

## Robyn Begg

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**From:** Sasee Manodeepan  
**Sent:** Tuesday, 17 June 2025 2:26 PM  
**To:** Planning Admin  
**Cc:** Robyn Begg  
**Subject:** RE: Chasing a referral response

G'day Robyn,

Thanks for your email in relation to the residents' concerns about buses entering the site, in the unlikely event of the whole site is booked.

We had a quick discussion about this, within our team and we firmly believe that the possibility of the site being booked fully by a single group of people is extremely rare. Even should we assume that the site is fully booked for an instance; as it is presented now, it can accommodate a max of 17 Pax only based on the number of beds shown.

Therefore, at the maximum they would use a 25 seater mini bus, or even if the group happened to hire a standard / full sized Bus...the engineering conditions that we supplied earlier holds good as there is ample enough room along the proposed gravel driveway, to turnaround.

Therefore, NO CHANGES are required to the Engineering Conditions supplied earlier.

Cheers

Sasee



**Sasee Manodeepan**

Development Engineer

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**South Gippsland Shire Council** | 9 Smith Street (Private Bag 4) Leongatha VIC 3953  
**P:** 03 5662 9183 | **F:** 03 5662 3754 | **M:** 0484 523 309 | [website](#) | [facebook](#)

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**From:** Robyn Begg <robyn.begg@southgippsland.vic.gov.au>  
**Sent:** Wednesday, 11 June 2025 8:51 AM  
**To:** Engineering Referrals <DG\_EngineeringReferrals@southgippsland.vic.gov.au>  
**Subject:** Chasing a referral response

Morning

2024/82 252 Soliders Road Fish Creek

This is proceeding to a Council meeting. The objections raise increase traffic along the road as a result of the application. Also they have raised issues with buses entering the site when the whole site is booked. Can the crossover accommodate busses sufficiently and within the site will we require a turning area to ensure buses can exit.

Happy to discuss

thanks



**Robyn Begg**

Senior Statutory Planning Officer

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## Robyn Begg

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**From:** Kristy Kearney  
**Sent:** Friday, 28 March 2025 3:05 PM  
**To:** Planning Admin  
**Subject:** Environmental Health Referral Response - 2024/82 - 252 Soldiers Road Fish Creek

Good Afternoon Planning,

Thank you for referring this application to the Environmental Health Team.

OWMS has been assessed as viable for this application.

### CONDITIONAL APPROVAL

Please place the following conditions on the planning permit -

1. Before the development is occupied, an approved onsite wastewater management system must be installed to treat all wastewater generated from the use of the development.
2. All wastewater must be treated and retained within the property boundary in accordance with the Environment Protection Act 2017.
3. All wastewater must be managed in accordance with part 5.7 of the Environment Protection Regulations 2021 to minimise the risk of harm to the environment and human health.

Should you require any additional information, please contact me directly.

Kind regards,



**Kristy Kearney**

Coordinator Environmental Health

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CFA Fire Risk, Research and Community Preparedness  
8 Lakeside Drive Burwood East Vic 3151  
Email: firesafetyreferrals@cfa.vic.gov.au

**CFA Ref: 9000-82990-143277**  
**Council Ref: 2024/82**

9 April 2025

Robyn Begg  
South Gippsland Shire Council  
9 Smith Street  
**LEONGATHA VIC 3953**  
[planningadmin@southgippsland.vic.gov.au](mailto:planningadmin@southgippsland.vic.gov.au)

Dear Robyn,

### **CONDITIONAL CONSENT TO THE GRANT OF A PERMIT**

**Application No:** 2024/82  
**Site Address:** 252 Soldiers Road, Fish Creek  
**Proposal:** STAGED GROUP ACCOMMODATION (5 DWELLINGS) IN BMO

I refer to correspondence dated 17 March 2025 seeking comments on the amended application, now re-referred.

CFA, as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- The response and recommended conditions dated 5 December 2004, ref: 9000-82990-140879.

CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you wish to discuss this matter in more detail, please do not hesitate to contact Adrian Wakenshaw on 0418 325 545.

Yours faithfully,

**Justin Meli**  
Bushfire Planning Coordinator  
CFA Fire Risk, Research and Community Preparedness

cc: [katrina@councilapproval.com.au](mailto:katrina@councilapproval.com.au)



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CFA Fire Risk, Research and Community Preparedness  
8 Lakeside Drive Burwood East Vic 3151  
Email: firesafetyreferrals@cfa.vic.gov.au

**CFA Ref: 9000-82990-140879**  
**Council Ref: 2024/82**

5 December 2024

Robyn Begg  
South Gippsland Shire Council  
9 Smith Street  
**LEONGATHA VIC 3953**  
[planningadmin@southgippsland.vic.gov.au](mailto:planningadmin@southgippsland.vic.gov.au)

Dear Robyn,

### **CONDITIONAL CONSENT TO THE GRANT OF A PERMIT**

**Application No:** 2024/82  
**Site Address:** 252 Soldiers Road, Fish Creek 3959  
**Proposal:** GROUP ACCOMMODATION – 5 CABINS, IN BMO

I refer to correspondence dated 19 November 2024 seeking comments on the above application.

CFA, as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

#### **– Start of Conditions –**

### **1. Amended Bushfire Management Plan Required**

Before the development starts, an amended Bushfire Management Plan must be submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

The plan must be generally in accordance with the submitted BMP by Euca Planning, Version 2 dated 14/08/2024, but modified to amend the location and access to the water supply as follows:

- Provide a minimum 10m separation from any dwelling to the firefighting water supply and to the fire brigade connection on the water supply.
- The vehicle access should not require a fire truck to be located or pass within 10m of a dwelling to access the firefighting water supply.

## 2. Bushfire Emergency Plan required

Before the development is occupied or the use commences, a bushfire emergency plan (BEP) must be prepared. The BEP must clearly describe the emergency management arrangements that will be implemented to reduce the risk of bushfire and impact on patrons, and should address the following matters:

- a) Describe property and business details.
- b) Identify the purpose of the BEP stating that the plan outlines procedures for:
  - i. **Closure of premises** on any day with a Fire Danger Rating of Catastrophic.
  - ii. **Evacuation** (evacuation from the site to a designated safer off-site location).
  - iii. **Shelter-in-place** (remaining on-site in a designated building).
- c) Review of the BEP
  - Outline that the plan must be reviewed and updated annually prior to the commencement of the declared Fire Danger Period.
  - Include a *Version Control Table*.
- d) Roles & Responsibilities
  - Detail property preparation and management practices for site fire safety before and during the fire danger period.
  - Detail the staff responsibilities for implementing the emergency procedures in the event of a bushfire and the triggers for acting. For example, when the facility will be closed and the circumstances under which guests and patrons will shelter in place or evacuate.
- e) Emergency contact details
- f) Bushfire monitoring procedures
  - Details the use of radio, internet and social networks that will assist in monitoring potential threats during the bushfire danger period.
  - Describe and show (include a map) the area to be monitored for potential bushfire activity.

– **End of Conditions** –

### **Further Comments**

- It is suggested that applicants consider the cabin separation and layout in the context of individual asset protection and the impact of one dwelling fire to another for this location. Whilst proposed as a 3m separation, and achieving compliance for building code separation, an asset protection separation of a minimum 6m or greater would further limit this risk.
- CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you wish to discuss this matter in more detail, please do not hesitate to contact Adrian Wakenshaw on 0418 325 545.

Yours faithfully,



**Justin Meli**  
 Bushfire Planning Coordinator  
 Fire Risk, Research and Community Preparedness

## **Engineering Conditions for Planning Permit 2024/82**

Location: 252 Soldiers Road, Fish Creek. VIC. 3959

Our Ref: 2024/Eng/97

14 July 2025

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Robyn,

Thanks for the email received on 3 December 2024. After carefully assessing the relevant documents and after having an internal discussion within our team, the following comments and conditions were made:

### **Comments**

As we observed using google street view, from the proposed location of the entrance / crossover on soldiers road, we measured a clear sight distance of 223 metres in the west and 260 meters in the east and furthermore the proposed location for the entrance is located on a fairly straight stretch of the road.

The existing crossover at the proposed location is found to be fit for purpose, except the surface of the crossover is expected to be sealed, due to the increased number of vehicles that is expected to access this property.

Therefore, we would require that existing crossover to be sealed with Cement / Asphaltic Concrete.

Therefore, could you please the following conditions and notes on the permit:

### **Conditions**

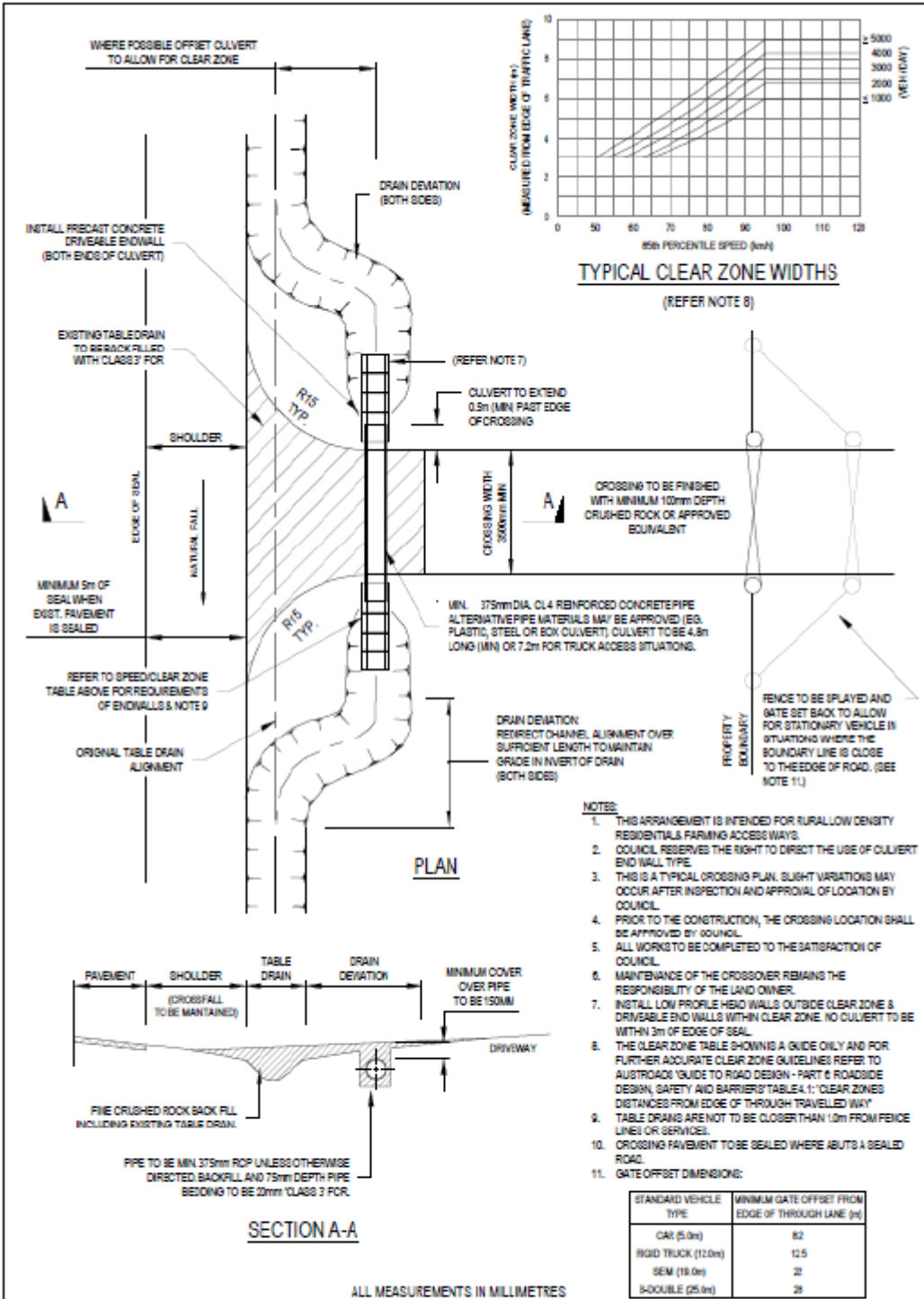
1. The existing driveway crossover on Soldiers Road must be sealed either using reinforced cement concrete or asphaltic concrete between the existing seal to the property boundary as per the dimensions found in the IDM SD 255.
2. Stormwater emanating from the development must be discharged within the property itself.
3. All works must be carried out to the satisfaction of the South Gippsland Shire Council.

### **Note for Permit**

1. The appropriate "Consent to work within the Road Reserve" permit must be obtained from Council for the construction of the new driveway crossover.
2. The applicant should carry out a "Dial Before You Dig" enquiry to check the location of underground services before any works are commenced on-site.

Thanks

Sasee Manodeepan  
**Development Engineer**



- NOTES:**
1. THIS ARRANGEMENT IS INTENDED FOR RURAL LOW DENSITY RESIDENTIALS FARMING ACCESS WAYS.
  2. COUNCIL RESERVES THE RIGHT TO DIRECT THE USE OF CULVERT END WALL TYPE.
  3. THIS IS A TYPICAL CROSSING PLAN. SLIGHT VARIATIONS MAY OCCUR AFTER INSPECTION AND APPROVAL OF LOCATION BY COUNCIL.
  4. PRIOR TO THE CONSTRUCTION, THE CROSSING LOCATION SHALL BE APPROVED BY COUNCIL.
  5. ALL WORKS TO BE COMPLETED TO THE SATISFACTION OF COUNCIL.
  6. MAINTENANCE OF THE CROSSOVER REMAINS THE RESPONSIBILITY OF THE LAND OWNER.
  7. INSTALL LOW PROFILE HEAD WALLS OUTSIDE CLEAR ZONE & DRIVABLE END WALLS WITHIN CLEAR ZONE. NO CULVERT TO BE WITHIN 3m OF EDGE OF SEAL.
  8. THE CLEAR ZONE TABLE SHOWN IS A GUIDE ONLY AND FOR FURTHER ACCURATE CLEAR ZONE GUIDELINES REFER TO AUSTRADAC 'GUIDE TO ROAD DESIGN - PART 6 ROADSIDE DESIGN, SAFETY AND BARRIERS' TABLE 4.1: 'CLEAR ZONES DISTANCES FROM EDGE OF THROUGH TRAVELLED WAY'.
  9. TABLE DRAINS ARE NOT TO BE CLOSER THAN 10m FROM FENCE LINES OR SERVICES.
  10. CROSSING PAVEMENT TO BE SEALED WHERE ABUTS A SEALED ROAD.
  11. GATE OFFSET DIMENSIONS:

STANDARD VEHICLE TYPE	MINIMUM GATE OFFSET FROM EDGE OF THROUGH LANE (m)
CAR (5.0m)	8.2
RIGID TRUCK (12.0m)	12.5
SEM (18.0m)	22
DOUBLE (25.0m)	28

**TYPICAL SWALE DRAIN VEHICLE CROSSING  
( RURAL ENTRANCE )**

LAST UPDATED 20/02/2020

Infrastructure Design Manual Standard Drawings

A copy of the Infrastructure Design Manual can be viewed on the Design Manual website [www.designmanual.com.au](http://www.designmanual.com.au)

**SD 255**

NOT TO SCALE

