

Planning Enquiries  
 Phone: (02) 6071 5100  
 Web: [www.towong.vic.gov.au](http://www.towong.vic.gov.au)

# 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.

**📄** 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.: 1057	St. Name: Sirs Road
Suburb/Locality: Jarvis Creek		Postcode: 3700

**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.: 8	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: PS746734
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? \*

Nine guest accommodation cottages (eight with ensuites, one without), and a kitchen block, to be used as farmstay and group accommodation.

**📄** 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 \$ 274,000

**⚠** 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.

Principal dwelling house and associated outbuildings.

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 restrictive 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.

Please provide at least one contact phone number \*

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

### 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.

Name:		
Title: Ms	First Name: Louise	Surname: Kelly
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 1057	St. Name: Sirls Road
Suburb/Locality: Jarvis Creek	State: VIC	Postcode: 3700

### Contact information for applicant OR contact person below

Business phone: 02 6071 2238	Email: louiseakelly@gmail.com
Mobile phone: 0408 977 356	Fax:

### Contact person's details\*


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:

Name:			Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:	
Organisation (if applicable): Silverflickr Pty Ltd ATF The Barra Trust			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 1057	St. Name: Sirls Road	
Suburb/Locality: Jarvis Creek	State: VIC	Postcode: 3700	
Owner's Signature (Optional):		Date:	
		day / month / year	

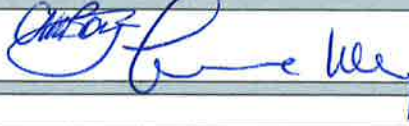
## Declaration

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:

16 / 3 / 2018  
day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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?: Grant Trenwith

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:

Towong Shire Council  
PO Box 55  
Tallangatta VIC 3700  
32 Towong Street  
Tallangatta VIC 3700

**Contact information:**

Phone: (02) 6071 5100

Email: [info@towong.vic.gov.au](mailto:info@towong.vic.gov.au)

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

## **Planning Permit – Submissions in relation to proposed use 1057 SirIs Road, Jarvis Creek**

The proposed development at 1057 SirIs Road, Jarvis Creek is for 9 Cabins and a kitchen/dining area to be used as group accommodation and farm stay accommodation.

### **GROUP ACCOMMODATION**

It is proposed that the cabins be made available for group accommodation on the weekend to work in with people in the area offering activities. For example if someone is offering a photography course, horse-riding, bike-riding, bird watching, paddock to plate farm trails, then these cabins will offer something unique to attract people to the area. The owners plan to work with other education and service providers in the area to offer accommodation and activity packages.

The group accommodation may also be utilised by family or special interest groups wanting to spend time in a rural area for family reunions or holidays or to enable special interest groups to gather together and share their hobbies or interests.

### **FARMSTAY**

It is proposed that during the week the cabins be made available for farmstay accommodation to enable the guests to participate in farm activities or agricultural workshops such as permaculture, building bee boxes, chicken coops or sustainable small acreage. The accommodation can also be made available for volunteers on farm type activities such as Landcare, tree planting, erosion repair in farm waterways, working bees on the local tennis court, weed control, and creating a community garden onsite.

It is proposed that the communal space between the cabins will provide a productive edible garden where people staying in the accommodation can participate in the creating and maintenance of this garden and harvest and use the produce to cook at the on site kitchen and dining area.

It is proposed that the accommodation will bring more people into the area and support other rural based tourism activities.

The owners intend to work with the local community to encourage people to create local business that celebrate the beauty of the natural resources in Towong and also the local talent in Towong.

The proposed development will allow farming to co-exist on the property. The property is currently being used for cattle grazing, there is a small orchard and it is proposed that the orchard will be expanded in the future. The area the cabins are located in will be fenced off allowing the remainder of the land to continue to be used for primary production purposes.

There will be no permanent rentals available.

## **Traffic Impacts**

Sirls Road is not a thoroughfare and receives local traffic only. Currently Sirls Rd at the site location is used by between 2-10 vehicles per day.

Accommodation will be offered for a minimum of two nights.

People will arrive and

- a. either stay on site for the duration (2-3 nights) with a community garden and locally produced products providing food.
- b. Go off site for the day to attend local activities

With the provision of a central kitchen and dining area it is proposed that groups or individual guests will prepare their own meals on site. This will minimise vehicles entering and leaving the site.

The programmes that will be offered on site are intended to be designed to minimise traffic flow with the only traffic movements being at the time of arrival and departure.

The owners are focused on sustainability and many of the activities will have a sustainability focus. In line with this the owners will encourage type car-pooling and public transport pickups in Albury (or making use of the bus from Tallangatta).

As shown on the site plan parking will be provided on site including two disabled parking spaces, for the two accessible cabins. Nine dedicated parking spaces will be provided, with room available for additional parking to the south of the turning circle if required. This will provide sufficient dedicated parking spaces for each of the eight cabins and a ninth parking space for persons staying in cabin 9 when they want to share the communal spaces or activities.

The parking to the east will be "front in" and the parking to the west will be "rear in" so that vehicles will travel around the turning circle in one direction only.

## **Planning Permit - Submissions in relation to site setbacks 1057 Sirils Road, Jarvis Creek**

The proposed development at 1057 Sirils Road, Jarvis Creek is for 9 Cabins and a kitchen/dining area. Eight cabins are located near the norther end of the block and one near the existing residence. The property is located in the RAZ – Rural Activity Zone and the setbacks in this zoning are 9 meters. The proposed development does not comply with this in relation to Cabins 1, 2 and 6 and the Kitchen/Dining area, it is submitted that the proposal should be approved with the current setbacks for the following reasons.

The cabins have all been designed to have glazed areas facing north to catch the warming winter sun and have generous eaves on the north to shade the buildings in summer. The land slopes away to the south and the cabins have been placed close to the northern boundary to make best use of the available sun and avoid too much winter shading from the land and the other cabins.

The crest of the hill is just inside the northern boundary of the property. By clustering the buildings near this boundary it makes use of the flattest part of the block, reducing the need for excavation and cut and fill and allowing the buildings to sit more naturally in the landscape.

In relation to the Kitchen/Dining unit, it has been specifically placed and is shaped to fit in with the unique feature of a large fallen tree. This tree adds significantly to the rural aesthetic of the development and the Kitchen/Dining unit has been placed to best take advantage of this unique asset. The logs from the tree create a semi enclosed outdoor space to the east of the Kitchen/Dining unit.

In relation to Cabin 1, it has been placed to take advantage of the shade created by a tree to the west. The cabin has been placed to allow the occupants to take in the aesthetic of the shady tree as well as providing great shade from the hot low angle sun in the summer afternoons which comes from the south west. If the cabin was placed further from the boundary it would lose this shade in summer afternoons when it is most needed.

In relation to Cabin 6, it has been placed in proximity to the fallen tree to enable the tree to provide shelter to the cabin from the hot westerly winds, the shelter from the fallen tree also partially extends to Cabin 7.

Careful consideration has been given to the siting of each of the cabins to best take in the rural views and trees in the distance as well as providing privacy between the cabins, balancing this with solar passive and microclimate requirements and ease of building has resulted in the proposed layout and setbacks.

The block immediately to the North of the proposed development does not have any dwellings, sheds or other buildings on it and therefore the proposed development will not interfere with the amenity and current use of the block, which is as grazing land.

## Rain Water tank and Reasoning behind having a standard Galvanised tank

This has been discussed with Grant Trenwith prior to ordering the tank and submitting.

We understand the council's philosophy of minimising the impact of glare and developments fitting in as much as possible with the local landscape and nature/character of the surrounding buildings and architecture.

This is why we requested a old fashioned corrugated galvanised tank – however with a shale grey roof. All other tanks are 'fashion' colours of the time and basically date and then become out of character. All roofs, silos, tanks, sheds in this area are galvanised.

As we want this development to be a 'heritage' or best of the old best of the new, we really want a corrugated gal iron tank. If this was a standalone tank no development application would be required. Our neighbours have put in Galvanised tanks.

To minimise the glare impact on the landscape we have undertaken the following.

1. The earthworks will have a pad that is dug into the north/west hill so there will be no reflection from this side.
2. A shale grey roof to reduce the glare for the units above the development
3. The tank will be situated on the south east boundary so will be behind the boundary fence
4. We have ordered a tank that has a low profile (height 2.27 metres) so that over half of it will sit behind the fence
5. We will be doing extensive landscaping such as hedge planting (not trees due to blocking up the spout) and sculptural placement of rocks.

The landscaping, fencing and earthworks will be undertaken prior to building of the 8 homes and kichen area commencing . We will be undertaking building the tiny home in the orchard first.

We have checked in with the neighbour that would be most affected by this (Mark Kirk who has bought Vince and Monica Kelly's place) and they were very supportive of the project. I specifically mentioned the galvanised tank and our intention with placement, fencing and landscaping.

We have taken a lot of consideration with this tank and have looked at the long term impact on the landscape as well as short term considerations.

We trust that this is satisfactory.



# Innovative Structural Concepts

Consulting & Engineering

Tel: +61 403 463 597  
PO Box 2358 Warwick WA 6024  
gavin@istructconcepts.com.au

ABN: 4560 0750 669

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1<sup>st</sup> May 2017

Heritage Tanks Australia Pty Ltd  
PO Box 3382  
Malaga DC 6945  
WESTERN AUSTRALIA

Attention: Mr Peter Schaudin

Dear Peter

**RE: HGT TANK RANGE - STRUCTURAL CERTIFICATION  
HGT 18 TO HGT 375**

As requested we confirm that we have completed a structural design review of the above range of tanks. Based on the results of this exercise we certify that this range of tanks is structurally satisfactory subject to compliance with the attached signed drawings.

The above certification is based on compliance with the following Australian Standards:

- AS/NZS 1170.0 Part 0: General Principles
- AS/NZS 1170.1 Part 1: Permanent, imposed and other actions
- AS/NZS 1170.2 Part 2: Wind actions – up to and including  
Region A, Importance Level 2, Terrain Category 2
- AS 1170.4 Part 4: Earthquake actions in Australia  
Hazard Factor  $Z = 0.22$
- AS 2304 Water storage tanks for fire protection systems
- AS 4100 Steel structures

Global stability of the tank under adverse wind or seismic conditions is dependent upon adequate restraint of the tank base by fixing to a suitable foundation or by ensuring a satisfactory minimum level of stored water in the tank.

We confirm that Innovative Structural Concepts Pty Ltd is an independent third party to Heritage Tanks, responsible for the structural design review of the HGT range of tanks.



We confirm that the HGT range of tanks complies with Part B1 – Volume 1 of the Building Code of Australia.

Yours faithfully

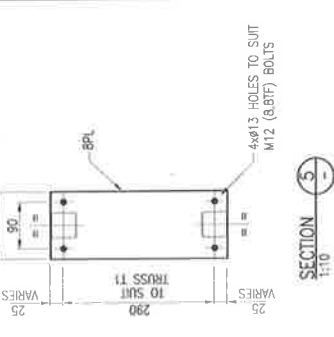
A handwritten signature in black ink, appearing to read 'G Thomas', written in a cursive style.

Gavin Thomas  
Director  
Principal Civil/Structural Engineer  
Mob: 0403 463 597

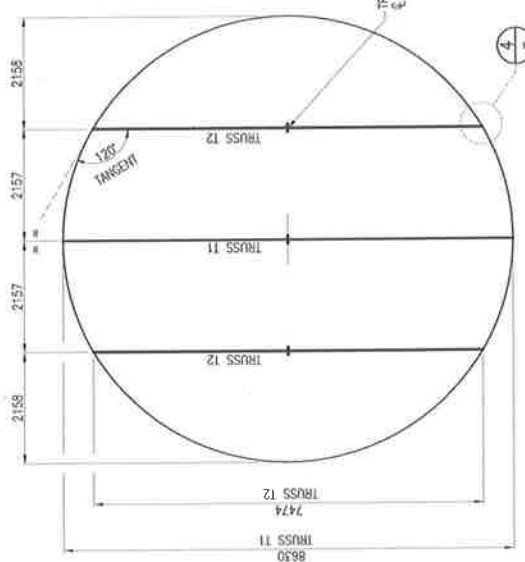
TRUSS SCHEDULE	
ELEMENT	DESCRIPTION
TOP CHORD	50x16 SHS
STR. CHORD	50x16 SHS
WEB	30x3 EA
TRUSS END	4-10g TEKS
REGION 'A'	50x16 SHS
REGION 'B'	50x16 SHS
STR. CHORD	50x16 SHS
WEB	30x3 EA
TRUSS END	4-10g TEKS



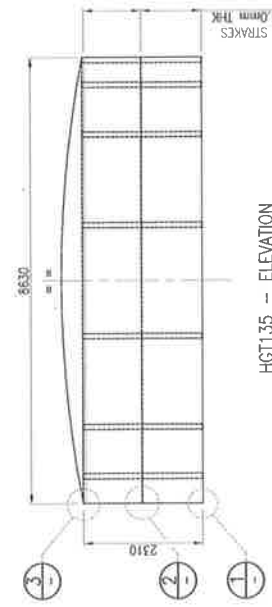
TYPICAL TRUSS 1 ELEVATION  
(OTHER TRUSSES SIMILAR)  
SCALE 1:75



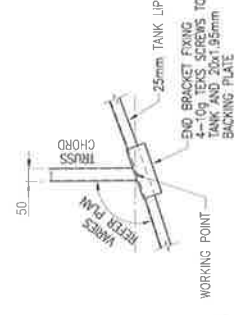
SECTION 5  
1:10



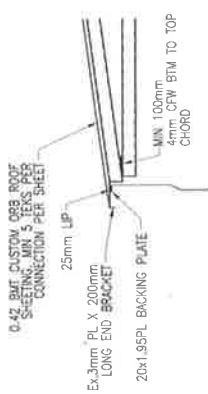
HGT135 - PLAN VIEW  
Ø8630mm TANK x 2.31m HIGH  
SCALE 1:100



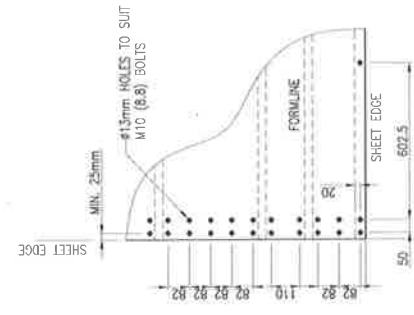
HGT135 - ELEVATION  
SCALE 1:100



DETAIL 4  
1:20



DETAIL 3  
1:20



DETAIL 2  
1:20

TYPICAL BOLTING ARRANGEMENT  
SCALE 1:20

**DESIGN CRITERIA**  
AS/NZS 1170.2, 2011 (WIND ACTIONS)  
REGION A & B  
TERRAIN CATEGORY 2  
IMPORTANCE LEVEL 2

- NOTES:**
1. WALL SHEET STEEL GRADE G.300
  2. ROOF SHEETING 0.42BMT CUSTOM ORB, MIN 5 TEKS PER CONNECTION PER SHEET & EQUIVALENT SPACING CIRCUMFERENTIAL TEK FIXING TO TOP OF TANK
  3. ROOF SHEETING TO BE SIDE LAP FASTENED AT MAX 1.0m C/C
  4. ALL BOLTS GRADE M10 (8.8) GALV.
  5. ROOF TRUSS STEEL GRADE C350
  6. MIN FILLET WELD SIZE OF 4mm

Innovative Structural Concepts Pty Ltd  
**ISC**  
Consulting & Engineering  
PO Box 2358 Warwick VA 6024  
Tel +61 403 463 597  
Fax +61 403 075 000

*REVISED CIV/ST/21/01/2011*  
*WILLIAMS 12/02/13*

No	DATE	REVISION	BY	ENG APP
C	23.02.17	MINOR REVISIONS	AJC	GT
B	22.11.16	ISSUED FOR CONSTRUCTION	AJC	GT
A	16.09.16	ISSUED FOR APPROVAL	AJC	GT

**REVISIONS**

ISC is a registered provider of ISC II and ISC III training in accordance with the requirements of the Australian Council of Building Education Providers (ACBEP). ISC II and ISC III are registered with the Australian Council of Building Education Providers (ACBEP) as a provider of training for the construction industry. ISC II and ISC III are registered with the Australian Council of Building Education Providers (ACBEP) as a provider of training for the construction industry. ISC II and ISC III are registered with the Australian Council of Building Education Providers (ACBEP) as a provider of training for the construction industry.

**Innovative Structural Concepts Pty Ltd**  
**ISC**  
Consulting & Engineering

PO Box 2358 WARWICK VA 6024  
Tel +61 403 463 597  
ABN 4560 0750 669

DRAWN	AJC	CHECKED	GT	APPROVED	GT
DATE	16.09.16	DATE	16.09.16	DATE	16.09.16

HERITAGE TANKS		HERITAGE TANKS AUSTRALIA PTY LTD	
HGT RANGE OF TANKS		HGT 135 TANK - TWO RING TANK	
ARRANGEMENT AND DETAILS		ARRANGEMENT AND DETAILS	
A3	SCALE AS SHOWN	DRG No. 16045-HGT135-001	REV. C



## **Planning Permit – Submissions in relation to proposed use 1057 Sirils Road, Jarvis Creek**

The proposed development at 1057 Sirils Road, Jarvis Creek is for 9 Cabins and a kitchen/dining area to be used as group accommodation and farm stay accommodation.

### **GROUP ACCOMMODATION**

It is proposed that the cabins be made available for group accommodation on the weekend to work in with people in the area offering activities. For example if someone is offering a photography course, horse-riding, bike-riding, bird watching, paddock to plate farm trails, then these cabins will offer something unique to attract people to the area. The owners plan to work with other education and service providers in the area to offer accommodation and activity packages.

The group accommodation may also be utilised by family or special interest groups wanting to spend time in a rural area for family reunions or holidays or to enable special interest groups to gather together and share their hobbies or interests.

### **FARMSTAY**

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It is proposed that the communal space between the cabins will provide a productive edible garden where people staying in the accommodation can participate in the creating and maintenance of this garden and harvest and use the produce to cook at the on site kitchen and dining area.

It is proposed that the accommodation will bring more people into the area and support other rural based tourism activities.

The owners intend to work with the local community to encourage people to create local business that celebrate the beauty of the natural resources in Towong and also the local talent in Towong.

The proposed development will allow farming to co-exist on the property. The property is currently being used for cattle grazing, there is a small orchard and it is proposed that the orchard will be expanded in the future. The area the cabins are located in will be fenced off allowing the remainder of the land to continue to be used for primary production purposes.

There will be no permanent rentals available.

## **Traffic Impacts**

Sirls Road is not a thoroughfare and receives local traffic only. Currently Sirls Rd at the site location is used by between 2-10 vehicles per day.

Accommodation will be offered for a minimum of two nights.

People will arrive and

- a. either stay on site for the duration (2-3 nights) with a community garden and locally produced products providing food.
- b. Go off site for the day to attend local activities

With the provision of a central kitchen and dining area it is proposed that groups or individual guests will prepare their own meals on site. This will minimise vehicles entering and leaving the site.

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The parking to the east will be "front in" and the parking to the west will be "rear in" so that vehicles will travel around the turning circle in one direction only.

**Planning Permit - Submissions in relation to site setbacks  
1057 Sirls Road, Jarvis Creek**

The proposed development at 1057 Sirls Road, Jarvis Creek is for 9 Cabins and a kitchen/dining area. Eight cabins are located near the norther end of the block and one near the existing residence. The property is located in the RAZ – Rural Activity Zone and the setbacks in this zoning are 9 meters. The proposed development does not comply with this in relation to Cabins 1, 2 and 6 and the Kitchen/Dining area, it is submitted that the proposal should be approved with the current setbacks for the following reasons.

The cabins have all been designed to have glazed areas facing north to catch the warming winter sun and have generous eaves on the north to shade the buildings in summer. The land slopes away to the south and the cabins have been placed close to the northern boundary to make best use of the available sun and avoid too much winter shading from the land and the other cabins.

The crest of the hill is just inside the northern boundary of the property. By clustering the buildings near this boundary it makes use of the flattest part of the block, reducing the need for excavation and cut and fill and allowing the buildings to sit more naturally in the landscape.

In relation to the Kitchen/Dining unit, it has been specifically placed and is shaped to fit in with the unique feature of a large fallen tree. This tree adds significantly to the rural aesthetic of the development and the Kitchen/Dining unit has been placed to best take advantage of this unique asset. The logs from the tree create a semi enclosed outdoor space to the east of the Kitchen/Dining unit.

In relation to Cabin 1, it has been placed to take advantage of the shade created by a tree to the west. The cabin has been placed to allow the occupants to take in the aesthetic of the shady tree as well as providing great shade from the hot low angle sun in the summer afternoons which comes from the south west. If the cabin was placed further from the boundary it would lose this shade in summer afternoons when it is most needed.

In relation to Cabin 6, it has been placed in proximity to the fallen tree to enable the tree to provide shelter to the cabin from the hot westerly winds, the shelter from the fallen tree also partially extends to Cabin 7.

Careful consideration has been given to the siting of each of the cabins to best take in the rural views and trees in the distance as well as providing privacy between the cabins, balancing this with solar passive and microclimate requirements and ease of building has resulted in the proposed layout and setbacks.

The block immediately to the North of the proposed development does not have any dwellings, sheds or other buildings on it and therefore the proposed development will not interfere with the amenity and current use of the block, which is as grazing land.