

	Name and Address	Nature of Submission	Officer's comment
Agency Submissions			
	DFES	<ul style="list-style-type: none"> It is acknowledged that single access to the site is a legacy issue the City will need to accept or otherwise; Figure 2 – Hazard Assessment still does not comply with the methodology of the Guidelines – Appendices 2, Step 3. The plan needs to detail mitigation strategies for not just the existing tents but also future tents; Figure 3 is an example of the above – does not represent the location of future tents; BAL Assessments in lieu of a BAL Contour is acceptable, but again as above, future tent sites require individual assessments. 	<ul style="list-style-type: none"> The City accepts that there is only one entry/exit to the property. Further commentary regarding this in the officer Appendices 2, Step 3 references a vegetation class map which is required to be prepared to assess hazard levels. These bushfire hazard levels can assist with determining suitable locations for buildings within a lot. As the development is existing it is considered that a Bushfire Attack Level assessment of the location of the chalets is sufficient in this regard. The applicant has advised that due to operational issues and increases to septic capacity required with four chalets at this stage they are only looking at proceeding with obtaining approval for the two existing chalets.
Submissions			
1	Stuart Threadgold 157 Haag Road Yelverton	<p>Objection</p> <ul style="list-style-type: none"> Concerns that the structures should not be considered “tent” Rural Holiday Resort and Tourist Accommodation not permitted land uses within the Agriculture zone. Concerns regarding bushfire and structures achieving BAL rating and construction materials complying with Australian Standards. Concerns structures will cause an increased fire hazard. Concerns regarding proximity to extractive industry to the north. 	<ul style="list-style-type: none"> Following the consultation on the application it was determined by the City that the proposal should be classified as a “Chalet Development” and assessment accordingly. “Chalet Development” is an “A” land use within the Agriculture zone and is subject to Local Planning Policy 5B - Rural Tourist Accommodation. An assessment of the proposal against the relevant requirements is provided within the report. A Bushfire Management Plan has been submitted as part of the application and is provided at attachment E. Further commentary regarding the development's compliance with the relevant requirements is provided in the Officer Comment section of this report. Condition of approval that a Section 70a be placed on the Certificate of Title advising that the Chalet Development is in close proximity to extractive industry

			and may be impacted by noise.
2	Sue and Peter Watts 146 Yelverton Road Yelverton	<p>Objection</p> <ul style="list-style-type: none"> Concerns regarding visual impact of structures are in direct view from property. Concerns regarding material of structures. Concerns regarding removal of vegetation. Opposed to original application for “glamping tents” as did not want Caravan Park and Camping ground adjacent to their property. 	<ul style="list-style-type: none"> No provisions applicable to the area regarding visual impact of development on adjoining properties in relation to materials or colours. There are no controls preventing the removal of vegetation in this area. Original opposition is noted. This application has been assessment on its individual merits against the relevant requirements.
3	Jade And Laura Thorpe 15 Yelverton Road Yelverton	<p>Support</p> <ul style="list-style-type: none"> Support the development provided it does not impact upon the operation of their farming business within the area, including operation times and days. 	<ul style="list-style-type: none"> Condition of approval that a Section 70a be placed on the Certificate of Title advising that the Chalet Development is in close proximity to agricultural activities and may be impacted by noise.