

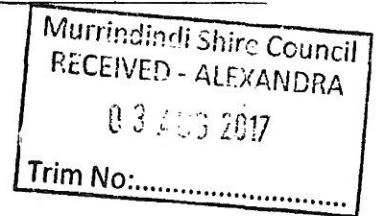
D17/10347

12707157 \$1486

VIEWPOINT DESIGN

3 August 2017

Karen Girvan
Planning Coordinator
Murrindindi Shire
Perkins St
Alexandra 3714



Dear Karen

**RE: 635 MAROONDAH HIGHWAY NARBETHONG
CONSTRUCTION OF WORKSHOP, OFFICE
& CARETAKER'S DWELLING, FOR USE AS
TOWING DEPOT, MOTOR REPAIRS & TEMPORARY
VEHICLE STORAGE**

Please find enclosed a Planning Permit application for development of a vehicle towing depot for Marysville District Towing. The development will consist of an office/reception area, a caretaker's dwelling and a large adjoining workshop and storage shed. The ground works will include landscaping, car parking and hard stand areas with surface drainage.

The site, Lot 2 LP207495, consists of 5821 square metres of land situated on the Maroondah Highway at Narbethong. It sits within the Township Zone (TZ) and is subject to a Bushfire Management Overlay (BMO). It was previously the site of a tourist accommodation and ski hire business.

The site is now vacant, but has been fenced along the road boundary and a business sign has been erected. The main use of the site will be as a base for the towing operation, with vehicle repairs as a secondary activity. Storage will be for vehicles only, no dangerous goods will be kept on site and there will be no waste discharge.

Vehicle movements will be minimal - up to 10 per day, normally 3 - 4 including customers. There is ample turning space for large vehicles to allow for forward exit from the site.

Enclosed are the following -

- Application form and fee of \$1486.00
- Copy of Title and block plan
- Preliminary floor plans, elevations and site plan
- Bushfire Management Statement

Kind regards

A handwritten signature in black ink that reads "Heather Moss".

Heather Moss

1036 CONNELLYS CREEK RD ALEXANDRA VIC 3714
PH 03 5774 7459 MOB 0438 516 774
vudesign@activ8.net.au

Melissa Crane

From: Heather Moss [vudesign@activ8.net.au]
Sent: Friday, 24 November 2017 8:15 AM
To: Planning
Cc: marysvilletowing@virtual.net.au
Subject: RE: 2017/147 - 635 Maroondah Highway Narbethong - Water supply

Thanks Melissa

I've asked Rob Skinner for advice on the required capacity for water storage.

Vehicle repairs will be undertaken very occasionally and will be only a minor part of the business. Activities would typically include maintenance on the owner's vehicles and small emergency repairs for visitors. There will be no panel beating undertaken on this site.

The car parking was roughly calculated using the guidelines in the Murrindindi Planning Scheme Clause 52.06. I realise that there will not be the demand for this number but it illustrates that there is space if needed. Perhaps you could nominate the number of parking spaces you would be happy with. There is no intention to park damaged vehicles along the front boundary; all damaged vehicles will be screened from view, either under cover or in the overflow area along the north boundary.

I hope this information is helpful.

Regards
Heather Moss

Viewpoint Design
1036 Connellys Creek Rd
Alexandra Vic 3714

Ph 03 5774 7459
Mob 0438 516 774

ABN 77 801 073 279

From: Planning [<mailto:planning@murrindindi.vic.gov.au>]
Sent: Wednesday, 22 November 2017 3:01 PM
To: 'Heather Moss'
Subject: RE: 2017/147 - 635 Maroondah Highway Narbethong - Water supply

Hi Heather
Thanks for that.

Firstly, in relation to the tank for the BCA requirements, I can't give you approval for less, I was working from advice of the CFA as to what they would accept. I think you will need to speak with the building surveyor or Darrin Dohrman from the CFA about what will be allowed when the building permit is issued.

Also, we did a site inspection yesterday and have a couple of questions:

1. What extent of the use will the vehicle repairs be? More importantly, we consider vehicle repairs just normal mechanical works, not panel beating. Is this correct?
2. You are proposing a lot of car parks for customers, but only anticipating 3-4 customers per day. Is there a reason for this? Please note, we would not be supporting of the storage of damaged vehicles at the front of the property.

the sender by reply e-mail and you must not disclose, distribute, copy or use the information contained in this e-mail or attachments. Please delete it from your system. Thank you.

Bushfire Management Statement

PATHWAY 2 APPLICATION

- Construction of a dwelling (including an extension or alteration to a dwelling)
- Dependant Persons Unit
- Industry
- Office
- Retail Premises

Property Address: 635 Maroondah Hwy Narbethong 3778

Applicant/Owner Name: Damien Bass Marysville Towing

Date: 18/07/2017

Prepared by:

Name: Heather Moss

Address: 1036 Connellys Creek Rd Alexandra 3714

Telephone: 0438 516 774

Email: vudesign@activ8.net.au

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06-1 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 52.47 – Planning for Bushfire.

The statement contains three components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia). Photographs or other techniques maybe used to assist in describing the bushfire hazard.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 52.47.

Application Details

Municipality:	Murrindindi
Title description:	Lot 2 LP 207495
Overlays:	Bushfire Management Overlay (BMO)
Zoning:	Township Zone (TZ)

Site Description

Site shape:	Rectangular
Site Dimensions:	Appr 59mt x 97mt
Site Area	5821 sqmt
Existing use and siting of buildings and works on and near the land:	Vacant
Existing vehicle arrangements:	One crossover access from Maroondah Highway, 10 metre wide gate
Location of nearest fire hydrant:	N/A
Any other features of the site relevant to bushfire considerations:	The site is almost flat and surrounded by both commercial and residential properties.

Refer to Attachment 1 for a scaled plan that shows the following:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

Bushfire Landscape Assessment

Refer to pages 17 to 25 of Practice Note 65 for details to assist in developing a Bushfire Hazard Landscape Assessment.

Which landscape scenario represents the site? (Refer to Practice Note 65 for descriptions)

The landscape scenario that represents this is Landscape Scenario 3.

What is the likely fire behaviour impacting the site?

This property and those surrounding it are residential and commercial sites with maintained gardens and hard stand parking areas, adjacent to a major highway. Beyond these properties there are vegetated areas to the south, east and west, which could be affected by fire activity driven by NW and SW winds. Ember attack may be a problem if the winds are exceptionally strong.

Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input checked="" type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input type="checkbox"/>
	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
Distance (m) to Classifiable Vegetation	N/A	76mt	N/A	31mt

Bushfire Management Statement

52.47-2.1 Landscape, Siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure AM 2.1 - Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The surrounding properties, and the hard stand parking and managed garden areas of this site will provide manageable defensible space if fire should approach from the forest areas beyond the site. The site is situated almost opposite the Narbethong CFA station with good vehicle access to the whole area.

Has Approved Measure AM 2.1 been met?

Yes

No

Approved Measure AM 2.2 - Siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

The dwelling and office are sited as close as possible to the Maroondah Highway boundary, allowing for the required set backs from major roads, and for required parking space.

- **The building is in close proximity to a public road**

The dwelling, office and workshop will be readily accessed from Maroondah Highway.

- **Access can be provided to the building for emergency service vehicles**

There is adequate access and turning space for emergency vehicles adjacent to the dwelling and office.

Any other comments

Has Approved Measure AM 2.2 been met? Yes No

Approved Measure 2.3 – Building Design

Requirement

A building is designed to reduce the accumulation of debris and entry of embers.

The buildings will be constructed to exclude the entry of embers, by ensuring there are no gaps in the building fabric. The low pitched roof design will ensure easy access to the roof areas for removal of any debris during the fire season. Metal mesh gutter guards may be used.

Has Approved Measure AM 2.3 been met? Yes No

52.47-2.2 – Defendable Space and Construction Objective

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on the building.

Approved Measure AM 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 52.47-3 wholly within the title boundaries of the land.

The building will be provided with defendable space in accordance with Column B.

The defendable space distance required is 29 metres.

Are there significant siting constraints that would allow Column D of Table 2 to Clause 52.47-3?

Yes No Not Applicable

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to BAL 19

Is the defendable space wholly contained within the boundaries of your property?

Yes No if no, see Alternative Measure 3.3

Any other comments

Has Approved Measure AM 3.1 been met? Yes No

Alternative Measures

Alternative Measure AltM 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The land to the west of the site consists of commercial properties with hard stand parking, and to the north-west a residential block with a managed garden. The assessable vegetation consists of a remnant Woodland area of approximately 10000 sqmt, but the land surrounding this patch can be expected to be maintained in a safe condition into the future.

Has Alternative Measure AltM 3.3 been met? Yes No N/A

Alternative Measure AltM 3.4 – Calculate defendable space using Method 2 of AS3959-2009

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Has Alternative Measure AltM 3.4 been met? Yes No N/A

Alternative Measure AltM 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour
 - Fuel is managed in a minimum fuel condition
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
- The dwelling is constructed to a bushfire attack level of BAL-FZ

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Has Alternative Measure AltM 3.5 been met? Yes No N/A

Other unspecified Alternative Measures

52.47-2.3 – Water Supply and Access Objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure AM 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 52.47-3.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Note: Fittings must be in accordance with the published requirements of the relevant fire authority

Confirm Static Water Supply meets the following requirements	<input checked="" type="checkbox"/>	Is stored in an above ground water tank constructed of concrete or metal
	<input checked="" type="checkbox"/>	All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.
	The following additional requirements apply when 10,000 litres of static water is required:	
	<input checked="" type="checkbox"/>	Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
	<input checked="" type="checkbox"/>	The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed
	<input checked="" type="checkbox"/>	Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be

	<p>provided.</p> <p>X Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)</p>
--	---

Additional Information:

Has Approved Measure AM 4.1 (Water Supply) been met?

Yes No

Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with vehicle access is designed and constructed as specified in Table 5 to Clause 52.47-3.

Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<p>X Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet</p> <p style="padding-left: 40px;">Hard stand and turning area is adjacent to the existing concrete water tank.</p>
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <p>X All weather construction</p> <p>X A load limit of at least 15 tonnes</p> <p>X Provide a minimum trafficable width of 3.5 metres</p> <p>X Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically</p> <p>X Curves must have a minimum inner radius of 10 metres</p> <p>X The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres</p>

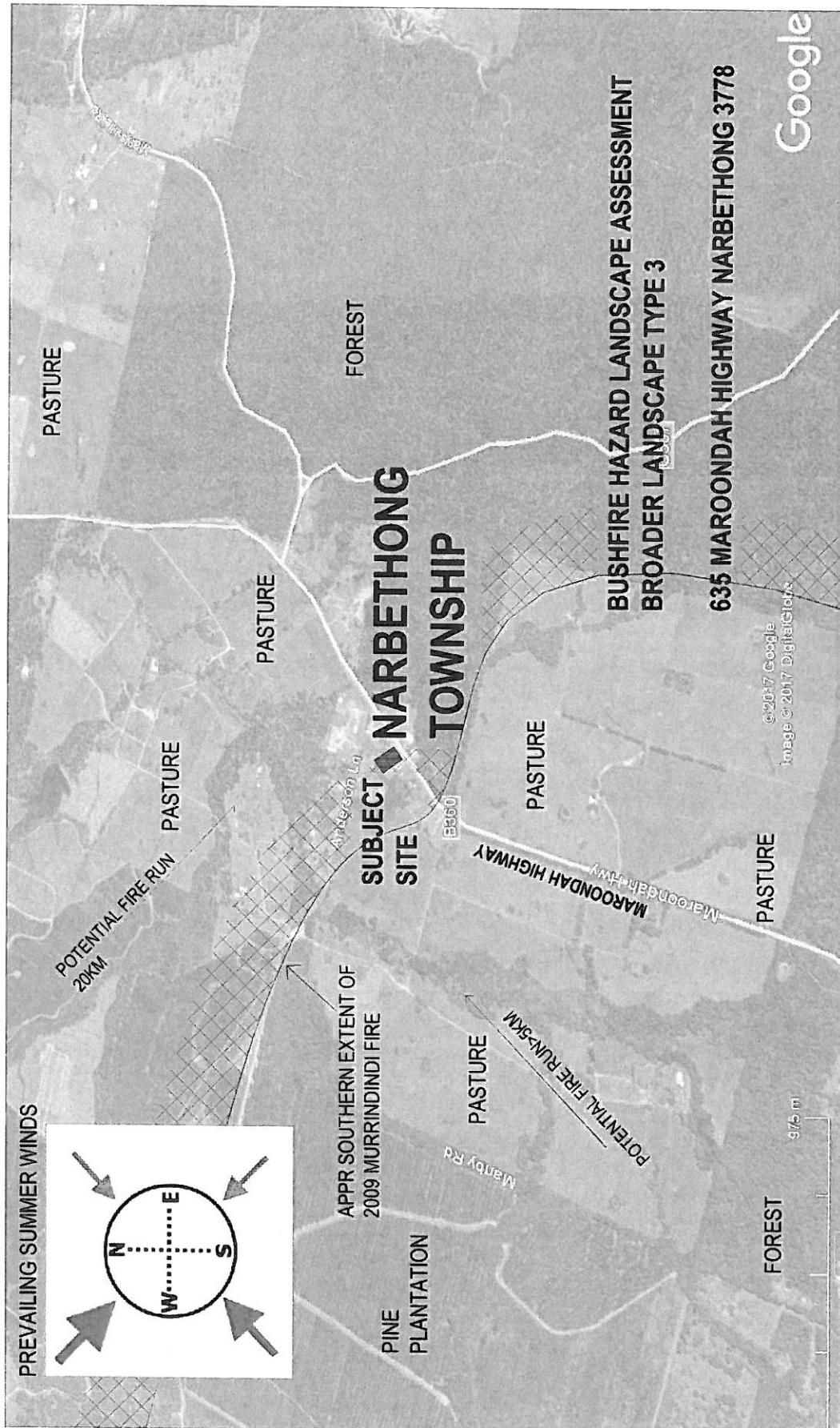
<p>Length of access is greater than 100 metres</p>	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
<p>Length of access is greater than 200 metres</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Additional Information:

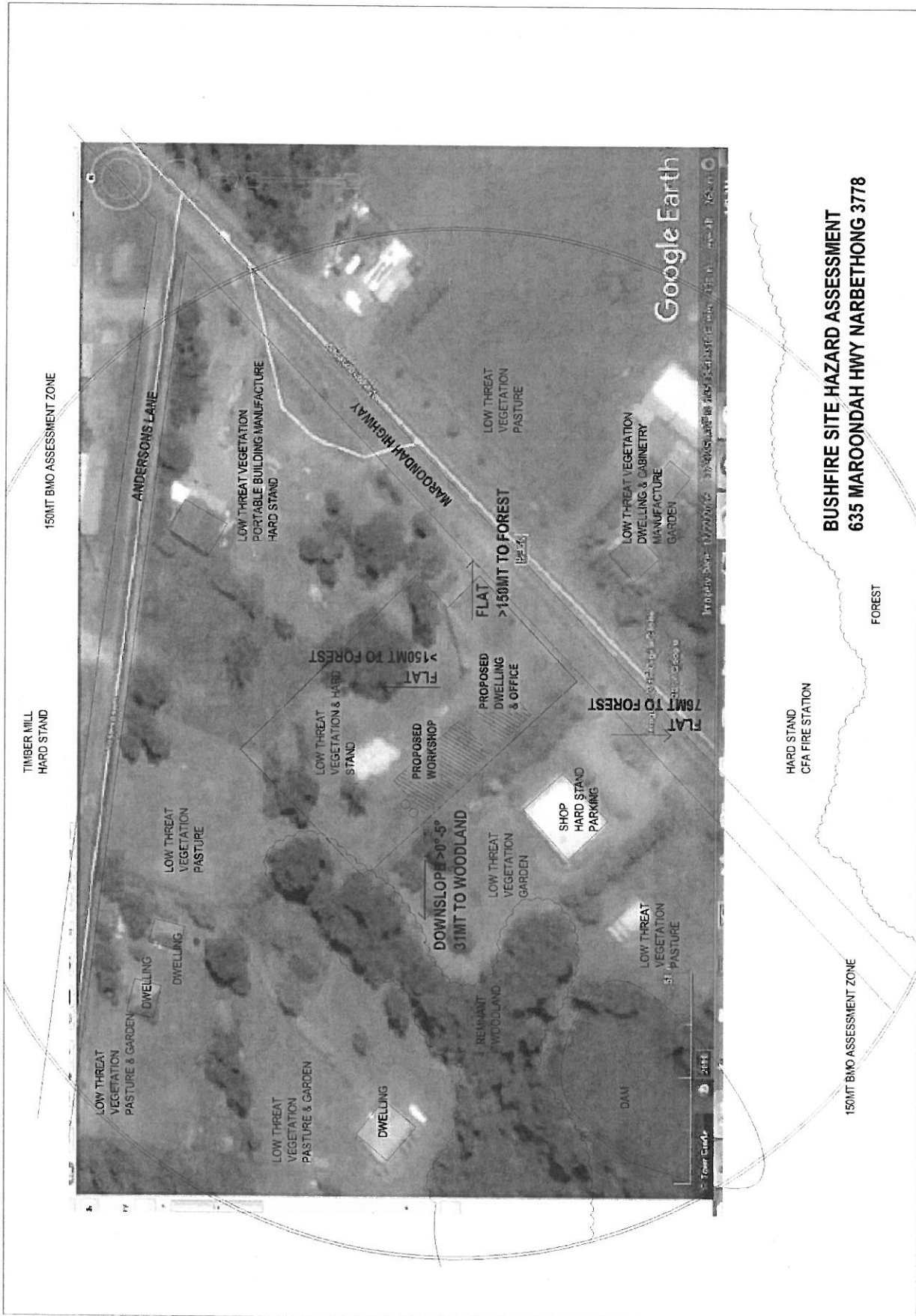
Has Approved Measure AM 4.1 (Access) been met?

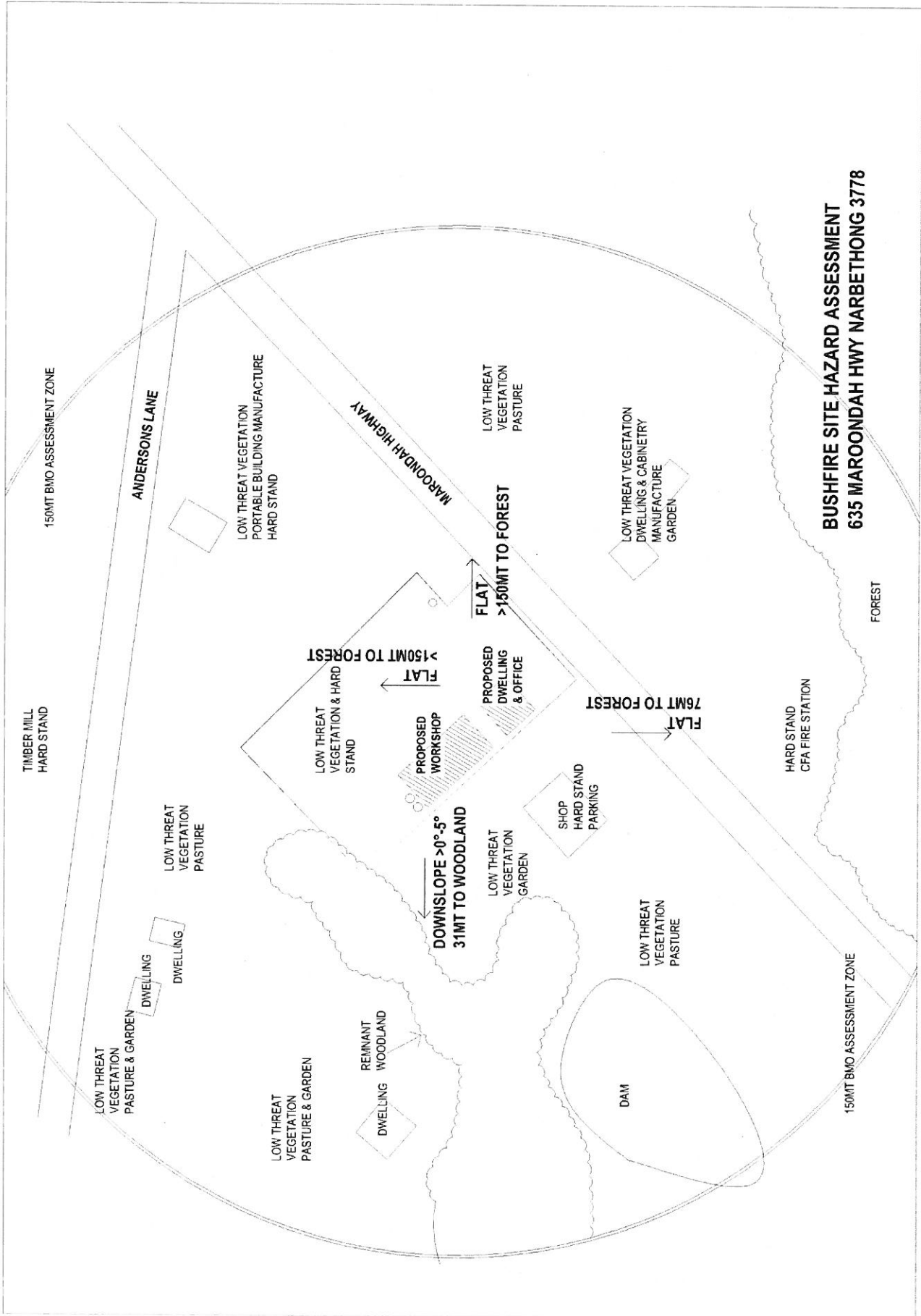
Yes No

Attachment 1 – Bushfire Landscape Assessment



Attachment 2 – Bushfire Site Hazard Plan





Attachment 3 – Site Photos



EAST



SOUTH



NORTH



WEST

Attachment 4 – Bushfire Management Plan

WATER SUPPLY

Provide a minimum of 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

- is stored in an above ground water tank constructed of concrete or metal.
- all fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- incorporate a ball or gate valve (British standard pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- the outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

ACCESS

Provide safe access & turning for emergency vehicles

- curves must have a minimum inner radius of 10m.
- the average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- have a minimum trafficable width of 3.5m of all weather construction.
- be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- minimum 8mt radius turning circle provided for emergency vehicles

CONSTRUCTION LEVEL

The proposed new buildings - dwelling, office and workshop, will comply with the construction requirements of a **BAL-19** level of construction.

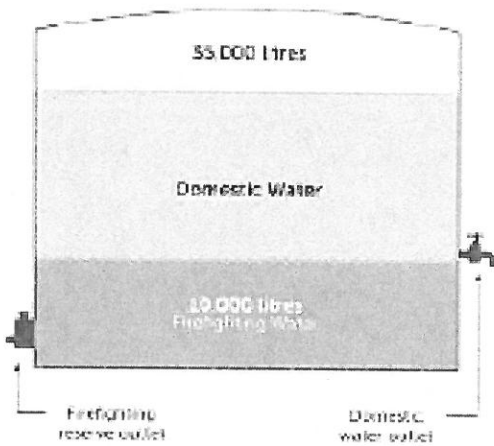
water tank requirements

The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron.

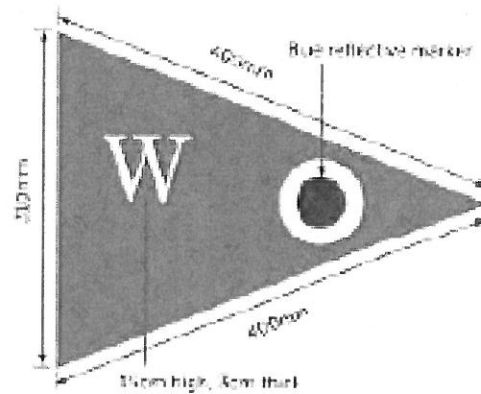
The water supply should be identified.

The water supply may be provided in the same water tank as other water supplies provided they are separated with different outlets

Separate water tank



Water supply identification

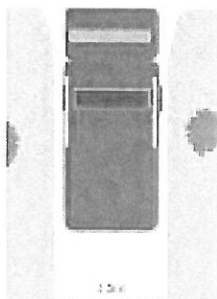


Access

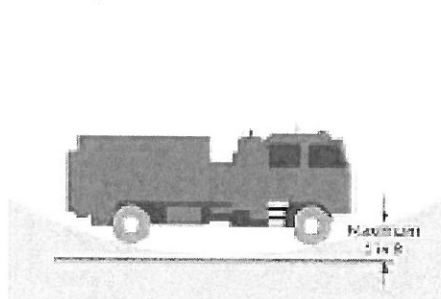
Where the length of access is greater than 30 metres the following design and construction requirements apply:

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.

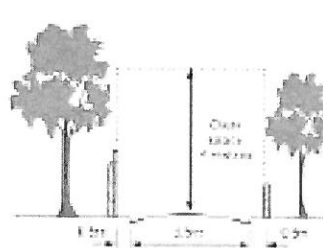
Width



Dips and gradients



Encroachments



DEFENDABLE SPACE

An area 29mt around the buildings, including an area on the adjoining block, is to be considered defendable space and will be maintained as follows -

The defendable space around the building will be maintained to satisfy the following requirements:

Grass must be short cropped and maintained during the declared fire danger period.
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.

Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.

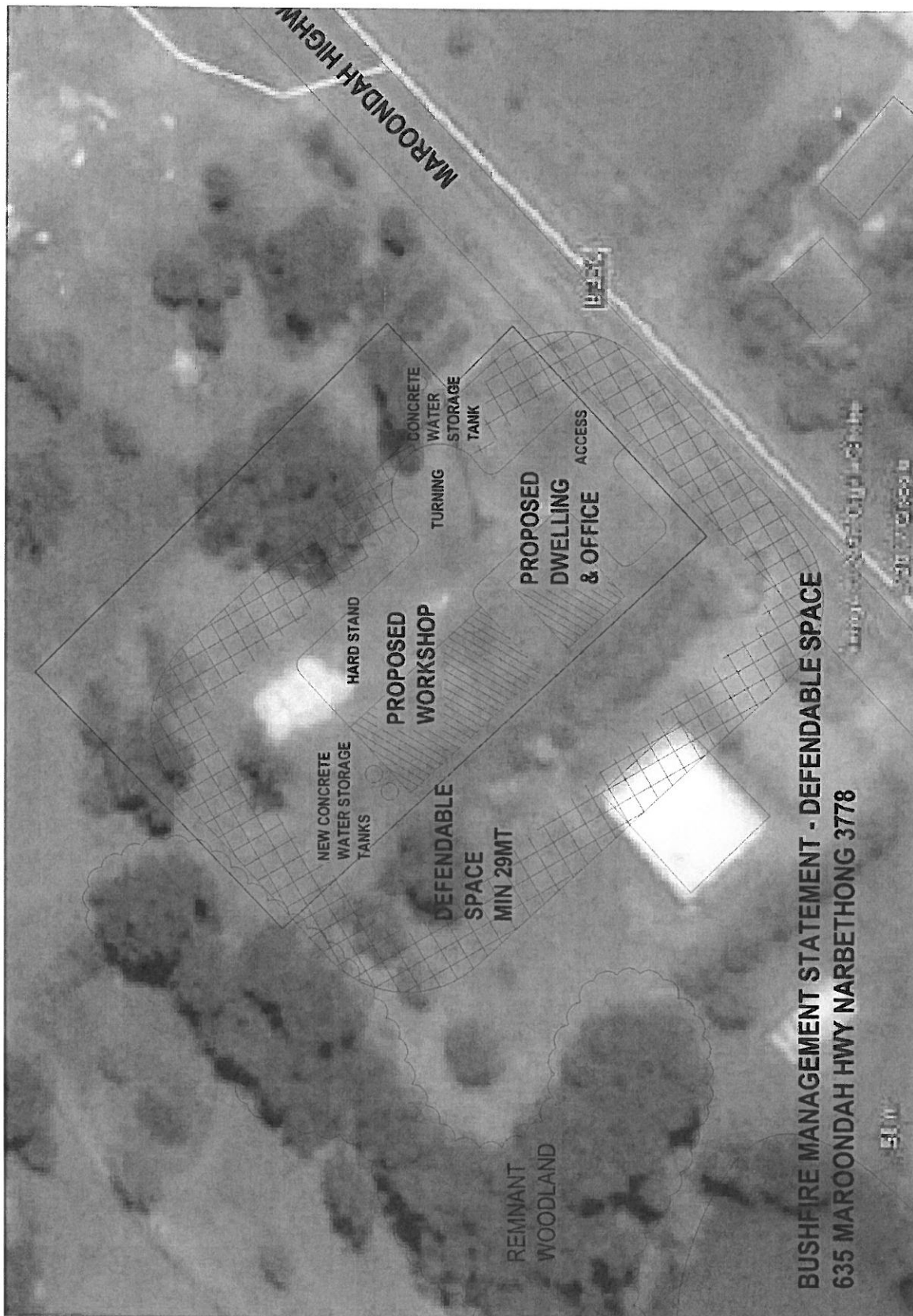
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

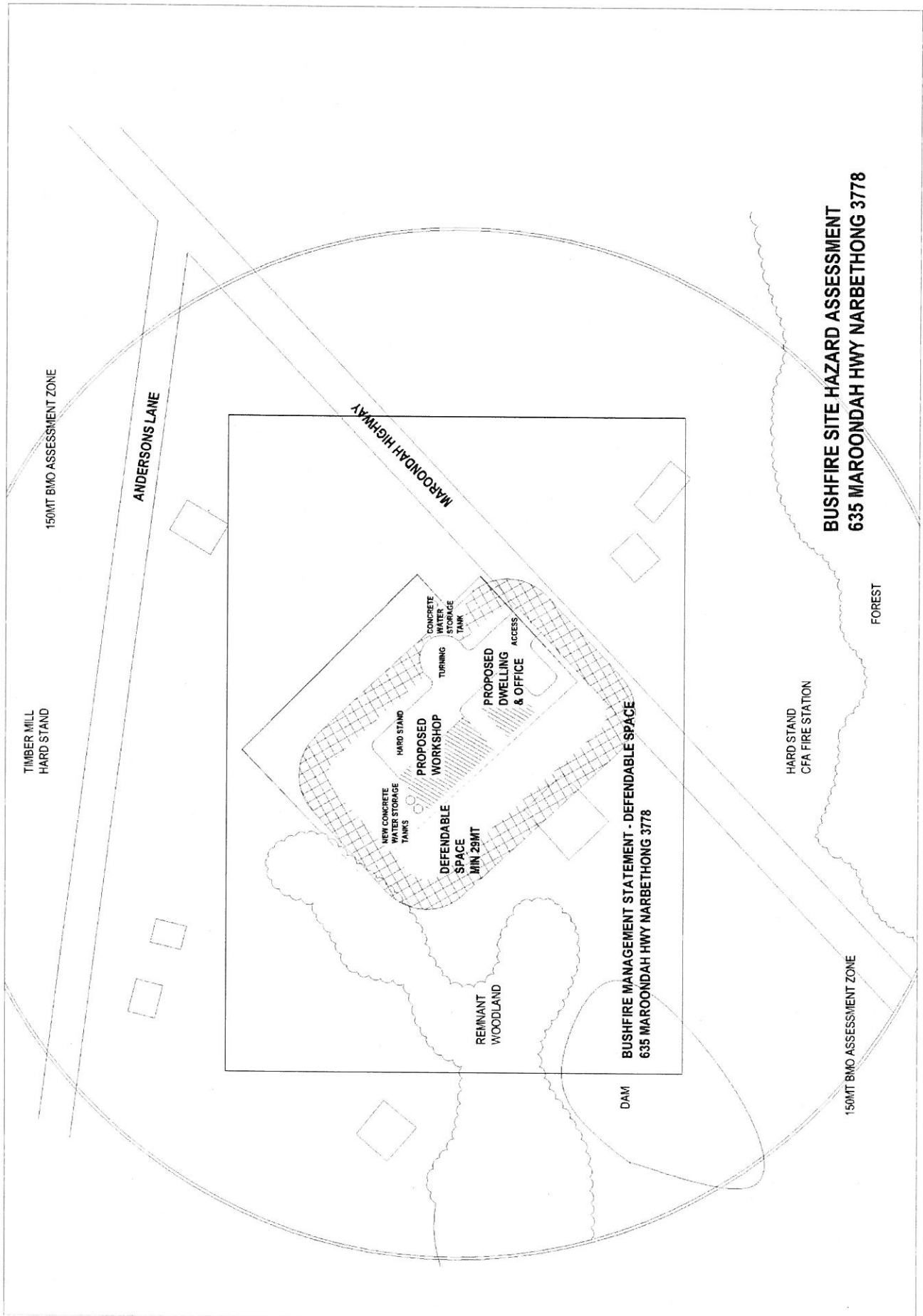
Shrubs must not be located under the canopy of trees.

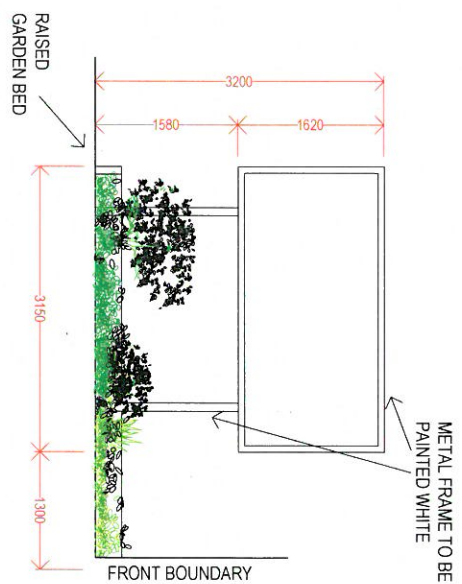
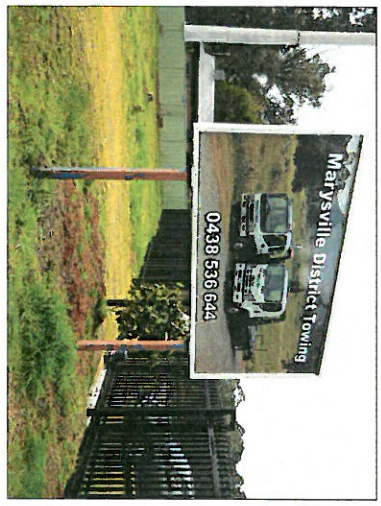
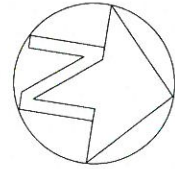
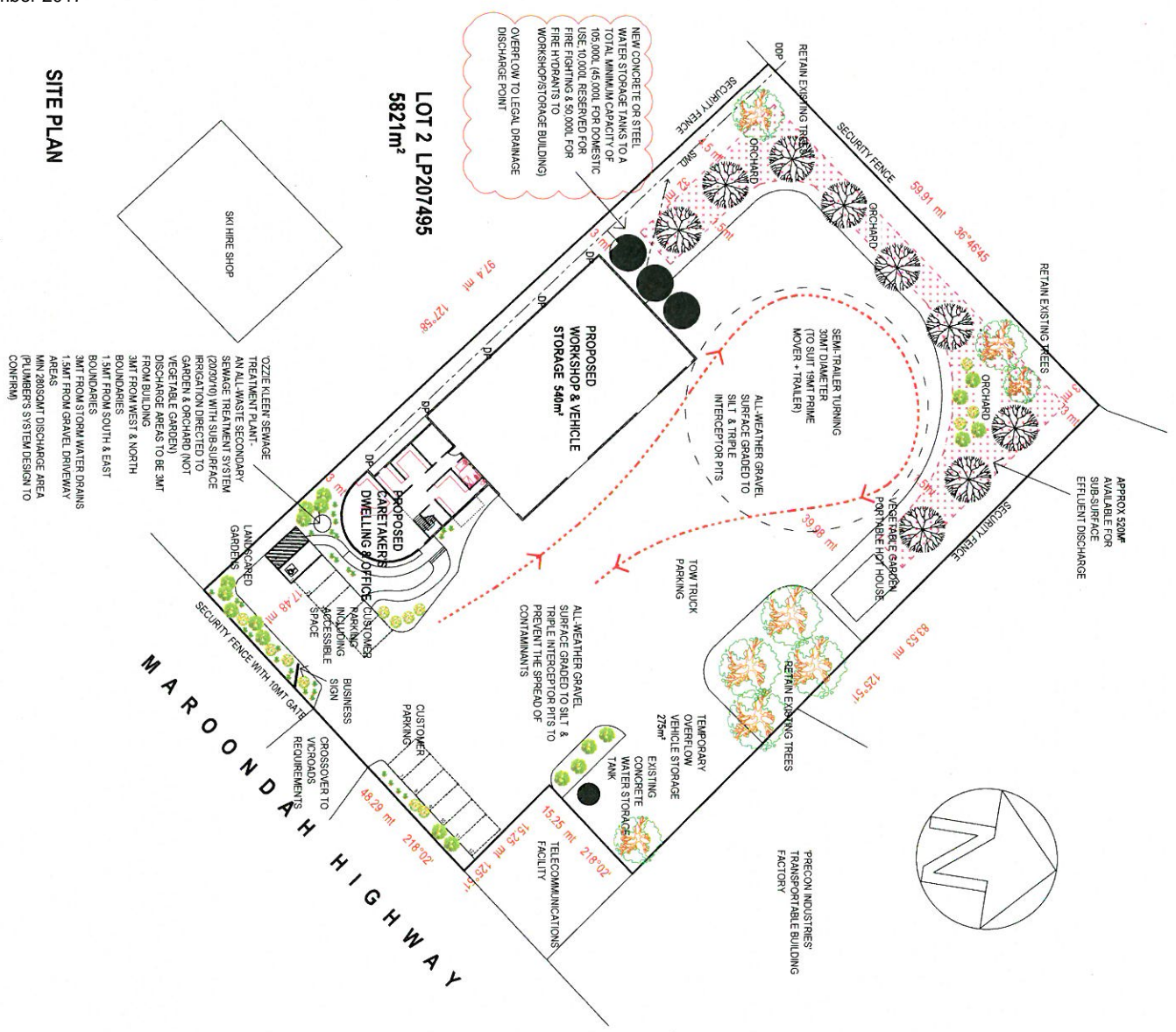
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

Trees must not overhang or touch any elements of the building.

There must be a clearance of at least 2 metres between the lowest tree branches and ground level.







BUSINESS SIGNAGE
 STRUCTURE IS THE ORIGINAL PRE-2009 SIGN

DWG NO
 VERSION
 DATE

BA.02
 PLANNING
 12.9.17
 (updated 20.11.17 water storage)

SHEET NO
 SCALE

1
 1:400 (A2 SHEET)

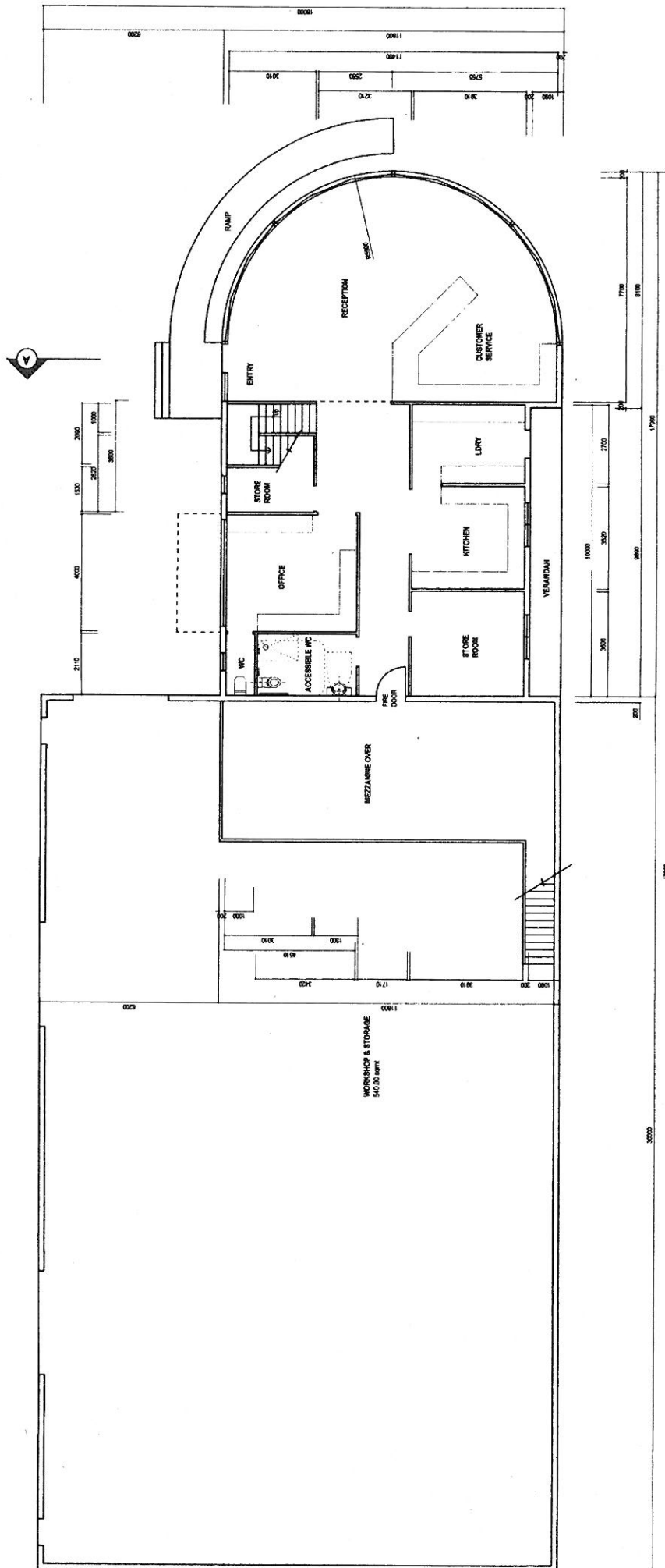
VIEWPOINT DESIGN

HEATHER MOSS
 REG BP DP-AD202

PH/FAX 03 5774 7459
 MOB 0438 516 774
 EMAIL vudesign@activ8.net.au

PROPOSED
 AT
 FOR

WORKSHOP & CARETAKER'S DWELLING
635 MAROONDAH HIGHWAY
NARBETHONG 3778
D BASS



**GROUND FLOOR -
RECEPTION, OFFICES, STORAGE**
197.91 sqm (21.00 equ)

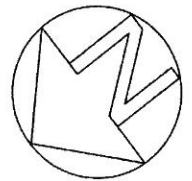
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635 MAROONDAH HIGHWAY
NARBETHONG 3778
D BASS

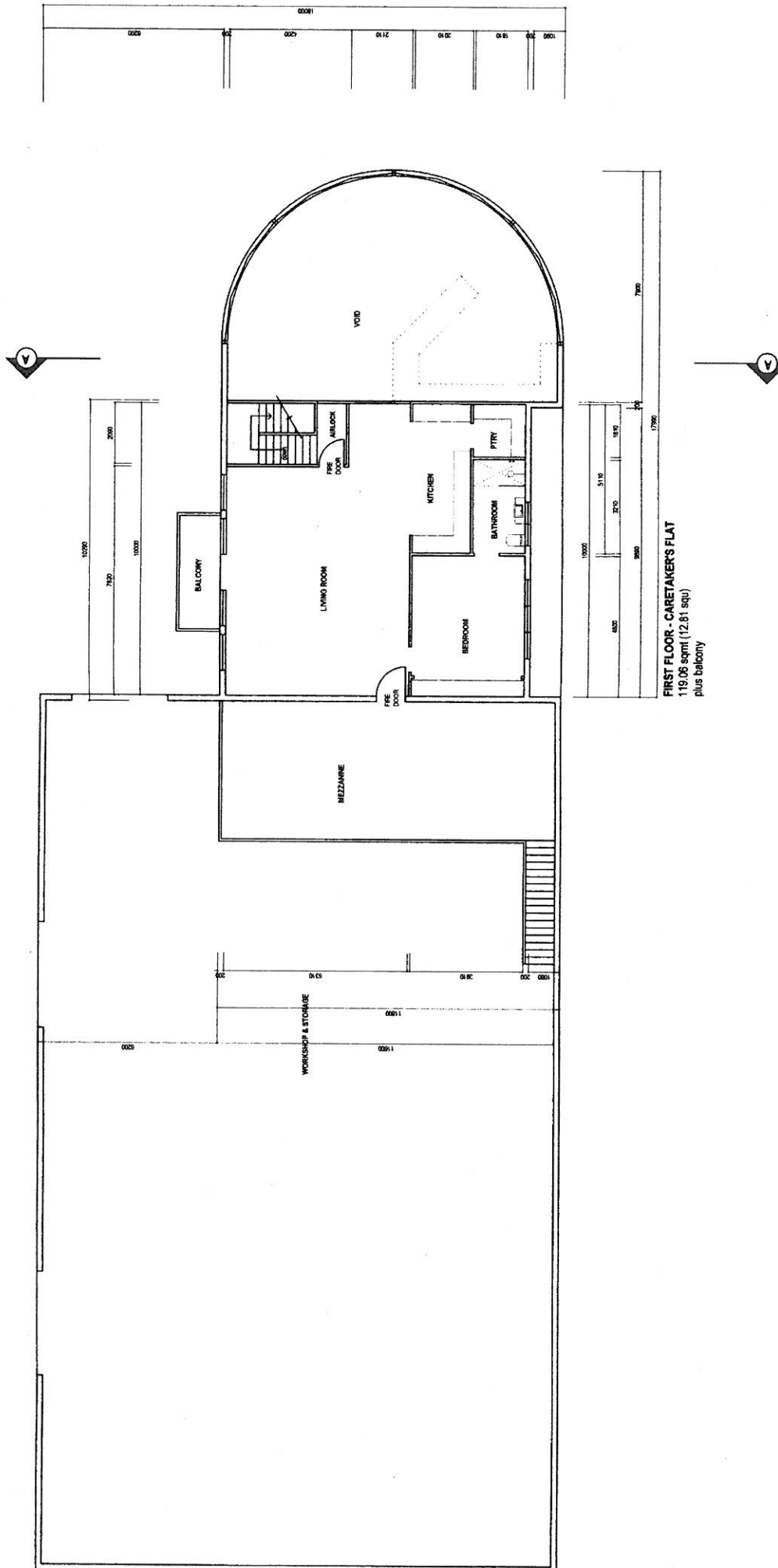
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HEATHER MOSS
REG BP DP-AD2012
PH/FAX 03 5774 7489
MOB 0438 516 774
EMAIL viewpoint@viewpoint.net.au

DWG NO
VERSION
DATE
SHEET NO
SCALE

BA.02
PRELIMINARY
2.8.17
2
1:100 (A2 SHEET)



FLOOR PLAN



FIRST FLOOR - CARETAKER'S FLAT
119.06 sqm (12.81 sqm)
plus balcony

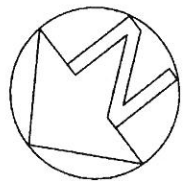
PROPOSED
AT
FOR

WORKSHOP & CARETAKER'S DWELLING
635 MAROONDRAH HIGHWAY
NARBETHONG 3778
D BASS

VIEWPOINT DESIGN
HEATHER MOSS
REG BP DP-AD202
PH/FAX 03 5774 7489
MOB 0438 518 774
EMAIL vdesign@active.net.au

DWG NO
VERSION
DATE
SHEET NO
SCALE

BA.02
PRELIMINARY
2.8.17
3
1:100 (A2 SHEET)

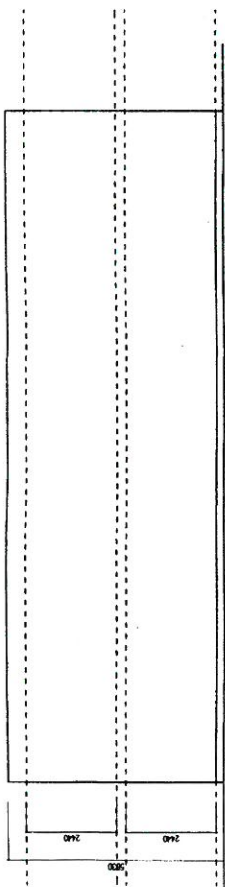


FLOOR PLAN

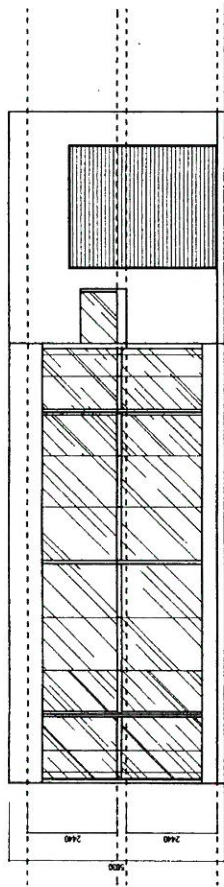
CONSTRUCTION DETAILS

- ROOF - LOW-PITCHED STEEL ROOF CLADDING BEHIND PARAPET
- WALLS - STRUCTURAL STEEL WHERE REQUIRED
- FLOOR - PRE-CAST INSULATED CONCRETE PANELS
- WINDOWS & DOORS - REINFORCED CONCRETE RAFT SLAB
- GROUND FLOOR - COMMERCIAL QUALITY ALUMINIUM-FRAMED WINDOWS & DOORS
- FIRST FLOOR - ALUMINIUM -FRAMED DOUBLE GLAZED WINDOWS & SLIDING DOOR
- WORKSHOP - COLORBOND ROLLER & PA DOORS TO WORKSHOP

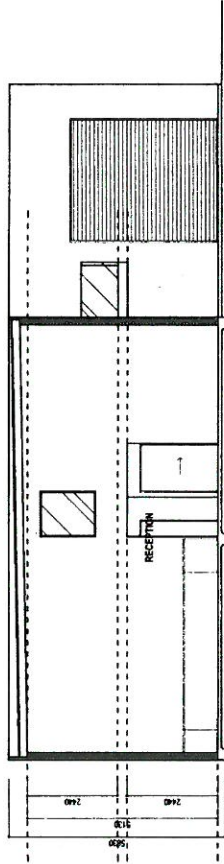
CONSTRUCTION WILL COMPLY WITH BAL-19 REQUIREMENTS



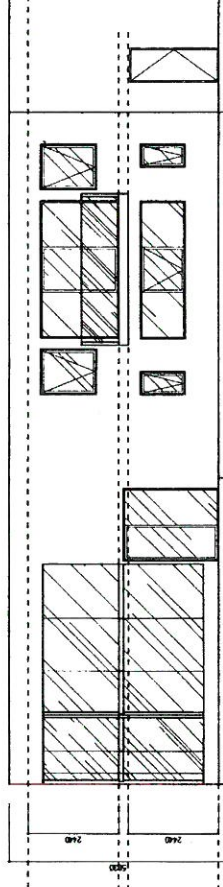
NORTH-WEST ELEVATION



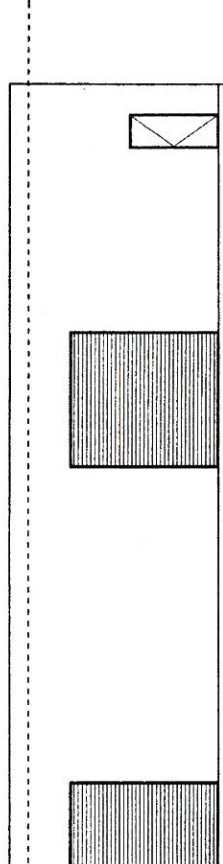
SOUTH-EAST ELEVATION



SECTION A-A



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

ELEVATIONS & SECTION

VIEWPOINT DESIGN
HEATHER MOBS
REG BP DP-AD202
PH/FAX 03 5774 7469
MOB 0438 616 774
EMAIL vdesign@vpoint.net.au

BA.02
PRELIMINARY
2.8.17
4
1:100 (A2 SHEET)

PROPOSED
AT
FOR

WORKSHOP & CARETAKERS DWELLING
835 MAROONDAH HIGHWAY
NARBETHONG 3778
D BASS

Service Provision on Code Red Days

Title:	Service Provision on Code Red Days Policy
Type:	Council
Adopted:	"[Insert Date]"
File No:	17/81171
Attachments:	Nil

1. Purpose

The purpose of the Service Provision on Code Red Days Policy (Policy) is to outline how Council will respond to a Fire Danger Rating of Code Red in terms of its service provision to the community.

2. Rationale

Fire Danger Ratings, issued by the Bureau of Meteorology in consultation with fire agencies, predict how dangerous a fire would be if one started. A Code Red Rating is the highest level of Fire Danger Rating, where fire behaviour is predicted to be uncontrollable, unpredictable and fast moving. On Code Red Days the Country Fire Authority (CFA) advises people living in high risk bushfire areas to leave the area the night before or early in the morning and to enact their bushfire survival plans. Fire Danger Ratings are usually forecast up to four days in advance enabling some level of preparation.

With the exception of the central urban areas of Yea and Alexandra, the Murrindindi Shire is predominantly classified by the State Government as bushfire prone. Consequently it is anticipated that the public will be on heightened alert on Code Red Days and vigilant for information that assists them in their contingency planning. It is therefore important that information is readily available to the public on Council's preparedness and service availability on such days to aid individual decision making.

Such information is important as it is likely that Council will operate with altered or reduced service levels on Code Red Days for the following reasons:

- large area within the Shire considered to be of high bushfire risk
- need to ensure Council's operations do not unintentionally cause a fire to start
- need to provide for the safety of Council staff and to ensure that the public is not placed in situations of undue risk when travelling to and accessing Council services
- ensure sufficient staff resources can be re-deployed to emergency response planning functions and, in the event of a fire event, provision of support to fire combating agencies and emergency relief centres
- likelihood that some staff will take approved leave on Code Red Days to attend to family arrangements and to enact personal bushfire survival plans.

This Policy therefore addresses Council's responsibility to plan and manage for the provision of services and Council information on Code Red Days in order to maximise employee and community safety, whilst ensuring appropriate emergency responses can be enacted as required.

3. Scope

This Policy applies to all Councillors, employees, contractors, committees and volunteers engaged in Council Business.

This Policy is in operation during the Fire Danger Period as declared by the CFA. The dates of the Fire Danger Period are available from the CFA website and may vary from year to year due to seasonal variation in environmental conditions and rainfall.

The Chief Executive Officer may enact parts of this Policy on severe or extreme fire danger days

Responsible Officer: General Manager Corporate and Community Services

"[Insert Date Approved / Adopted]"

TRIM Reference: 17/81171

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Service Provision on Code Red Days

based on advice from the Emergency Management Coordination Group (EMCG)), that includes the Municipal Emergency Resource Coordinator (MERC) from Victoria Police, the Municipal Recovery Manager (MRM) and the Municipal Emergency Resource Officer (MERO).

4. Definitions

Reference Term	Definition
Fire Danger Period	Period of time when the CFA restricts use of fire in the community, and is declared for each municipality at the commencement of the fire season
Fire Danger Ratings	Indicators of how dangerous a fire would be on a particular day if one started, and is dependent on weather conditions and fuel load
Code Red	The most dangerous Fire Danger Rating, where conditions are the worst for a bush or grass fire

5. Policy

Non-essential Travel and Council Meetings

All travel for Council business on Code Red Days involving Councillors, staff, contractors or volunteers will be kept to an absolute minimum. Travel for the delivery of essential services will be subject to manager approval. All non-essential travel and meetings will be suspended.

Consequently, several services that typically involve extensive travel to remote sites or through bushfire prone areas will be suspended. These include all mobile library services and non-essential property inspection services associated with planning, building, health and infrastructure approvals.

Council's local law enforcement services will continue to respond to emergency callouts, where there is imminent danger to human life. All non-essential patrols and inspection services will be temporarily postponed.

Due to the extensive travel that may be required by Council personnel and members of the public, any Ordinary or Special meetings of Council that are scheduled on a Code Red Day will be cancelled and re-scheduled. In addition any scheduled meetings of Delegated Committees of Management (S86) or Council appointed Advisory Committees (S87) will also be cancelled and re-scheduled.

Customer Service Centres and Libraries

Council will, as far as practicable, maintain access to customer services from the Alexandra, Kinglake and Yea Council offices on Code Red Days. Murrindindi Library services will also, where practicable, operate during normal opening hours at the Alexandra, Kinglake and Yea locations. In accordance with the suggested approach regarding non-essential travel, the Mobile Library will not operate on Code Red Days.

Infrastructure Works and Waste Management

In order to minimise the risk of unintentionally starting a fire and to avoid non-essential travel all infrastructure maintenance operations and capital works will be suspended on Code Red Days, with staff enacting emergency standby arrangements. Similarly all transfer stations and the Council's landfill site will be closed to the public.

Council's kerbside waste and recycling collection service contractors advise that collection services will generally be maintained on Code Red Days, with some services commencing earlier on the day. Collection services would cease in the event of perceived or immediate risk from fire activity.

Service Provision on Code Red Days

Recreation, Parks and Pools

The Alexandra and Yea swimming pools will remain open during normal hours of operation on Code Red Days, subject to qualified staff being available, as these pools are not located in bushfire prone areas. The Eildon and Marysville pools will be closed.

Council managed outdoor recreation reserves, parks and the Great Victorian Rail Trail will remain open, with visitors to these facilities encouraged to be vigilant for fire warning messages.

Community Services

Some Community Services will be suspended or altered on Code Red Days. Family Day Care and In Home Care will operate in accordance with Department of Education and Training directives to local primary and secondary education facilities. Child care will continue to be offered, subject to educator availability, in Eildon, Alexandra and Yea. Services based in areas where local schools are directed to close on Code Red Days will not operate.

Maternal and Child Health (MCH) Services in Yea and Alexandra will operate as normal subject to staff availability. MCH Services will not operate in other areas including Eildon, Toolangi, Marysville, Kinglake and Flowerdale, due to the travel involved and the elevated bushfire risk in these areas. Council's Aged and Disability Services will be restricted to essential services on Code Red Days. Council staff will, where possible, contact vulnerable clients informing them of the fire danger and a possible reduction or cessation of services.

Communications

Whilst the above represents Council's intended service levels on Code Red Days, it is possible that service levels could change from those listed above at short notice due to the prevailing conditions, the presence of a fire emergency and/or lack of available staff on the day.

Therefore Council will, wherever possible, issue media releases outlining its services available on Code Red Days. Council's website and facebook page will be updated regularly concerning the availability of Council services prior to and on Code Red Days. Council will also utilise the services of UGFM Local Community Radio to issue bulletins where possible.

6. Related Policies, Strategies and Legislation

- Murrindindi Shire Council and Lake Mountain Alpine Resort Municipal Emergency
- Murrindindi Shire Council and Lake Mountain Alpine Resort Municipal Emergency Management Plan – Section 3.11 – Public Information and Warning.
- Code Red and Fire Danger Policy – Employees (15/30871)
- Community Services Aged & Disability Services Policy No. 48 (Extreme Heat) (15/44909)
- Emergency and Defence Services Leave Policy (16/62960)
- Health and Wellbeing Policy (16/55689)
- Enterprise Risk Management Policy (17/62317)
- Occupational Health and Safety Policy (15/2907)
- Ultraviolet Radiation (UV) and Working in Seasonal Heat Policy (14/44699)

7. Council Plan

The Policy relates to the Council Plan 2017-2021 Strategic Objective to work in collaboration with our communities to deliver the best possible outcomes in all that we do.

8. Management and Review

Implementation of this Policy is the responsibility of Departmental Managers until such time as the Chief Executive Officer or EMCG enacts the Municipal Emergency Management Plan (MEMP) and overrides this Policy during declared emergencies.

Service Provision on Code Red Days

The Policy will be reviewed by the General Manager Corporate and Community Services in November 2020.

9. Consultation

There has been no community consultation undertaken in development of this Policy.

10. Human Rights Charter

This Policy has been developed with consideration of the requirements under the Charter of Human Rights and Responsibilities.