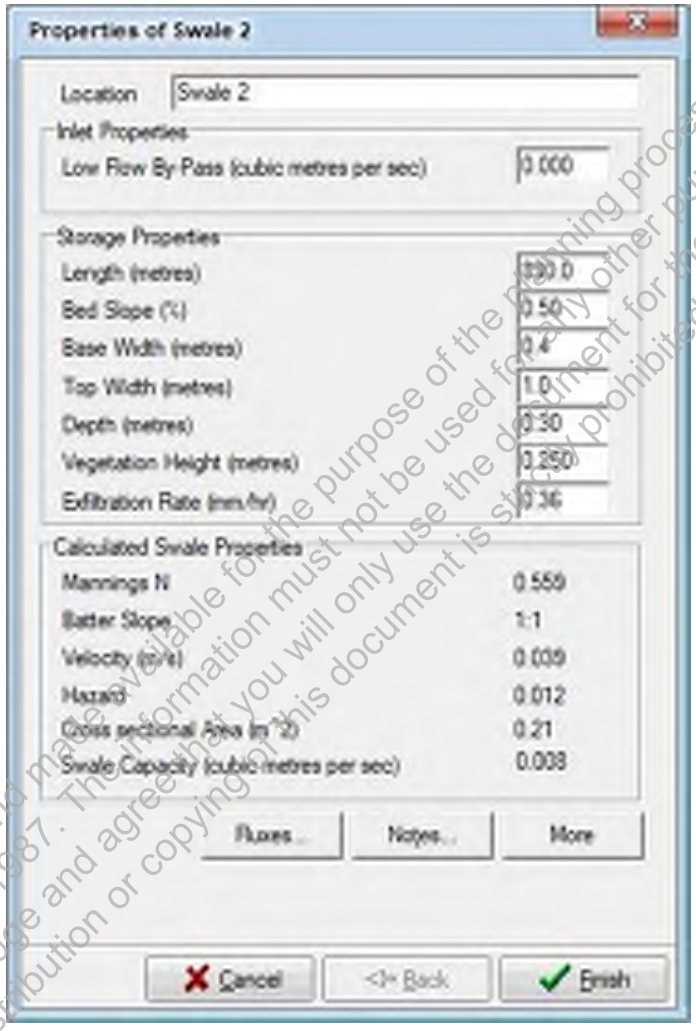


Figure 9 – Open Drain Properties

Note: A 1.0m wide, 300mm deep swale drain has been modelled in MUSIC, this table drain is significantly wider and deeper in some parts. This sizing has been used as a conservative method of assessing the treatment train effectiveness.

4. Model Schematic

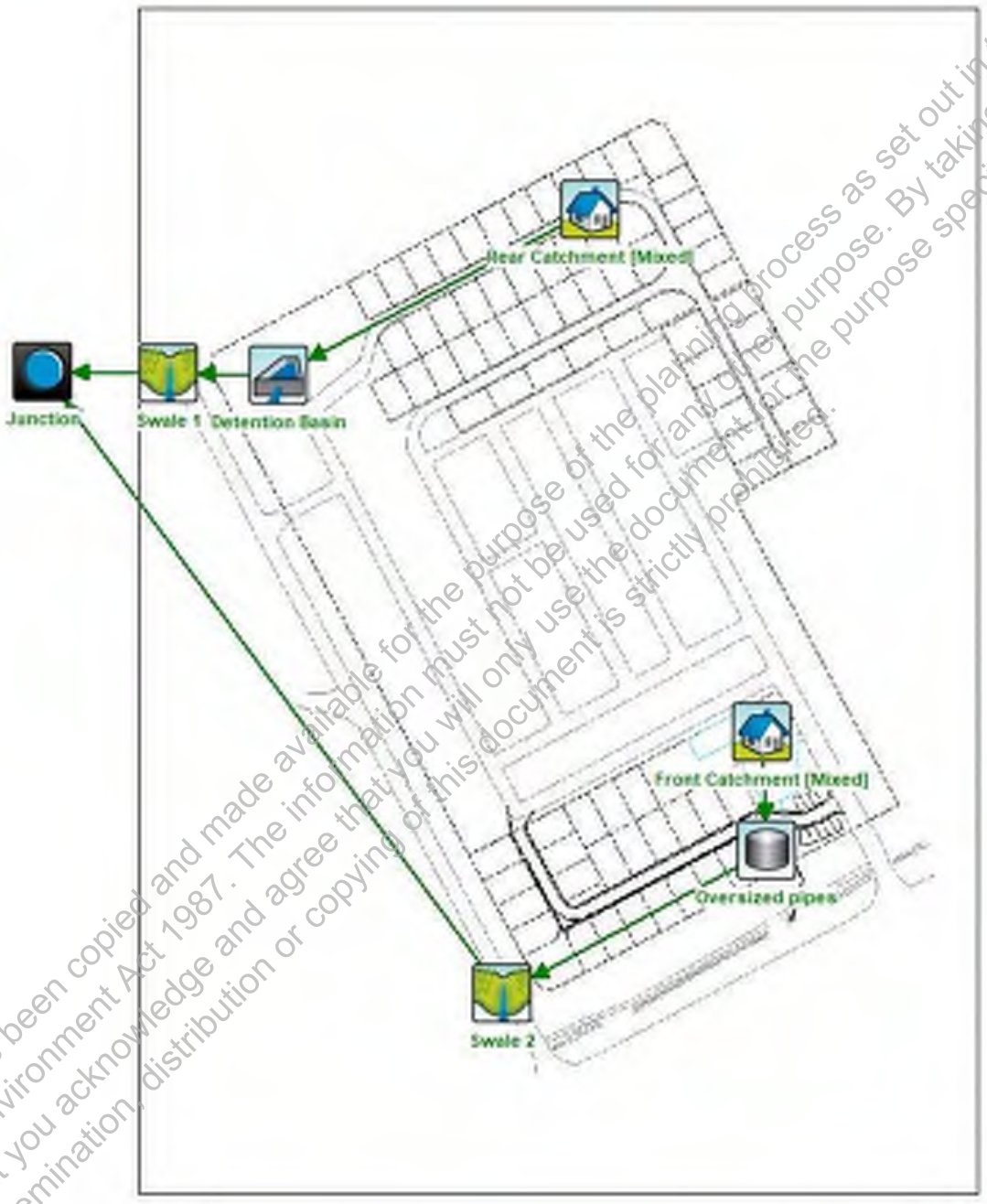


Figure 10 - MUSIC Model Schematic

5. Model Results

The Best Practice Environmental Management Guidelines (BPEMG) objectives for environmental management of stormwater pollutants are:

- Total Suspended Solids (TSS) 80% retention of the typical urban annual load
- Total Phosphorus (TP) 45% retention of the typical urban annual load
- Total Nitrogen (TN) 45% retention of the typical urban annual load
- Gross Pollutants 70% retention of the typical urban annual load

Table 5 below details the expected pollutant retention results. Overall, the (simple) stormwater treatment train proposed is able to meet all BPEMG criterion.

Table 5 - Expected Stormwater Pollutant Retention from the Proposed Systems

Pollutant	***Pollutants generated from Development (kg/yr)***	***Pollutants Retained in Treatment Elements (kg/yr)***	***% Pollutants withheld relative to pollutant generation from development***
Flow (ML/yr)	**22.2**	**20.9**	**6.0%**
Total Suspended Solids	**4590**	**341**	**92.6%**
Total Phosphorus	**9.13**	**2.78**	**69.5%**
Total Nitrogen	**63.9**	**34.0**	**46.9%**
Gross Pollutants	**1000**	**0**	**100.0%**

RFI Cover Letter

19 Sep 2023

Joel Ingham
Planning Coordinator,
Benalla Rural City Council
via email: council@benalla.vic.gov.au
Joel.Ingham@benalla.vic.gov.au

Project Name: **Benalla Tourist Park Redevelopment**

Subject: **Response Submission to address items from Council Further Information Letter**

Application: **P0033/23**

Location: **105-115 Sydney Road, Benalla**

Proposal: **Benalla Tourist Park Motel Demolition and Redevelopment**

Dear Joel,

With the council further information letter dated 12 April 2023, we received all the documents from our subject matter experts to address all items in the FI letter.

Enclosed along with this letter are,

1. Application Form – now includes 'change of use' in the proposal.
2. Updated Town planning report – includes 'assessment of change of use.'
3. Stormwater Management plan and Legal Point of Discharge.
4. Typical Floor Plans, Site Layout and elevations of cabins proposed on the proposed sites.

Fully integrated development to the street scape:

5. As discussed in our phone conversation, proposed boundary fencing towards Evans Drive and Sydney Road will be as per your recommendation / preference i.e., small fence (1.2m) with small gate as site entrance.
6. Sites next to Sydney Road and Evans Drive will have homes facing orienting towards these roads with carpark entrance from the internal 6m road.
7. Existing Footpath will be upgraded with minimal landscaping in the road reserve between Benalla Tourist Park and Sydney Road.

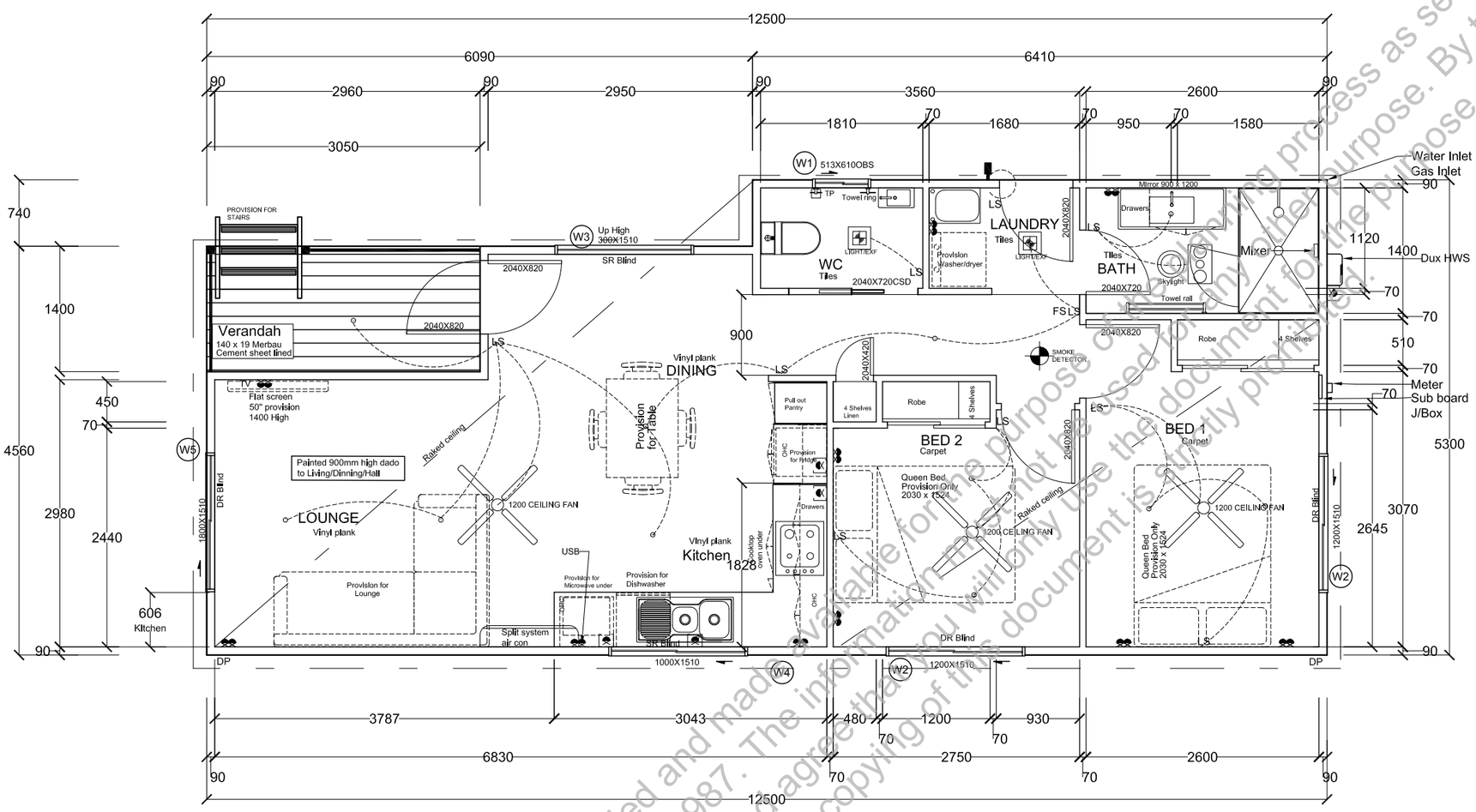
Hope the attached documents in 2-part email are sufficient to address items from council's FI letter and for a permit for the proposed development.

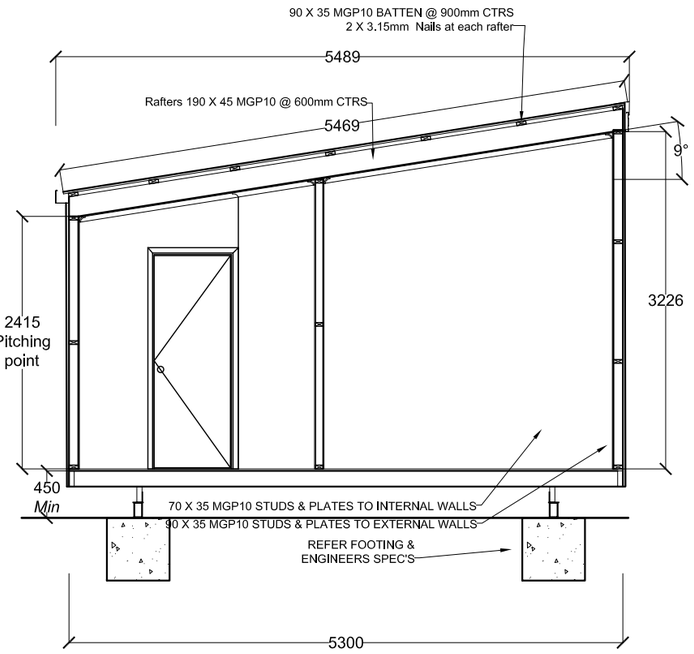
Should you have any questions or require discussing this further, please feel free to contact me on 0402890463

Kind regards,

Sincerely,
Sai Nimishakavi
Assistant Project Manager

SCOPE PROJECT CONSULTING
PO Box 281 Wodonga VIC 3689 | 69 Hovell Street Wodonga VIC 3690
0414 280 033 | admin@scopepc.com.au | scopepc.com.au





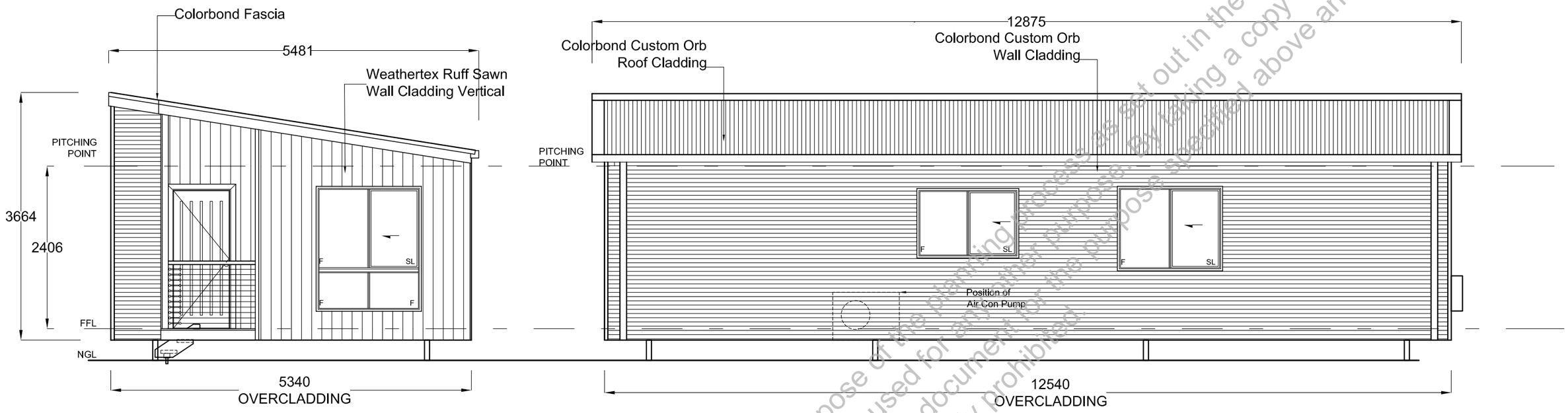
Section

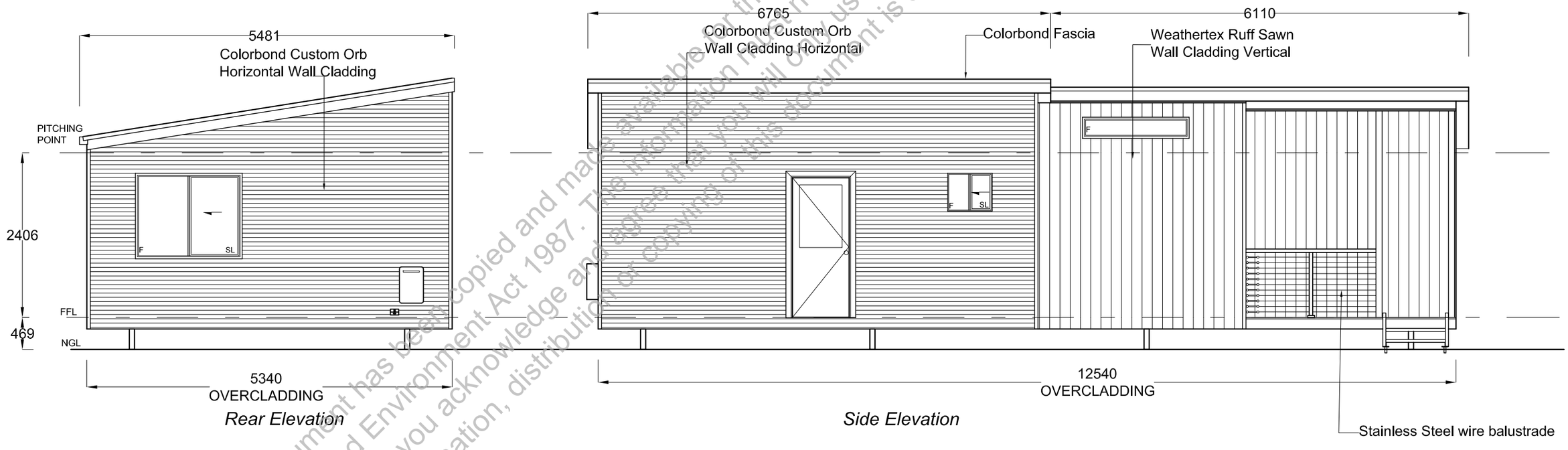
Type	Sliding Window	Sliding Window	Fixed Window	Sliding Window	Sliding Window
Glazing	Single Glazing Frosted Glass	Single Glazing	Single Glazing	Single Glazing	Single Glazing
Glass	Clear Float Toughened Matelux	Clear Float	Clear Float	Clear Float	Clear Float Toughened
Height	513	1200	300	1000	1800
Width	610	1510	1510	1510	1510
Reveals	103mm	103mm	103mm	103mm	103mm
Quantity	1	2	1	1	1
Marker	W1	W2	W3	W4	W5
Product Code	SW0606	SW1215		SW1015	SW1815

Rafter	240 x 45 LVL15	1200
Openning Studs - Internal Wall	2/70 x 35 MGP10	up to 1800 opening
Common Studs - Internal Wall	70 x 35 MGP10	2400
Top Plate - Internal Wall	70 x 35 MGP10	450
Bottom Plate - Internal Wall	70 x 35 MGP10	450
Verandah Post	88 x 88 GL8 Laminated	2700
Verandah Beam	140 x 45 MGP10	up to 2100 opening
Lintel	190 x 45 MGP10	up to 2800 opening
Lintel	140 x 45 MGP10	up to 1800 opening
Sill	2/90 x 35 MGP10	over 1800 opening
Sill	90 x 35 MGP10	up to 1800 opening
Openning Studs - External Wall	3/90 x 35 MGP10	over 1800 opening
Openning Studs - External Wall	2/90 x 35 MGP10	up to 1800 opening
Common Studs - External Wall	90 x 35 MGP10	2400
Top Plate - External Wall	90 x 35 MGP10	450
Bottom Plate - External Wall	90 x 35 MGP10	450
Member	Material	Span/centres

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

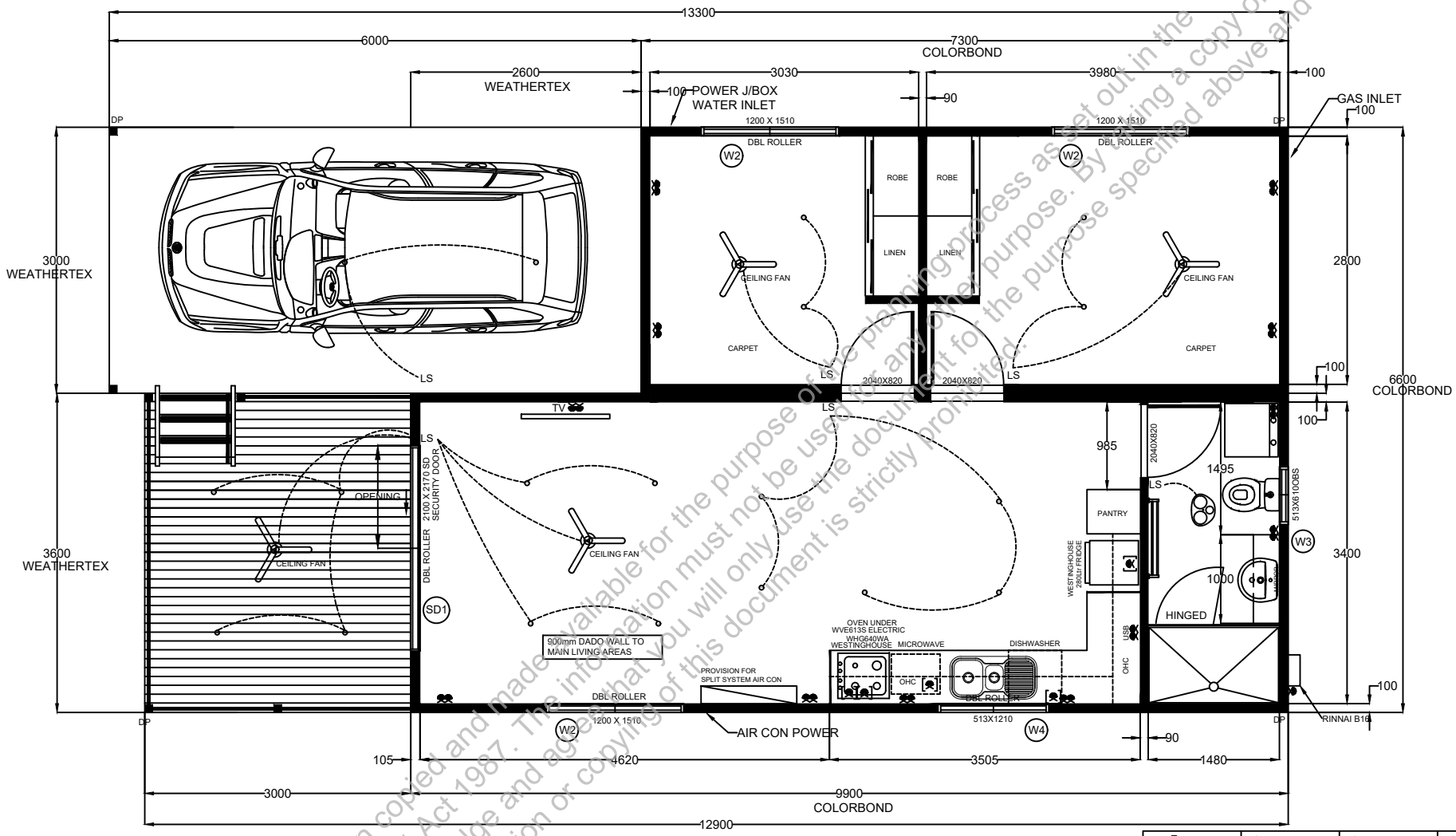
Issue No: A	12.5m x 5.3m Custom 2 bedroom villa unit skillion roof. Equinox Portland Tourist Park - Site 74 Garden street Portland Vic 3305	Scale: 1:60	Drawn By: LM	Dwg No: Q050822-01
	Notes: Drawing remains the property of Adventure Cabins Pty Ltd		Date: 08/08/22	Title: Floor plan





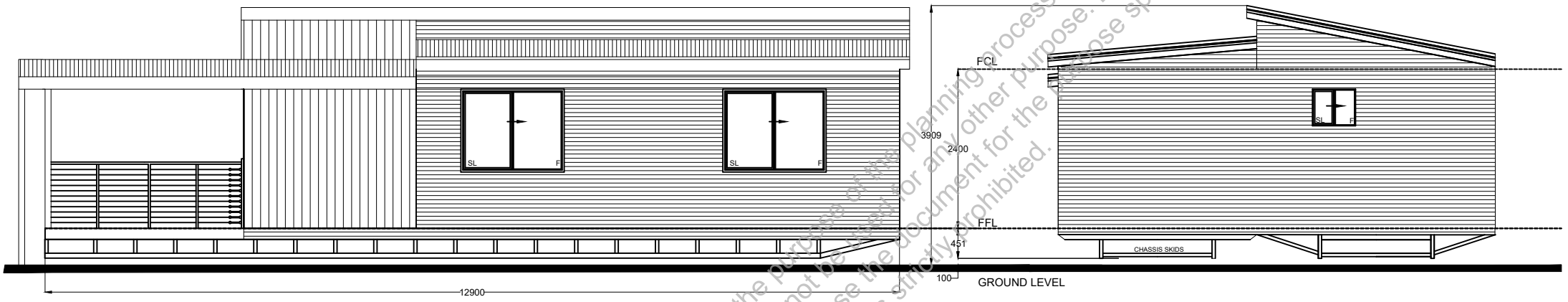
ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977. Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

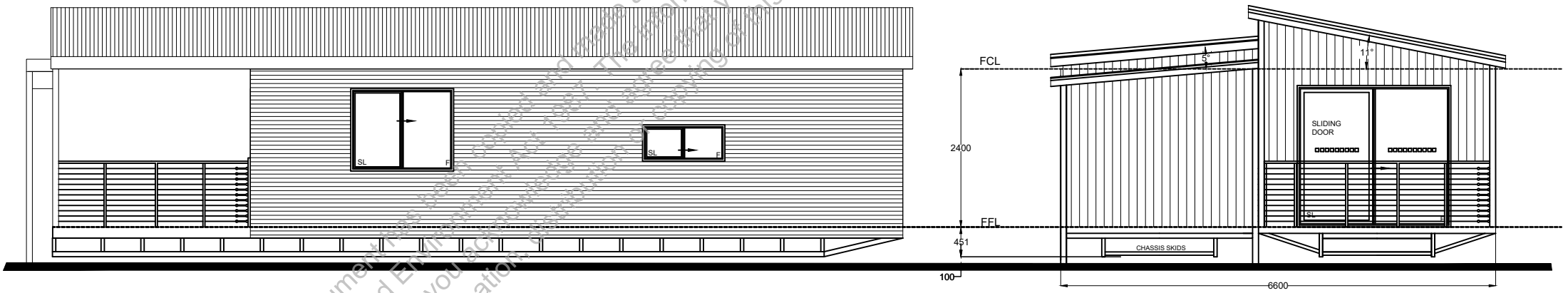
Issue No:	Title:	Scale:	Drawn By:	Dwg No:
A	12.5m x 5.3m Custom 2 bedroom villa unit skillion roof Portland Tourist Park 74 Garden street Portland Vic 3305	1:60	LM	Q050822-02
	Notes: Drawing remains the property of Adventure Cabins Pty Ltd		Date: 08/08/22	Title: Elevations



Type	Sliding Door	Sliding Window	Sliding Window	Sliding Window
Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass	Single Glazing
Glass	Clear Float	Clear Float	Clear Float Toughened Matelux	Clear Float
Height	2088	1200	513	513
Width	2276	1510	610	1210
Reveals	103mm	98mm	98mm	98mm
Quantity	1	3	1	1
Marker	SD1	W2	W3	W4

Drawn By: DE	Dwg No: 42DW006	Scale:	Issue No:	Notes: This drawing should be used in conjunction with individual van specification sheets	JAYCO CORPORATION Pty.Ltd. ABN: 79 301 936 497 ACN: 005-266-991 Head Office: 1 Jayco Drv d Dandenong South Vic 3175 PH: 03 8792 2000 FX: 03 8792 2192 Park Cabins Planning Dept.
Date: 28/02/23	Title: FLOOR PLAN	1:50	A	Title: 12.9m x 6.6m - RELOCATABLE BUILDING Nagambie Caravan Park 143 High Street, Nagambie VIC 3608	



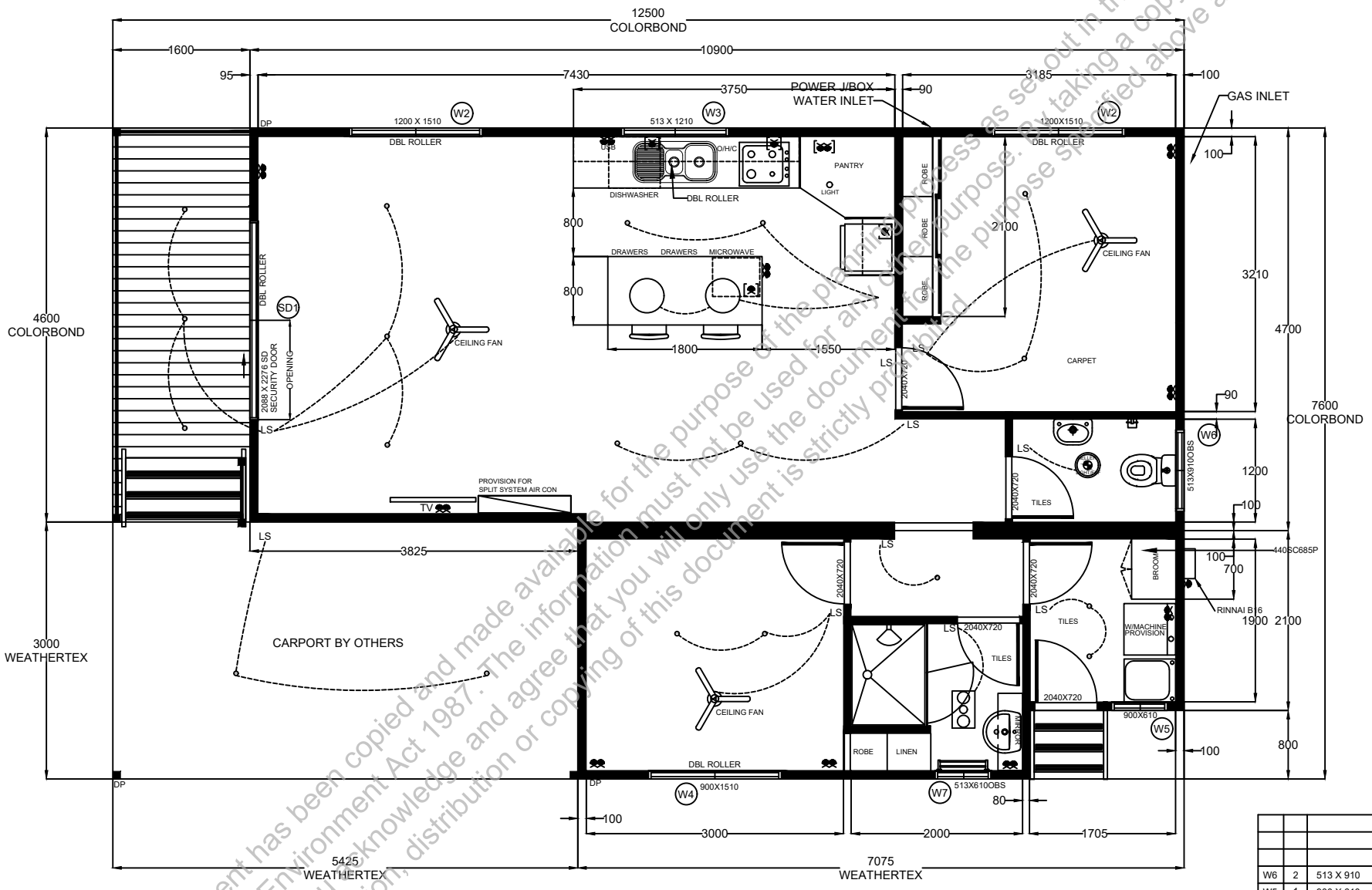


Drawn By: RJ	Dwg No: 42DW006-03	Scale:	Issue No:	Notes: This drawing should be used in conjunction with individual van specification sheets
Date: 28/02/23	Title: ELEVATIONS	1:60	A	Title: 12.9m X 6.6m - RELOCATABLE BUILDING NAGAMBIE CARAVAN PARK 143 HIGH ST, NAGAMBIE VIC 3608

JAYCO CORPORATION Pty.Ltd.
ABN: 79 301 936 497 ACN: 005-266-991
Head Office:
1 Jayco Drv d
Dandenong South Vic 3175
PH: 03 8792 2000 FX: 03 8792 2192
Park Cabins Planning Dept.

SIDE RAILS 140 X 45 MPG10 DAR 2 @ 6000mm, 2 @ 5400mm, 4 @ 4200mm

ROOF SKILLION
BALCONY HORIZONTAL



SCALE 0 500 1000

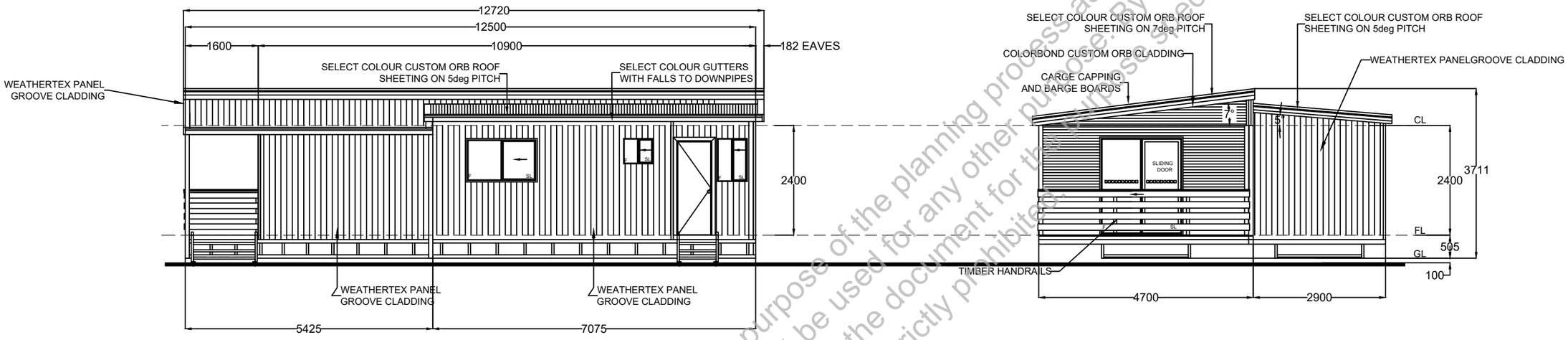
W6	2	513 X 910	SINGLE OBS	6.7	0.7
W5	1	900 X 610	SINGLE CLEAR	6.7	0.7
W4	1	900 X 1510	SINGLE CLEAR	6.7	0.7
W3	1	513 X 1210	SINGLE CLEAR	6.7	0.7
W2	2	1200 X 1510	SINGLE CLEAR	6.7	0.7
W1	1	2088 X 2276	SINGLE CLEAR	6.7	0.7
ITEM	QTY	SIZE	GLAZING	U Value	SHGC

WINDOW SCHEDULE

Drawn By: DE	Dwg No: 41DW012	Scale:	Issue No:	Notes: This drawing should be used in conjunction with individual van specification sheets
Date: 25/08/22	Title: FLOOR PLAN	1:50	A	Title: 12.5m X 7.6m - RELOCATABLE BUILDING Portland Tourist Park 74 Garden St, Portland VIC 3305

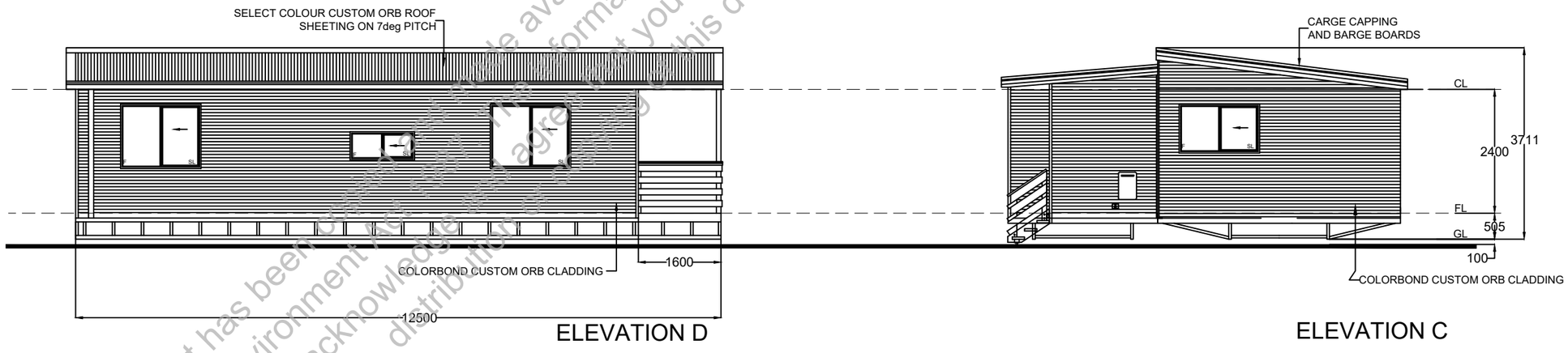
JAYCO CORPORATION Pty.Ltd.
ABN: 79 301 936 497 ACN: 005-266-991
Head Office:
1 Jayco Drv d
Dandenong South Vic 3175
PH: 03 8792 2000 FX: 03 8792 2192
Park Cabins Planning Dept.

Jayco®



ELEVATION B

ELEVATION A

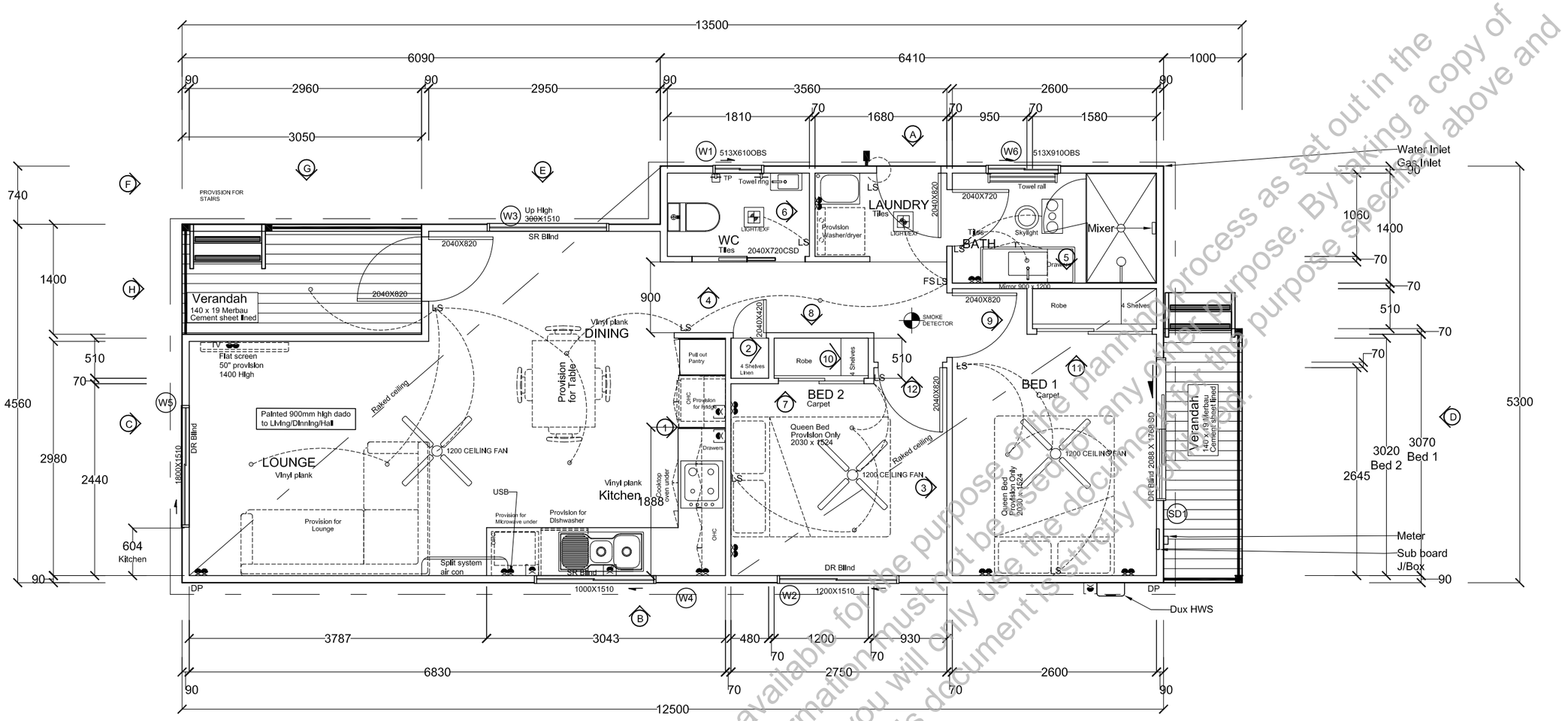


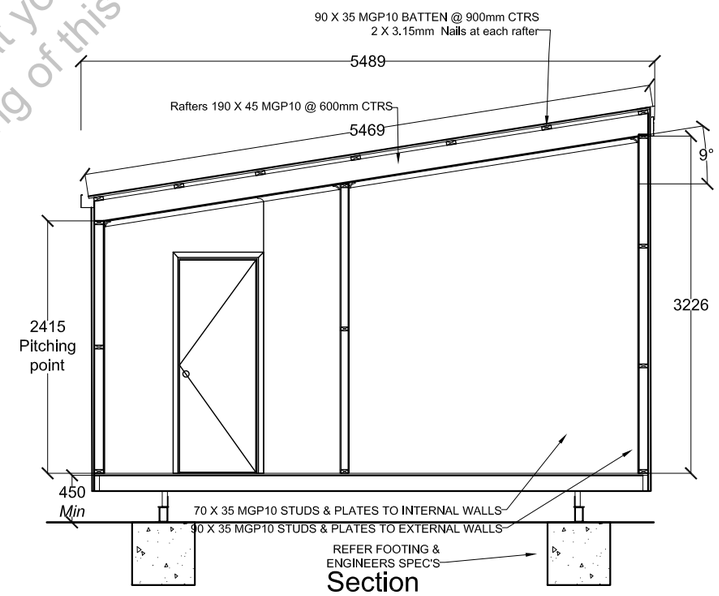
ELEVATION D

ELEVATION C

Drawn By: DE	Dwg No: 41DW012-03	Scale:	Issue No:	Notes:	This drawing should be used in conjunction with individual van specification sheets
Date: 25/08/22	Title: ELEVATIONS	1:100	A	Title:	12.5m X 7.6m - RELOCATABLE BUILDING Portland Tourist Park 74 Garden St, Portland VIC 3305

JAYCO CORPORATION Pty.Ltd.
ABN: 79 301 936 497 ACN: 005-266-991
Head Office:
1 Jayco Drv d
Dandenong South Vic 3175
PH: 03 8792 2000 FX: 03 8792 2192
Park Cabins Planning Dept.





Section

Type	Sliding Window	Sliding Window	Fixed Window	Sliding Window	Sliding Window	Sliding Window
Glazing	Single Glazing Frosted Glass	Single Glazing	Single Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass
Glass	Clear Float Toughened Matelux	Clear Float	Clear Float	Clear Float	Clear Float Toughened	Clear Float Toughened Matelux
Height	513	1200	300	1000	1800	513
Width	610	1510	1510	1510	1510	910
Reveals	110mm	110mm	100mm	110mm	100mm	110mm
Quantity	1	2	1	1	1	1
Marker	W1	W2	W3	W4	W5	W6
Product Code	SW0606	SW1215		SW1015	SW1815	SW0609

Rafter	240 x 45 LVL15	1200
Openning Studs - Internal Wall	2/70 x 35 MGP10	up to 1800 opening
Common Studs - Internal Wall	70 x 35 MGP10	2400
Top Plate - Internal Wall	70 x 35 MGP10	450
Bottom Plate - Internal Wall	70 x 35 MGP10	450
Verandah Post	88 x 88 GL8 Laminated	2700
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Lintel	140 x 45 MGP10	up to 1800 opening
Sill	2/90 x 35 MGP10	over 1800 opening
Sill	90 x 35 MGP10	up to 1800 opening
Openning Studs - External Wall	3/90 x 35 MGP10	over 1800 opening
Openning Studs - External Wall	2/90 x 35 MGP10	up to 1800 opening
Common Studs - External Wall	90 x 35 MGP10	2400
Top Plate - External Wall	90 x 35 MGP10	450
Bottom Plate - External Wall	90 x 35 MGP10	450
Member	Material	Span/centres

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

Issue No: A

13.5m x 5.3m Custom 2 bedroom villa unit skillion roof.
Benalla Tourist Park -Site xxx
115 Sydney Road, Benalla VIC 3672

Notes:

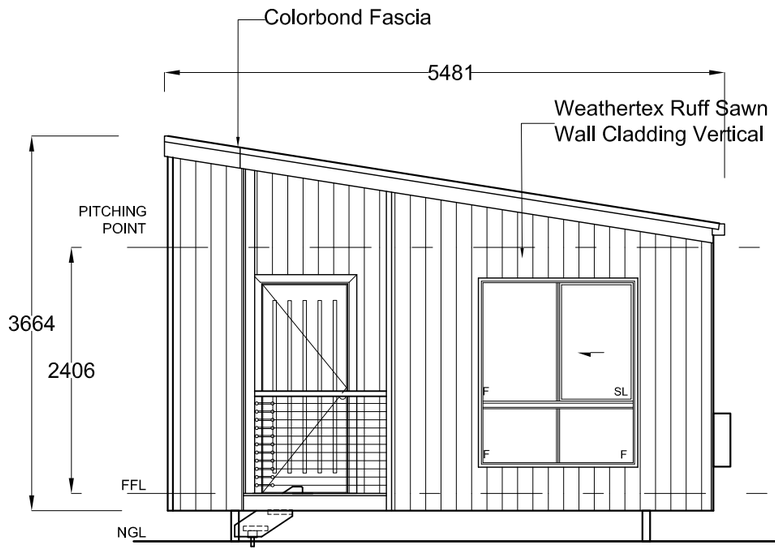
Scale: 1:60

Drawn By: LM

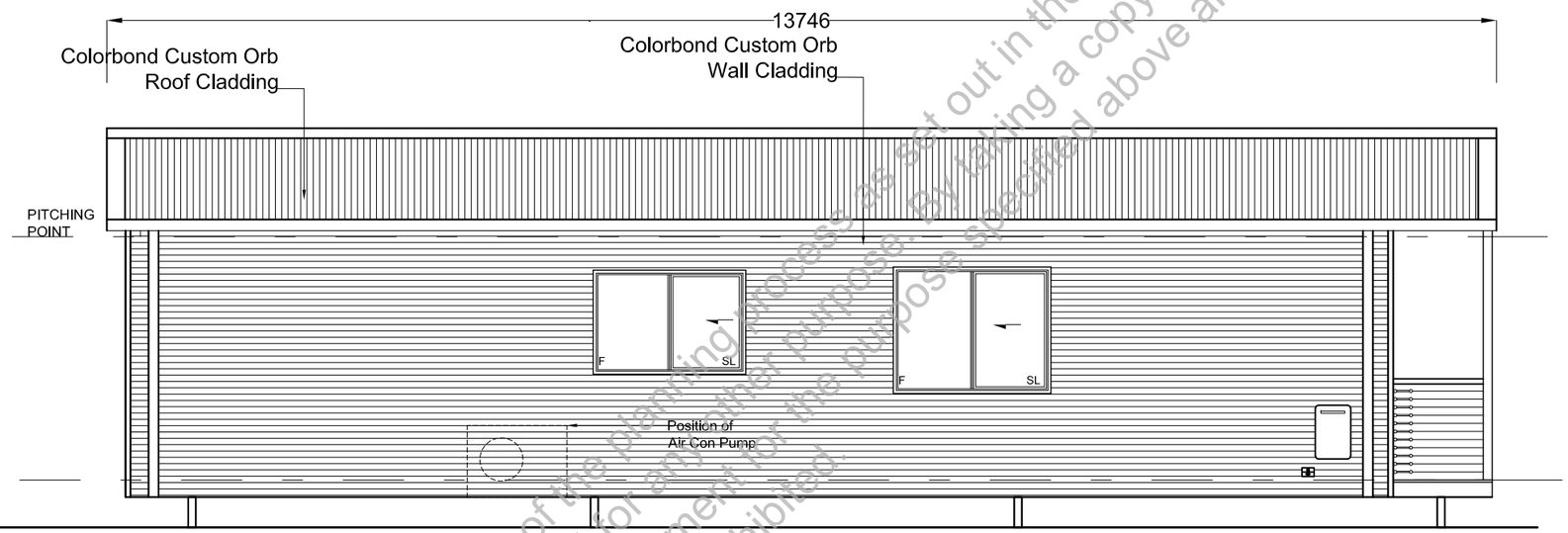
Date: 24/08/23

Dwg No: Q240823-01

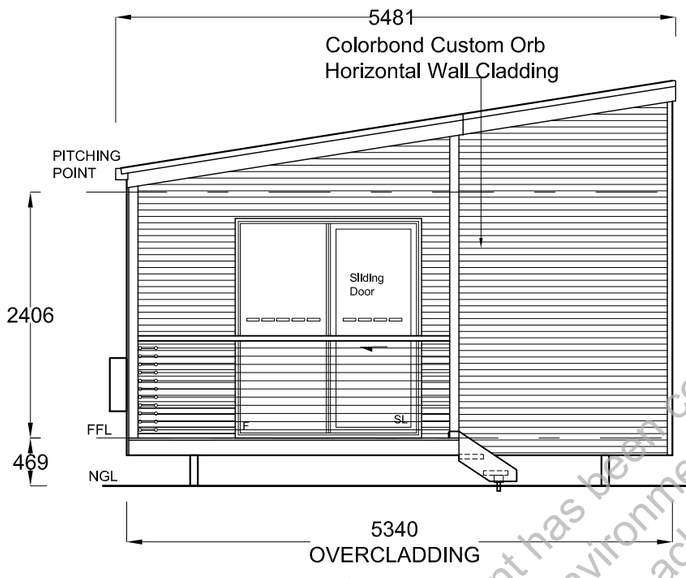
Title: Floor plan



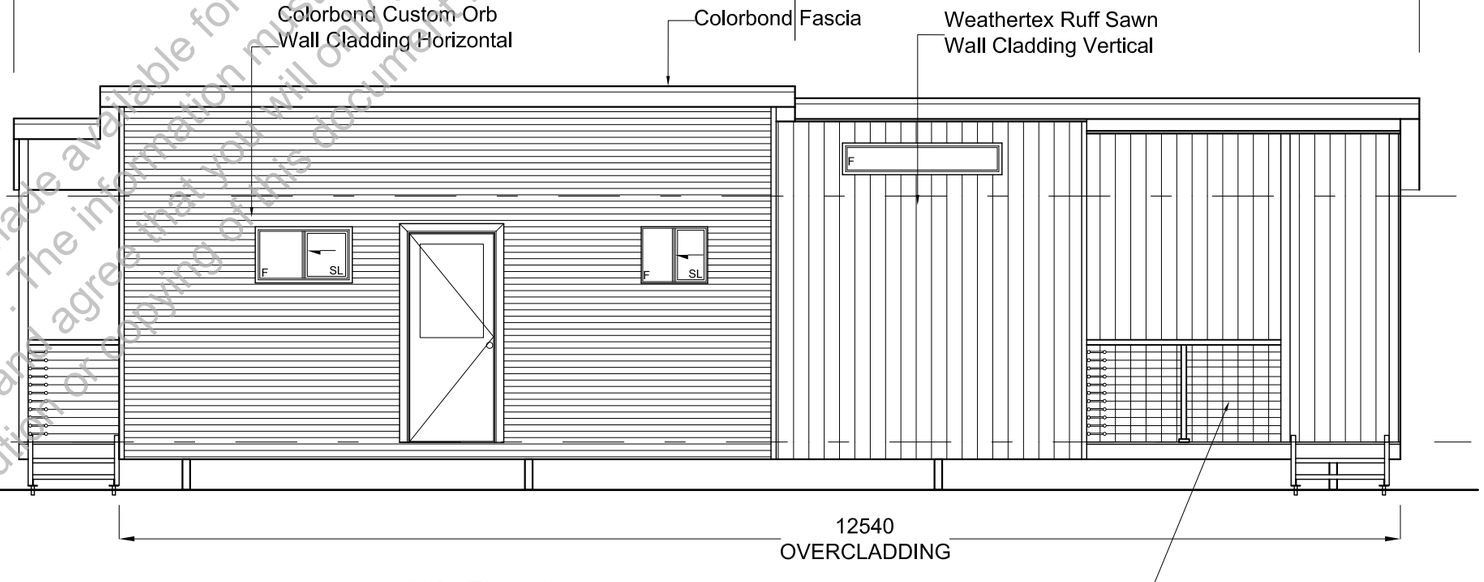
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

Issue No:	Title:	Scale:	Drawn By:	Dwg No:
A	13.5m x 5.3m Custom 2 bedroom villa unit skillion roof Benalla Tourist Park -Site xxx 115 Sydney Road, Benalla VIC 3672	1:60	LM	Q240823-02
	Notes:	Date:		Title:
	Drawing remains the property of Adventure Cabins Pty Ltd	11/08/2022		Elevations

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

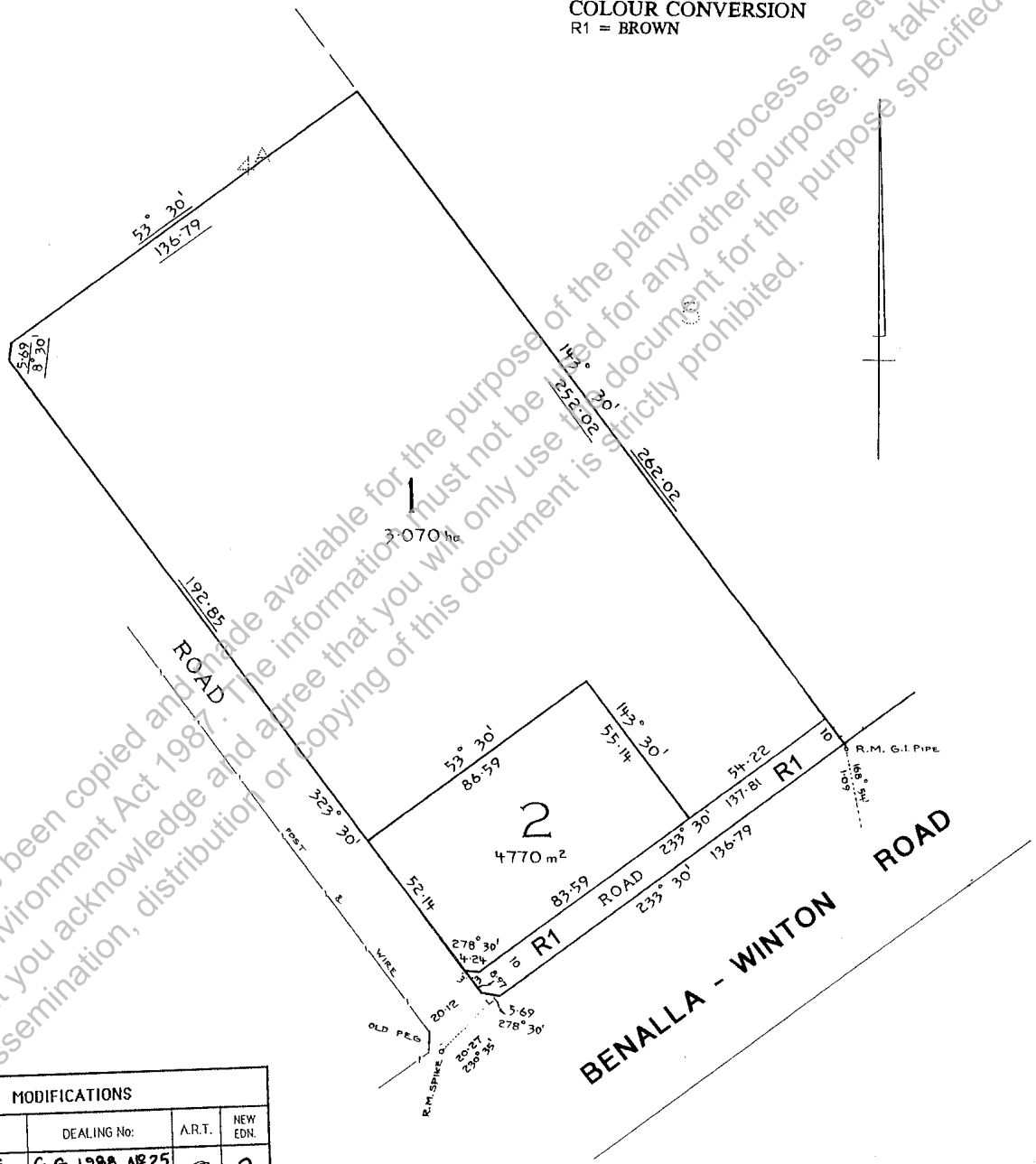
Document Type	**Plan**
Document Identification	**LP123033**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**15/03/2023 16:46**

LP123033
EDITION 2
APPROVED 30/8/77

PLAN OF SUBDIVISION OF:	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
PART OF CROWN ALLOTMENT 4A SECTION S PARISH: BENALLA COUNTY: DELATITE LENGTHS ARE IN METRES	"BROWN" WAY AND DRAINAGE EASEMENT.	UNDERLINED DIMENSIONS HAVE BEEN DERIVED FROM TITLE AND ARE NOT THE RESULT OF THIS SURVEY.

V 9034 F716

COLOUR CONVERSION
R1 = BROWN



LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No:	A.R.T.	NEW EDN.
	CHANGE OF ROAD NAME	G.G. 1988 No 25 P. 2017		2

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

VOLUME 09034 FOLIO 716

Security no : 124104670653E
Produced 15/03/2023 04:44 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 123033 and Road R1 on Plan of Subdivision 123033.
PARENT TITLES :
Volume 08616 Folio 686 Volume 08736 Folio 515
Created by instrument F151547 03/01/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HAVEN HOLDINGS (EQX) PTY LTD of 37 GROSVENOR STREET WOOLLAHRA VIC 2025
AR719680W 03/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU245936B 16/04/2021
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE LP123033 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 29/04/2021

DOCUMENT END

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

VOLUME 09320 FOLIO 822

Security no : 124104670784M
Produced 15/03/2023 04:46 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123033.
PARENT TITLE Volume 09034 Folio 716
Created by instrument H143951 07/07/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HAVEN HOLDINGS (EQX) PTY LTD of 37 GROSVENOR STREET WOOLLAHRA VIC 2025
AR719680W 03/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU245936B 16/04/2021
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE LP123033 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: "MOTEL HAVEN" 105 SYDNEY ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 29/04/2021

DOCUMENT END

Enquiries: Nilesh Singh – Manager Development
03 5760 2600

Benalla Rural City Council
PO Box 227, Benalla, VIC 3671
DX 32230

1 Bridge Street East, Benalla 3672
Telephone: (03) 5760 2600
Facsimile: (03) 5762 5537
Email: council@benalla.vic.gov.au
www.benalla.vic.gov.au

ABN 42 379 380 529

Our Ref: SF/1147-08
Your Reference:

22 May 2023

Sai Nimishakavi
Assistant Project Manager
Scope Project Consulting
PO Box 281
sai.nimishakavi@scopepc.com.au

Dear Sai

Legal Point of Discharge
Property: 105-115 Sydney Road BENALLA

In reply to your request for information on the above property I advise the following:

The legal point of storm-water discharge is directly into the roadside drainage on Sydney Road at the front of the property via a 2 - 150mm diameter stormwater pipe.

There is no as-built drawings or levels of the roadside drainage on record.

A 2 x 150mm diameter pipe must be installed prior to the connection onto the roadside drainage. The pipe must be installed in accordance with the Infrastructure Design Manual. The stormwater design must be in accordance with the Infrastructure Design Manual and must retain and reuse water prior to discharge offsite.

This is only applicable for the development at the front of the site.

The development (community building) at the rear of that allotment must discharge to the existing stormwater system which is connect to the onsite water retention system on the northwest corner of the property.

Yours sincerely

Nilesh Singh
Manager Development

Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report **is not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 03/10/2022
Time of issue: 9:00 pm

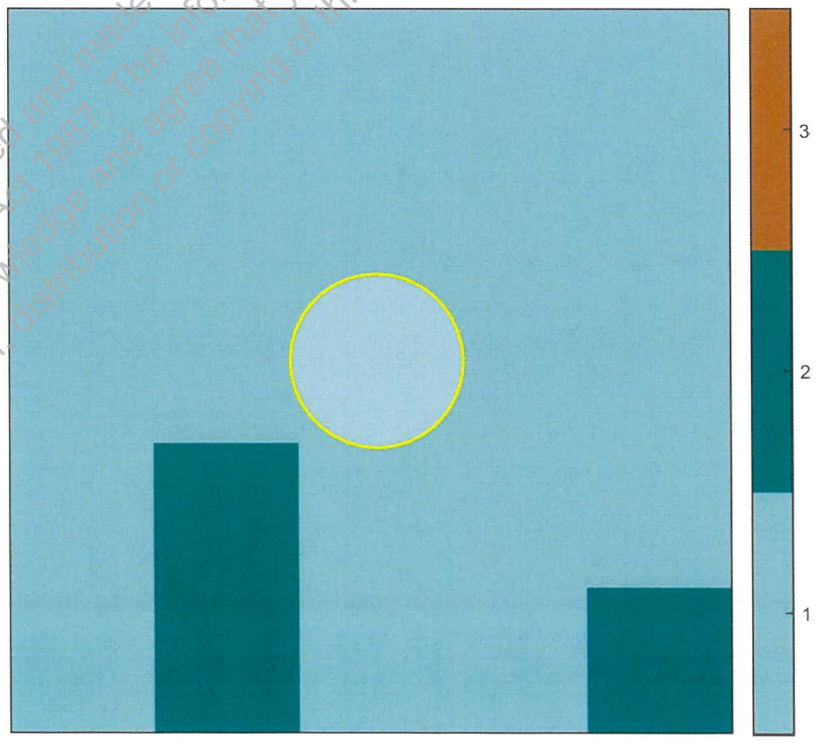
Report ID: RGE_2022_023

Project ID	featureclass_172120

Assessment pathway

Assessment pathway	**Intermediate Assessment Pathway**
Extent including past and proposed	0.070 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.070 ha
No. Large trees proposed to be removed	1
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

1. Location map



Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount[1]	0.014 general habitat units
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Benalla Rural City Council
Minimum strategic biodiversity value score[2]	0.296
Large trees	1 large tree

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

1 The general offset amount required is the sum of all general habitat units in Appendix 1.

2 Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

The loss site is on a modified plains landform and Tree A to be removed are the only 'remnant native vegetation' on site. The remainder (visible in aerial photography) is revegetation aged between 10-15 years which is unlikely to be 'performing an ecological function' in the landscape. The revegetation is a mix of local and non-local natives that do not necessarily match a particular EVC in the area. The lost tree is hollow-bearing but unlikely to support threatened species.

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

Given the nature of the development (i.e. a motel) minimising impacts on the tree will be difficult and potentially create a hazard for construction crews during the sites redevelopment in the future. The lost tree can be considered 'harzardous' within the site context and central to the proposed design which makes its retention unfeasible. Low impact removal guidelines will be adhered to during it's removal by a qualified arborist who will inspect all hollow bearing limbs for nests and signs of occupation.

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

A third-party offset will be sought via a broker.

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native* vegetation (the Guidelines) for a full list of application requirements This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes.

Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

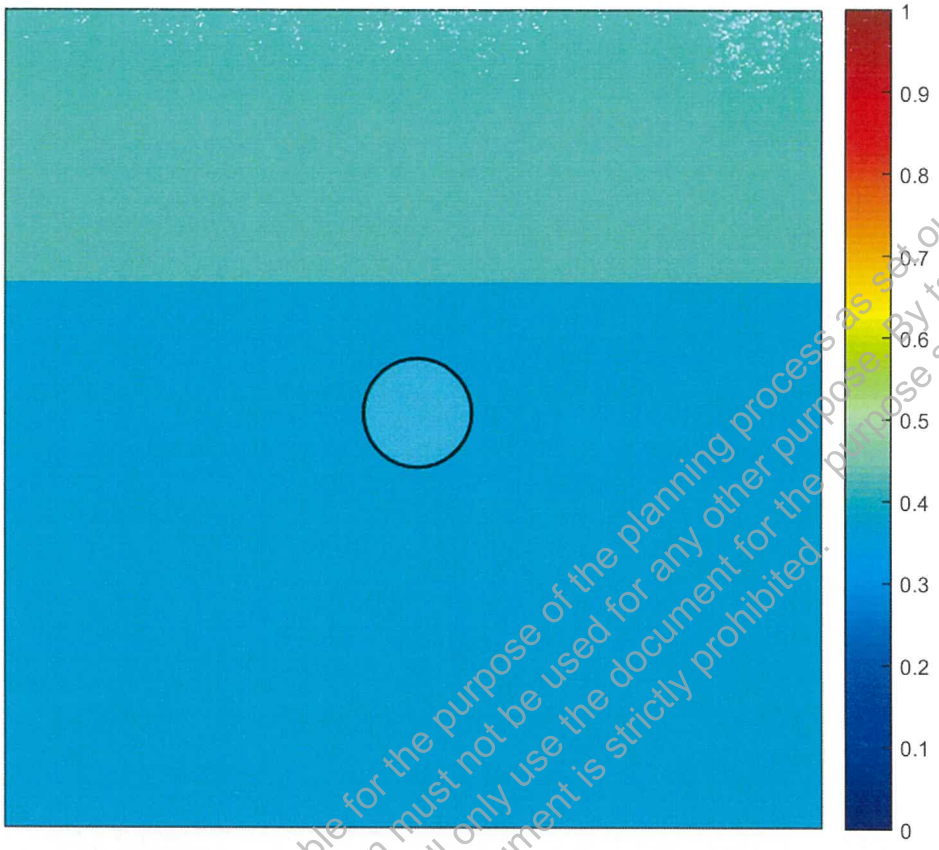
Information provided by or on behalf of the applicant in a GIS file						Information calculated by EnSym						
Zone	**Type**	**BioEVC**	**BioEVC conservation status**	**Large tree(s)**	**Partial removal**	**Modelled Condition score**	**Polygon Extent**	**Extent without overlap**	**SBV score**	**HI score**	**Habitat units**	**Offset type**
1-A	Scattered Tree			1	no	0.200	0.070	0.070	0.370		0.014	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Intermediate Assessment Pathway.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation

4. Map of the property in context

Yellow boundaries denote areas of proposed native vegetation removal.

Photos & Maps

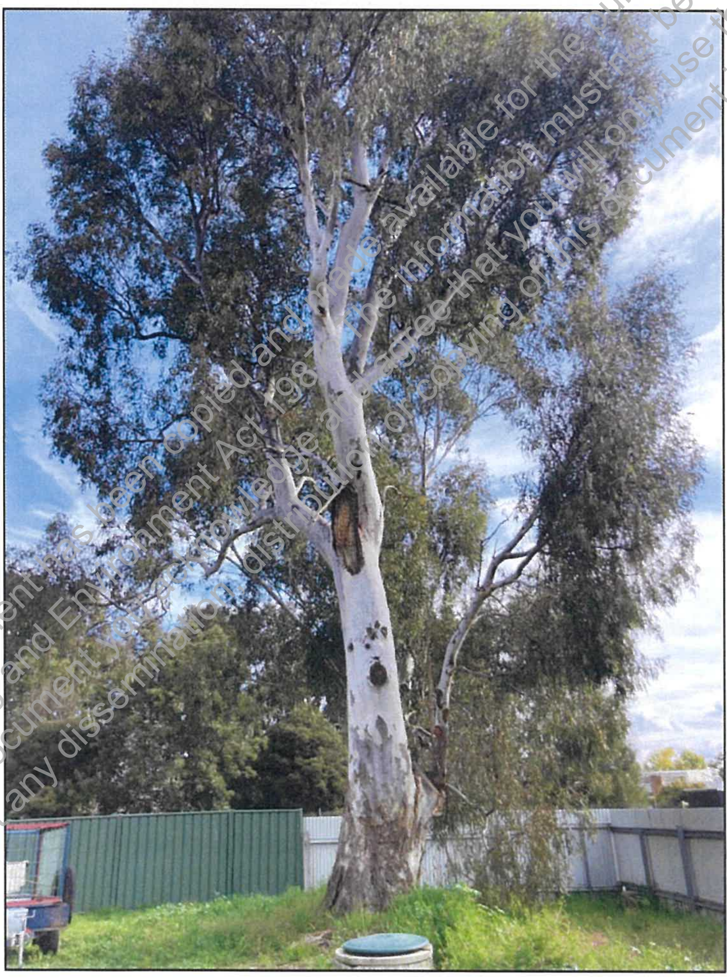


Photo 1: Lost Tree A. West orientation, 1/9/22

vegetationlink

Our reference: VLQ-8578

Your reference: Benalla

10 October 2022

Damian Wall
Red-Gum Environmental Consulting
damian.wall@red-gum.com.au

Dear Damian

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Environment, Land, Water & Planning (DELWP). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided, I understand you require the following native vegetation offset:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	Goulburn Broken CMA	0.014	0.296	1

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the option quoted below[1]. This quotation is valid for 14 days, subject to credit availability and landholder pricing.

CTA pathway – offset site located in the Greater Shepparton City area (approx. 4-6 week turnaround from acceptance of quote)	
Cost of native vegetation credits – **invoiced by DELWP**	$2,010.00
Transaction fees – **invoiced by Vegetation Link**	$1,120.00
Total (ex. GST)	**$3,130.00**
Total (inc. GST)	**$3,443.00**

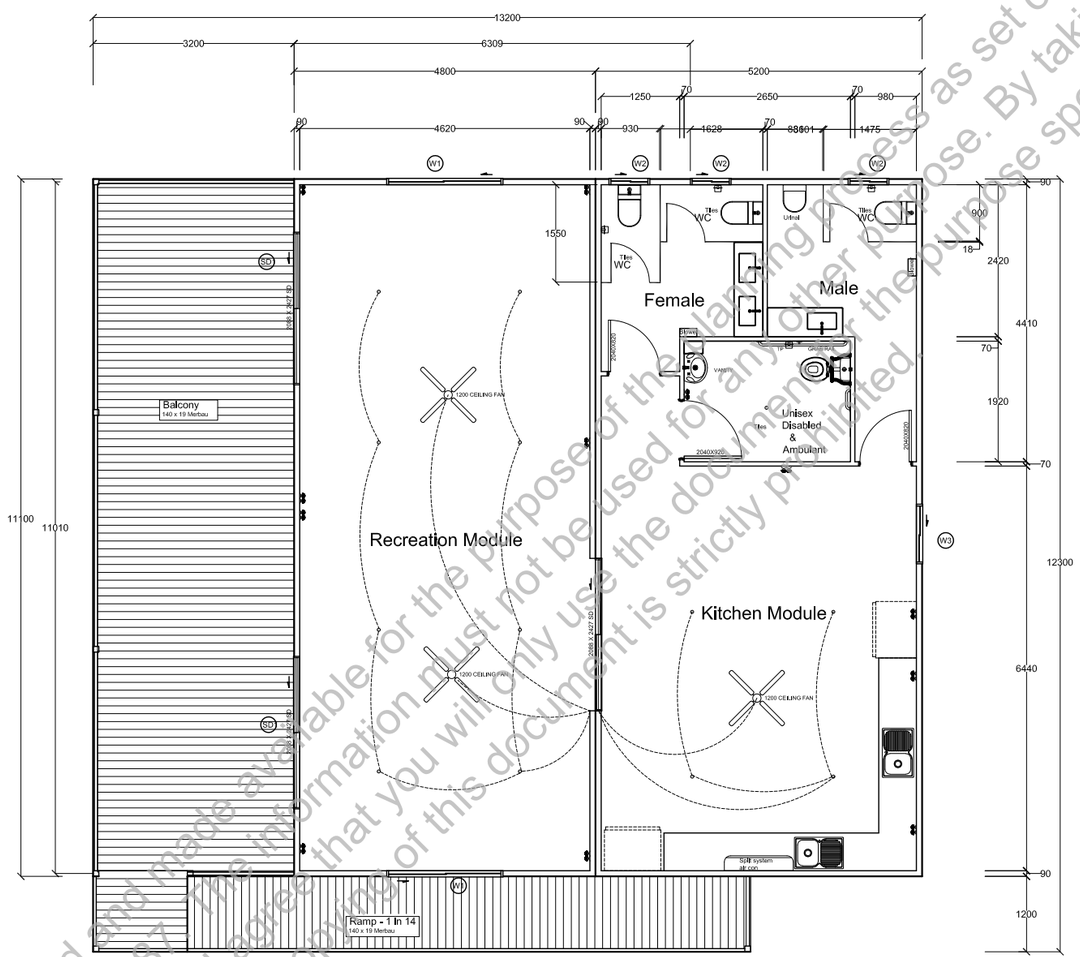
If you would like to purchase credits, let us know that you accept the quote and return the attached **purchaser details form** by email. Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation is in the FAQ below.

Should you have any queries, please do not hesitate to contact us on 1300 VEG LINK (1300 834 546) or email offsets@vegetationlink.com.au.

Sincerely,

Tesha Mahoney
Biodiversity Offset Broker

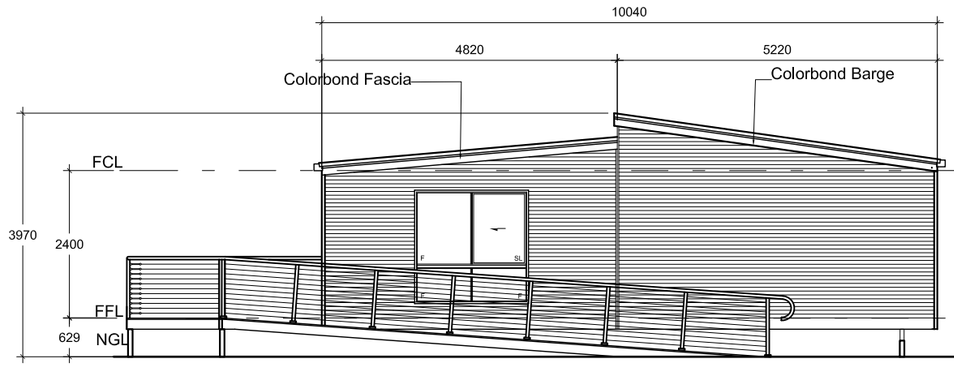
[1] *Note that the transaction fee includes DELWP NVOR transfer and allocation fees and a Vegetation Link fee*



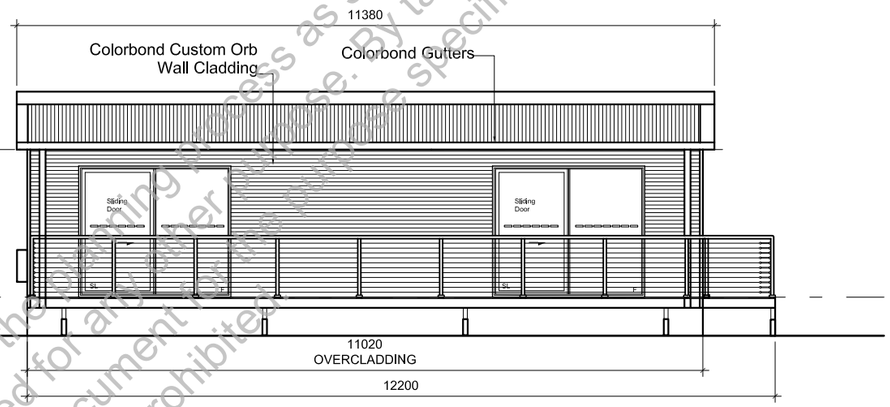
Type	Sliding Door	Sliding Window	Sliding Window	Sliding Window
Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass	Single Glazing
Glass	Clear Float Toughened	Clear Float Toughened	Clear Float Toughened Matelux/Vented	Clear Float Toughened
Height	2088	1800	513	1800
Width	2427	1810	610	610
Reveals	100mm	100mm	100mm	100mm
Quantity	2	1	3	1
Marker	SD1	W1	W2	W3
Product Code	SD24LH	SW1818	SW0606	SW1806
				

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

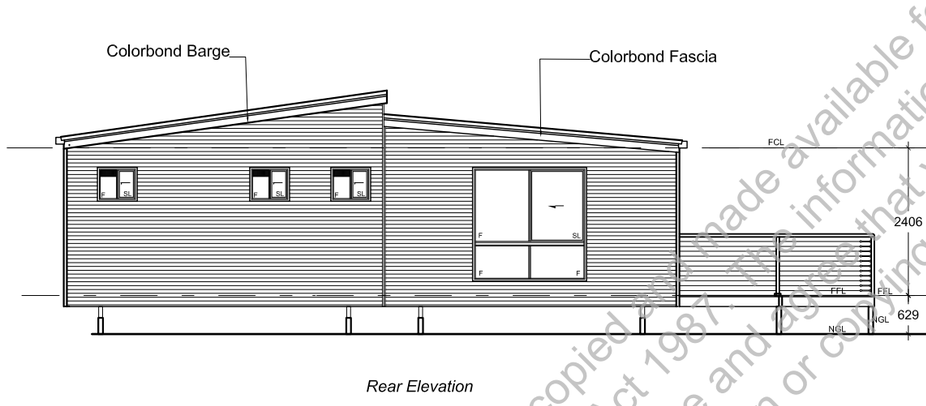
Issue No:	11m x 10m Custom Community Centre with skillion roof Benalla Tourist Park 115 Sydney Road, Benalla VIC 3672	Scale:	Drawn By: LM	Dwg No: Q100123-01
A	Notes:	1:100	Date: 30/01/23	Title: Floor plan



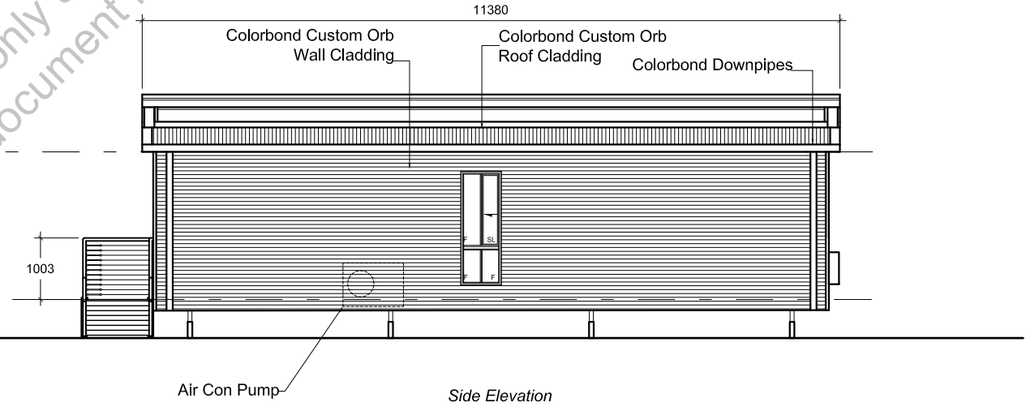
Front Elevation



Side Elevation



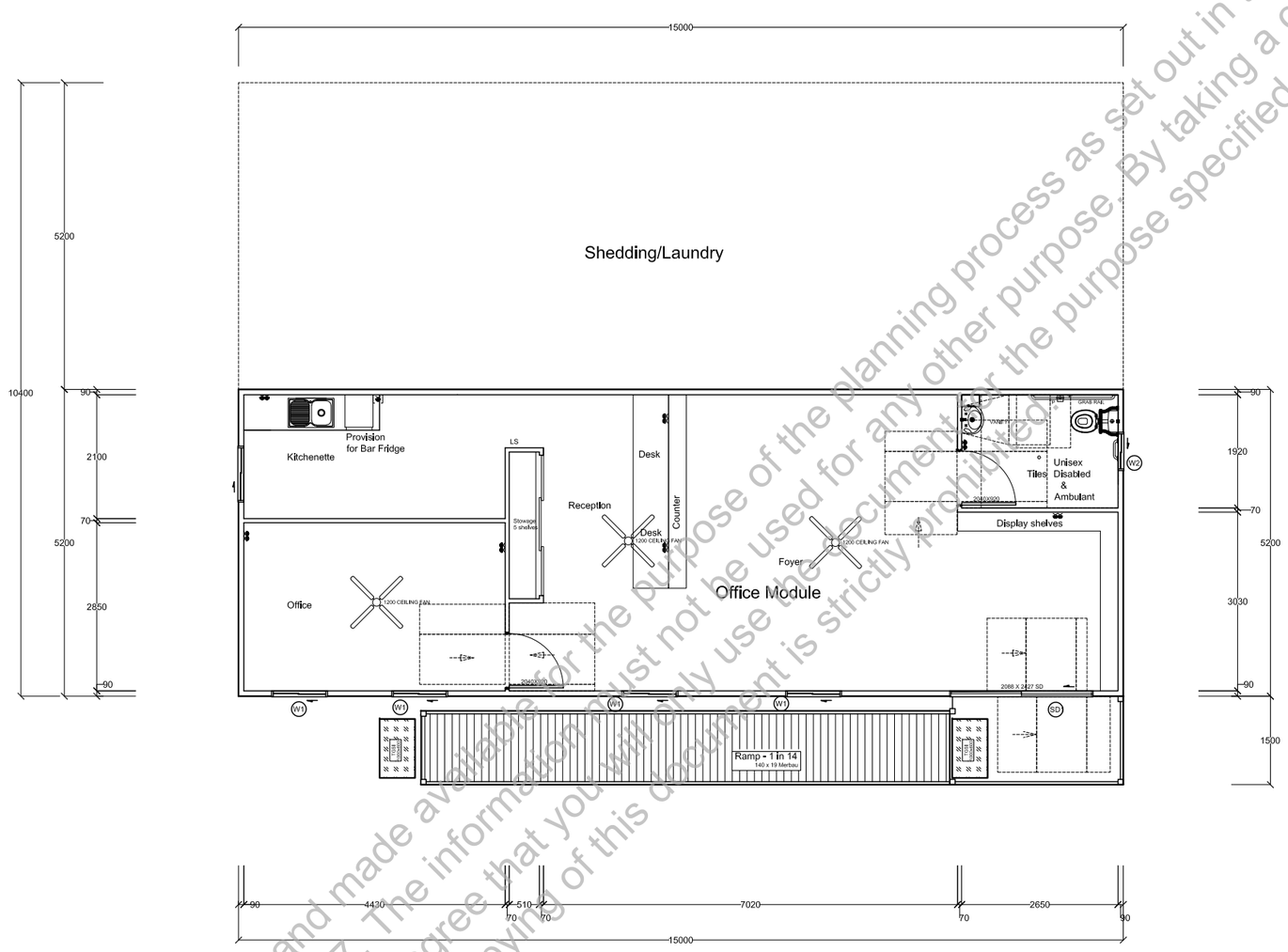
Rear Elevation



Side Elevation

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

Issue No:	Title: 11m x 10m Custom Community Centre with skillion roof Benalla Tourist Park 115 Sydney Road, Benalla VIC 3672	Scale:	Drawn By: LM	Dwg No: Q100123-02
A	Notes:	1:100	Date: 30/01/23	Title: Elevations



Type	Sliding Door	Sliding Window	Sliding Window	
Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass	
Glass	Clear Float Toughened	Clear Float Toughened	Clear Float Toughened Matelux/Vented	
Height	2088	1800	513	
Width	2427	910	610	
Reveals	100mm	100mm	100mm	
Quantity	1	5	3	
Marker	SD1	W1	W2	
Product Code	SD24LH	SW1809	SW0606	
				

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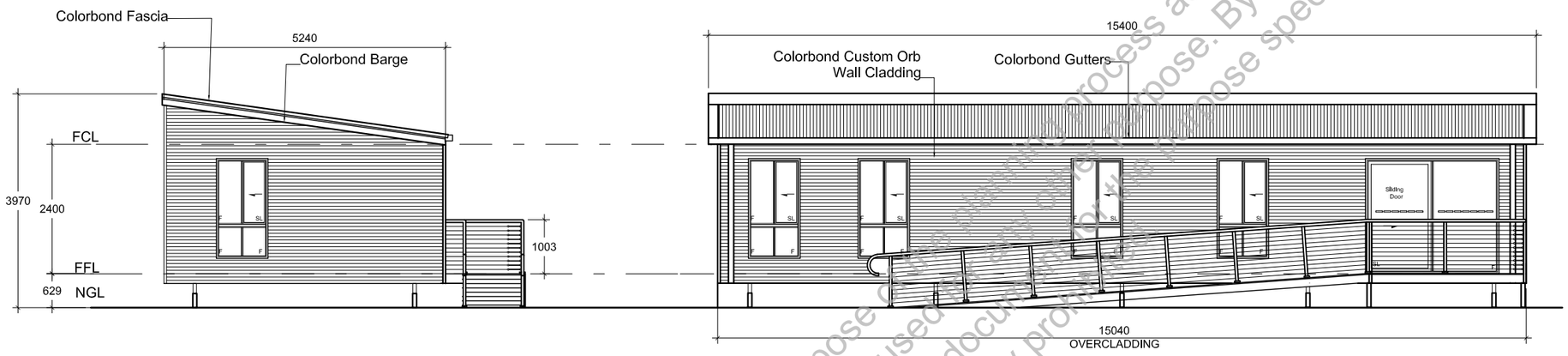
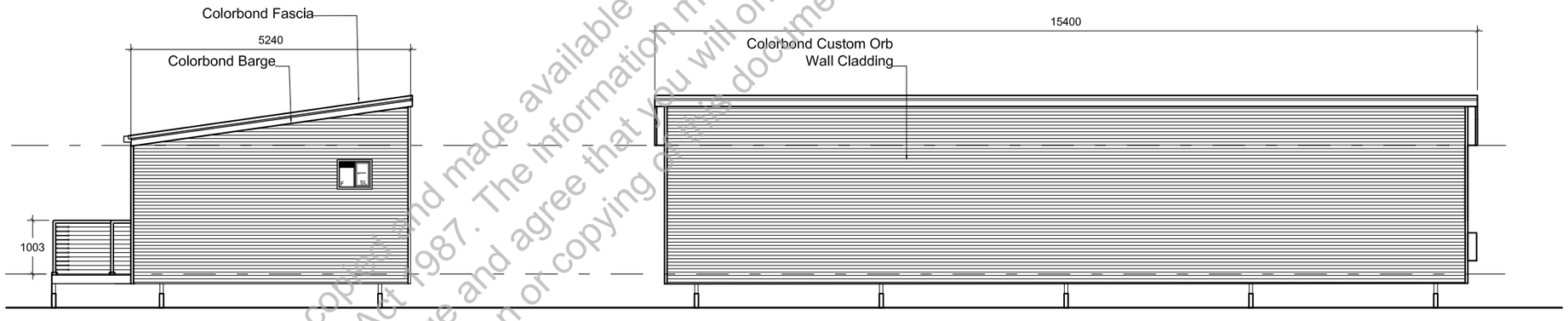
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

Issue No:	Title:	Scale:	Drawn By:	Dwg No:
A	15m x 5.2m Custom Reception Office with skillion roof Benalla Tourist Park 115 Sydney Road, Benalla VIC 3672	1:100	LM	Q310123-01
	Notes:	Date: 30/01/23		Title: Floor plan



Side Elevation

Front Elevation

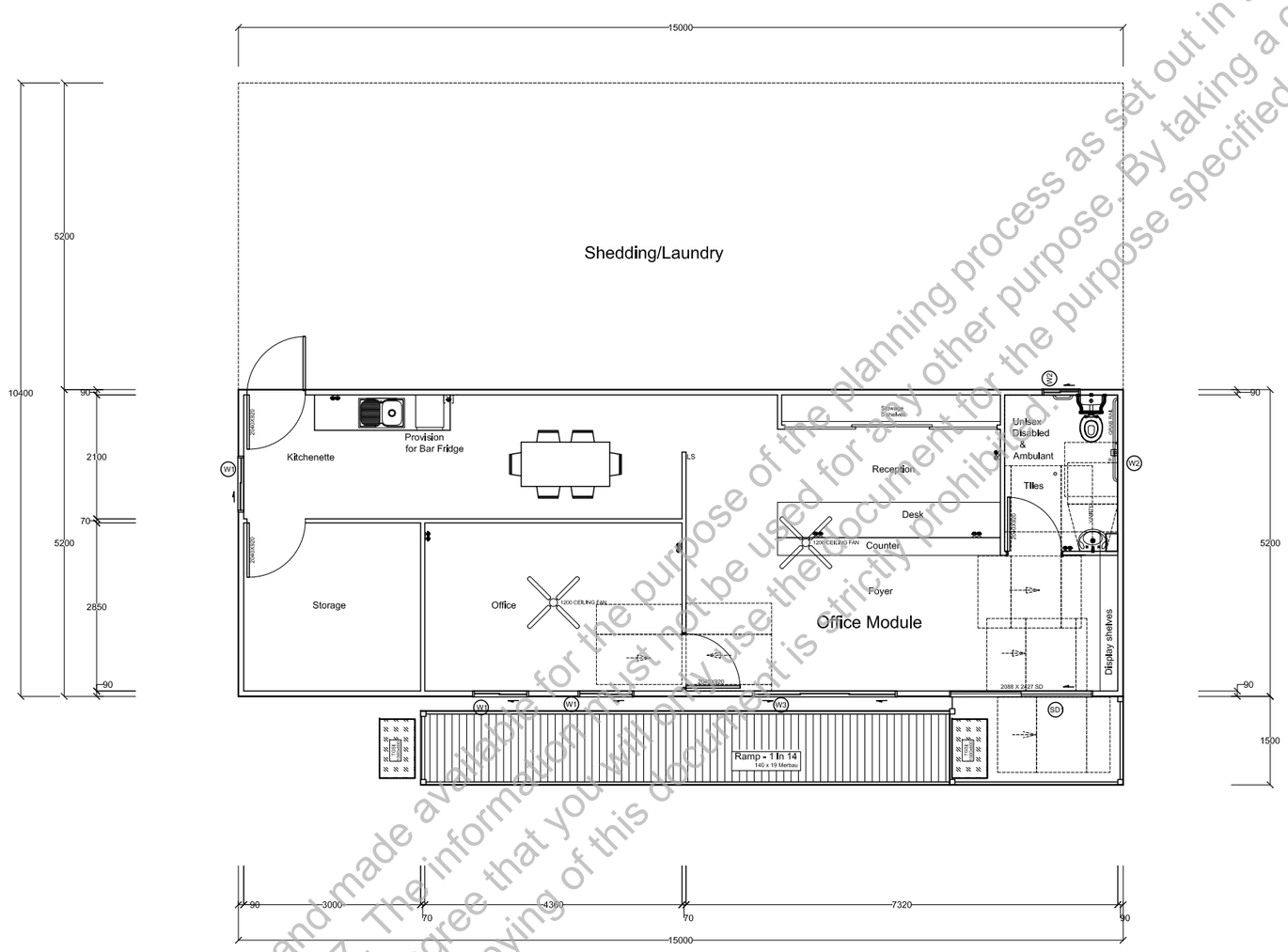


Side Elevation

Rear Elevation

ADVENTURE CABINS Pty.Ltd.
13 Holloway Cct Botanic Ridge 3977, Vic
Ph. 03 8738 0126.
ABN: 58 647 786 294 ACN: 647 786 294

Issue No:	This: 15m x 5.2m Custom Reception/Office with skillion roof Benalla Tourist Park 115 Sydney Road, Benalla VIC 3672	Scale:	Drawn By: LM	Dwg No: Q310123-02
A	Notes:	1:100	Date: 31/01/23	Title: Elevations



Type	Sliding Door	Sliding Window	Sliding Window	Sliding Window
Glazing	Single Glazing	Single Glazing	Single Glazing Frosted Glass	Single Glazing
Glass	Clear Float Toughened	Clear Float Toughened	Clear Float Toughened Matelux/Vented	Clear Float Toughened
Height	2088	1800	513	1800
Width	2427	910	610	240
Reveals	100mm	100mm	100mm	100mm
Quantity	1	3	3	1
Marker	SD1	W1	W2	W1
Product Code	SD24LH	SW1809	SW0606	SW1824
				

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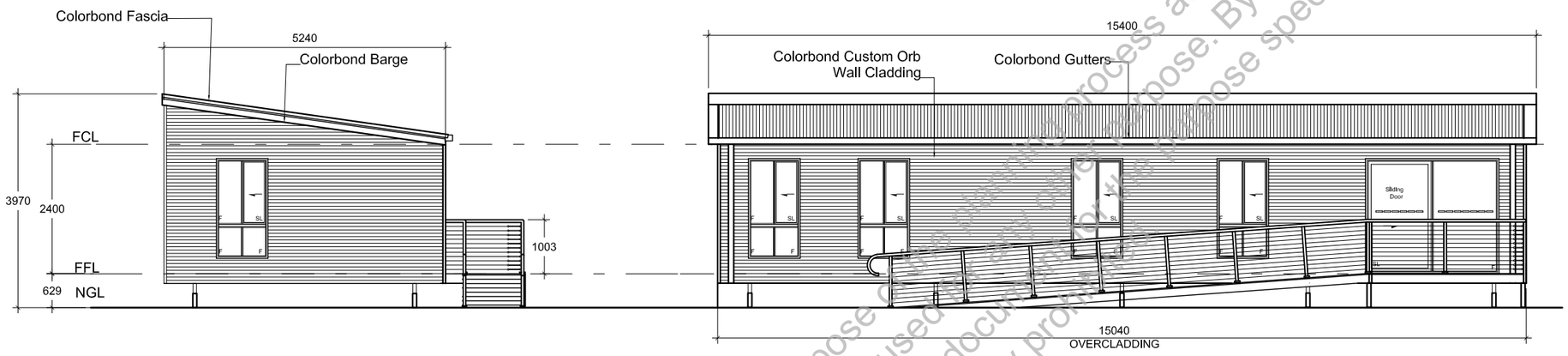
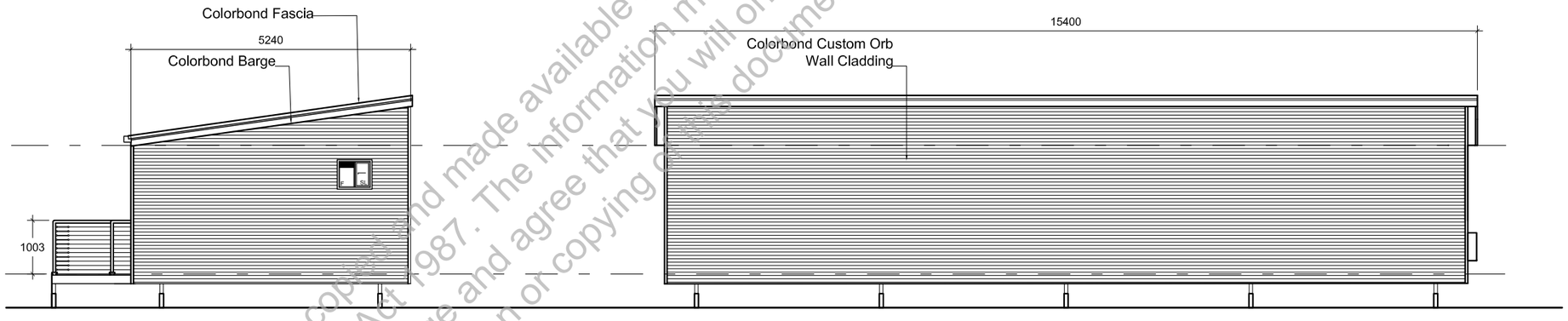
ABN: 58 647 786 294 ACN: 647 786 294

Issue No:	This: 15m x 5.2m Custom Reception Office with skillion roof Benalla Tourist Park 115 Sydney Road, Benalla VIC 3672	Scale:	Drawn By: LM	Dwg No: Q310123B-01
B	Notes:	1:100	Date: 02/03/23	Title: Floor plan



Side Elevation

Front Elevation



Side Elevation

Rear Elevation

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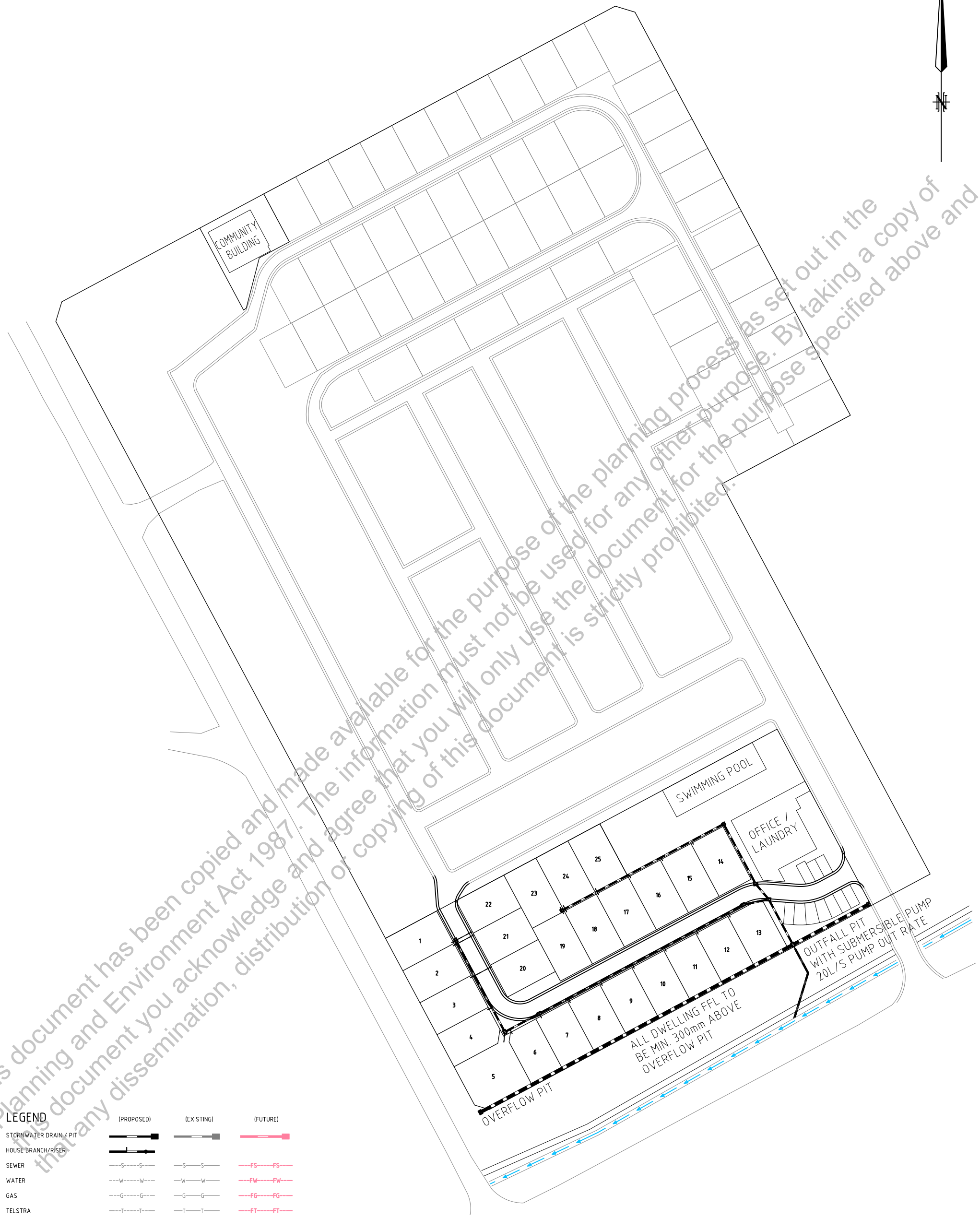
A	Notes:	1:100	Date: 31/01/23	Title: Elevations



LEGEND

	(PROPOSED)	(EXISTING)	(FUTURE)
STORMWATER DRAIN / PIT			
HOUSE BRANCH/RISER			
SEWER	---S---S---	—S—S—	---FS---FS---
WATER	---W---W---	—W—W—	---FW---FW---
GAS	---G---G---	—G—G—	---FG---FG---
TELSTRA	---T---T---	—T—T—	---FT---FT---
ELECTRICITY	---E---E---	—E—E—	---FE---FE---
KERB & CHANNEL			
WATER CONDUIT	—W—		
LOT CORNER LEVEL	24.51	24.51	

Stuart Ian Titmus
MIEAust NER
National Engineering Register
Signature
Date 14/07/23
Registered on the NER in the area(s) of practice of Civil Engineering
VBA EC 58059 BLA PE0001386

SITEC CONSULTING ENGINEERS
184 Fairy Street
Warrnambool Vic 3280
E: info@sitecvic.com.au P: (03) 5561 3939

REVISION	DESCRIPTION	DATE
-	INITIAL SUBMISSION	JUL 23

	NAME	DATE
DESIGN	J. BAUNDINETTE	JUL 23
DRAWN	B. TURNER	JUL 23
CHECKED	J. BAUNDINETTE	JUL 23
CAD FILE	23-083 -CP.dwg	

HOR 0 10 20
VER 0 10 20

PROPOSED REDEVELOPMENT BENALLA TOURIST PARK 105 - 115 SYDNEY RD BENALLA LAYOUT PLAN

SCALE	SIZE	PROJECT No.	SHEET No.	REV
1 : 500	A1	23-083	1 OF 1	-