



Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	25 Murchison Street MARYSVILLE, (Lot: 1 PS: 826098)
<i>The application is for a permit to:</i>	Use and development of land for a place of assembly (community events), buildings and works associated with retail premises, reduction in car parking requirements
<i>The applicant for the permit is:</i>	Foundation Murrindindi
<i>The application reference number is:</i>	2023/188
<i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i>	www.murrindindi.vic.gov.au/PlanningComment

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 sent to the responsible authority in writing, with the full name and postal address of the objector and 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.

<i>The responsible authority will not decide on the application before:</i>	26 February 2024
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If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or planning@murrindindi.vic.gov.au.



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only

VicSmart?

☐ YES

☐ NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Clear Form

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 concerns, 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.

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which
VicSmart class or classes:

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

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

☐ No ☒ Yes

If 'Yes', with whom?: Nicole Lacey

Date: 13/8/2023

day / month / year

The Land

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

Street Address *

Unit No.:

St. No.: 25

St. Name: Murchison St

Suburb/Locality: Marysville

Postcode: 3779

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 ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 826098Y


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.


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

Please see attached word document for detailed description of the development.

☒ 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.

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

Cost \$180,000

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

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

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.

Vacant Land

☒ 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:	First Name: Robyn	Surname: Hill
Organisation (if applicable): Foundation Murrindindi		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
<div></div>		
Contact information for applicant OR contact person below		
<div></div>		
Contact person's details*		
Name: <small>Same as applicant</small> <input type="checkbox"/>		
Title:	First Name: Sasha	Surname: Barrow
Organisation (if applicable): Foundation Murrindindi		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
<div></div>		
Name: <small>Same as applicant</small> <input type="checkbox"/>		
Title:	First Name: Michael	Surname: Chesworth
Organisation (if applicable): Murrindindi Shire Council		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
<div></div>		

Information requirements


Is the required information provided?

☒ Yes ☐ No

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.


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.

Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input checked="" type="checkbox"/>	Paid or included the application fee?	
<input checked="" type="checkbox"/>	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

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

Assistance can also be obtained from Council's planning department.

Lodgement

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

Murrindindi Shire Council
PO Box 138
Alexandra VIC 3714
Shire Offices
Perkins Street
Alexandra VIC 3714

Contact information:
Phone: (03) 5772 0317
Fax: (03) 5772 2291
Email: planning@murrindindi.vic.gov.au

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

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Page 1 of 1

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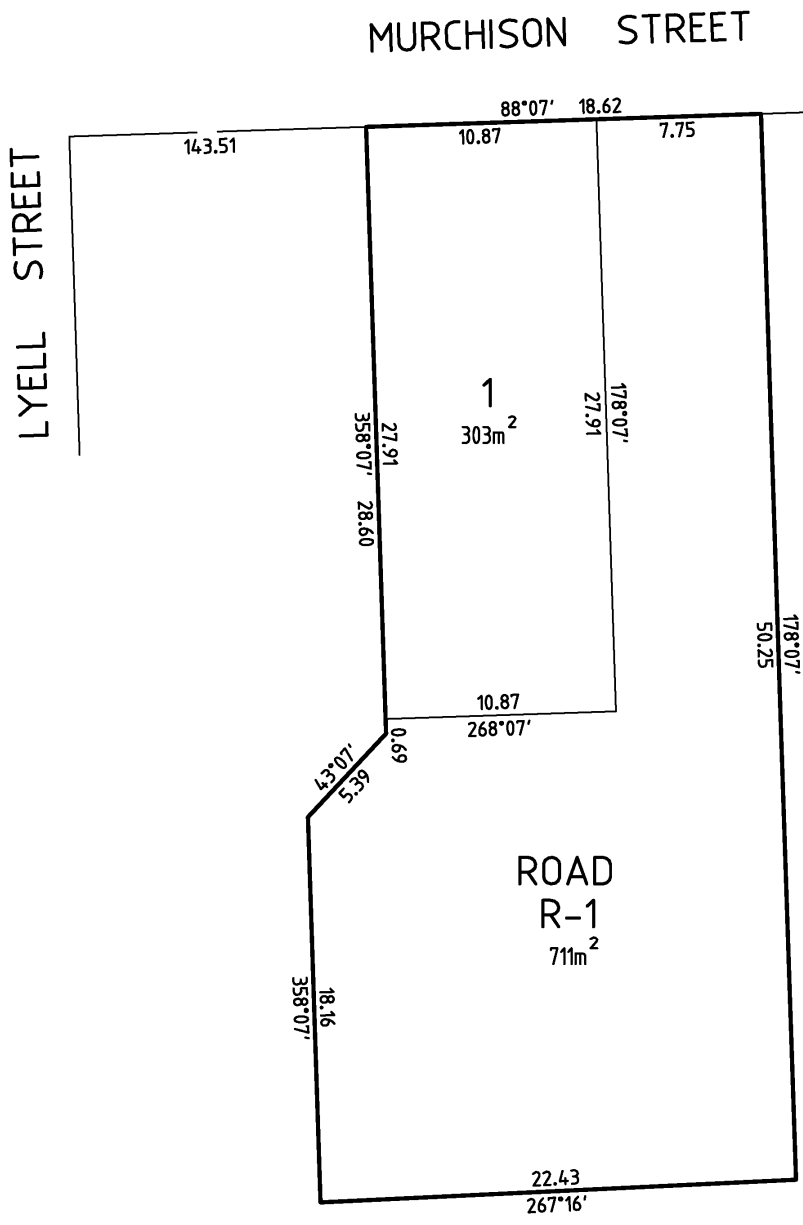
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PLAN UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988		EDITION 1		PS 626098 1													
LOCATION OF LAND PARISH : STEAVENSON TOWNSHIP : MARYSVILLE SECTION : C CROWN ALLOTMENTS : 7 (Part) & 8 (Part) CROWN PORTION : _____ TITLE REFERENCE : C/T. Vol.10300 Fol.995 LAST PLAN REFERENCE : Lot 2 on PS 401065 L POSTAL ADDRESS : No.25 Murchison Street, (At time of subdivision) Marysville. 3779. MGA94 Co-ordinates : (of approx. centre of land in plan) E 389 190 ZONE : 55 N 5847 720		Council Name: Murrindindi Shire Council Council Reference Number: 3/2019/6 Planning Permit Reference: Planning permit not required SPEAR Reference Number: S138143B This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. This plan is exempt from Part 3 of the Subdivision Act 1988. Certification This plan is certified under section 6 of the Subdivision Act 1988 Digitally signed by: Melissa Crane for Murrindindi Shire Council on 29/03/2019															
VESTING OF ROADS AND/OR RESERVES		NOTATIONS															
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R-1</td><td>MURRINDINDI SHIRE COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R-1	MURRINDINDI SHIRE COUNCIL												
IDENTIFIER	COUNCIL/BODY/PERSON																
ROAD R-1	MURRINDINDI SHIRE COUNCIL																
NOTATIONS																	
DEPTH LIMITATION : Does not apply.																	
Survey: This plan is based on survey. This survey has been connected to Permanent Marks No.'s 25 & 34 in Proclaimed Survey Area No. 37. STAGING: This is not a staged subdivision																	
EASEMENT INFORMATION																	
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)																	
<table><tr><td>Easement Reference</td><td>Purpose</td><td>Width (metres)</td><td>Origin</td><td colspan="2">Land Benefited/In Favour Of</td></tr><tr><td></td><td></td><td></td><td></td><td colspan="2"></td></tr></table>						Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of							
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of													
RODNEY AUJARD & ASSOCIATES <i>Licensed Land Surveyors</i> Level 1, 325 Camberwell Road, CAMBERWELL. 3124. Ph. 9813 2222 Fax. 9813 2244 81 Grant Street, ALEXANDRA. 3714. Ph. 5772 1530 aujard@bigpond.net.au		Surveyors Ref. 19031 Digitally signed by: Geoff Peter Sutherland, Licensed Surveyor, Surveyor's Plan Version (1), 20/03/2019, SPEAR Ref: S138143B		Original Sheet Size : A3	SHEET 1 OF 2												
				PLAN REGISTERED TIME: 11.51 AM DATE: 30/05/2019 RHills Assistant Registrar of Titles													

PS 620096 Y





M.G.A. 2020
Zone 55

RODNEY AUJARD & ASSOCIATES <i>Licensed Land Surveyors</i> Level 1, 325 Camberwell Road, CAMBERWELL. 3124. Ph. 9813 2222 Fax. 9813 2244 81 Grant Street, ALEXANDRA. 3714. Ph. 5772 1530 aujard@bigpond.net.au	Scale 1:250	2.5 0 2.5 5 7.5 10 12.5 Scale of metres	Original Sheet Size : A3	SHEET 2
	Digitally signed by: Geoff Peter Sutherland, Licensed Surveyor, Surveyor's Plan Version (1), 20/03/2019, SPEAR Ref: S138143B		Digitally signed by: Murrindindi Shire Council, 29/03/2019, SPEAR Ref: S138143B	

Public Car parking

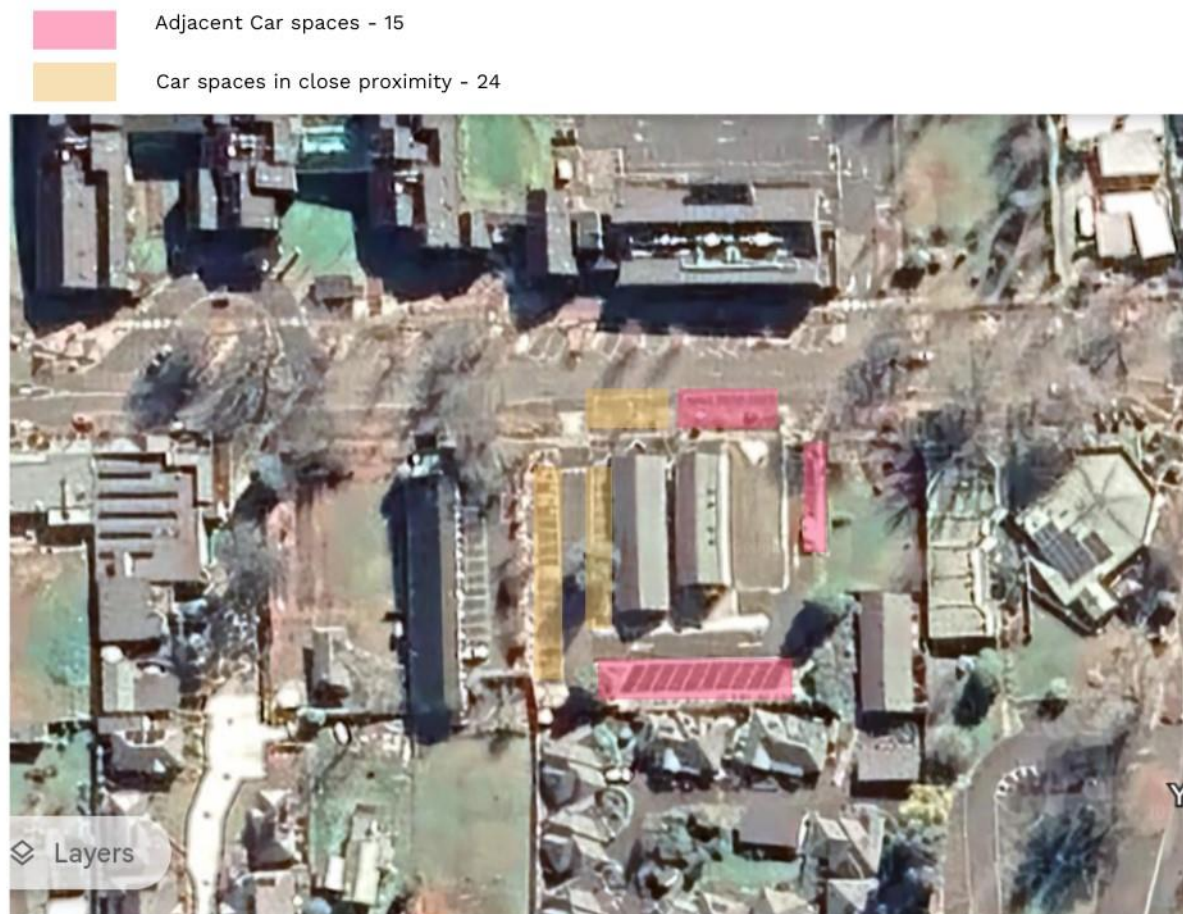
The development at 25 Murchison St, will activate a vacant block in the township and create an alternative gathering space to show case local products. We envisage that it will add to the existing attractions and offerings in Marysville, and is not a destination itself. Given the nature of the tourism in the town, visitors generally park in any public parking areas within the township and then peruse the town on foot, exploring the local attractions. We anticipate that many patrons will pop in to the development during their visit on foot, rather than explicitly drive to development. Visitor/patrons may also choose to leave their vehicles at home or at nearby accommodation (eg caravan park, motel, B&B, Peppers) and walk or ride a bike into town.

There is public parking along the length of Murchison St, where patrons can park, and also public parking off Murchison St in various locations that service Murchison St precinct (see map below).

-  Location of public car spaces on Murchison St
-  Location of public car spaces near Murchison St



The development at 25 Murchison St has direct access parking on 3 adjacent sides, The map below highlights the public car parking spaces in the direct vicinity of the development at 25 Murchison St. We estimate there is parking for up to 39 vehicles.



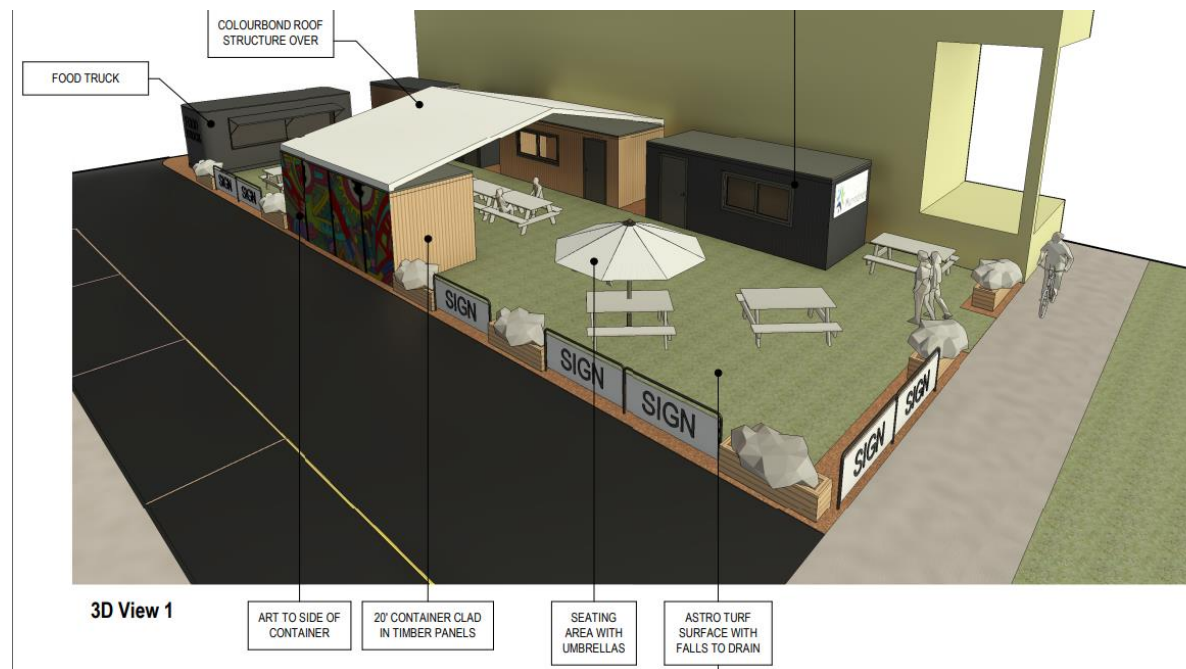
Number of Patrons

- On a normal trading day, the number of patrons on site we would be expected to be 20 or less at any given time. With several retail options and one food offering, it is anticipated that most patrons will peruse the offerings then continue on foot to other destinations in town. A portion of these might stay to eat, then continue on. There is limited outdoor seating available, so seasonally (eg Winter), it is unlikely that people will extend their stay at the venue.
- On a special event day this number may increase to 50 – 80 people, with a maximum of 100. Given the nature of the development and the size of the block, the carrying capacity of the venue will be naturally limited to the comfortable number of people that can be on site at any one time.
- Special Events. The development at 25 Murchison St is a multi-use space, with the view to be able to host special community and family friendly events. These might include movie nights on an outdoor screen and live music etc. These events might be fundraising events for community organisations and therefore be ticketed events with limited numbers. The space could also be hired by community groups as an alternative venue in Marysville to host their own gatherings eg movie night hosted by Marysville Cultural Film Society, live music hosted by Triangle Arts Group. These types of events would be seasonal, ad hoc and ancillary to the main purpose of the space which is to provide incubator retail space to startup business within the Marysville and Triangle area. Any event would finish by 10pm at night. As it is a mostly an outdoor venue, events are likely to be undertaken in favourable seasonal conditions eg Spring, Summer, Autumn and daylight savings.

Signage

- In our concept plans signage is located on each panel of the café style barrier fencing.
- Signage is also located on the food truck.
- A mural incorporating the name of the space will be artistically and professionally designed and executed on the length of one of the shipping containers. The design in the concept plan is an indicative design only and does not necessary represent the final artwork.
- Further signage will be located on one side of an additional shipping container
- No signage will be illuminated.

Refer to attached concept site map for location and approximate size of all signage.



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

Foundation Murrindindi has entered into a commercial lease with Murrindindi Shire Council to lease a vacant block at 25 Murchison St, Marysville. The lease is on a 3yrs plus 3 yrs commercial lease. Foundation Murrindindi is a community foundation with a vision to foster vibrant, thriving, connected communities across the Shire of Murrindindi.

We are a philanthropic organisation and a registered charity. In order to fund our operations and fulfil our vision, we are seeking to start a social enterprise to generate revenue whilst supporting local social and economic impact.

As per the attached concept plans, the Foundation will develop the site at 25 Murchison St to be a multi-purpose precinct. This would encompass a food van, shipping containers for small retail space and open space for gathering and event. The precinct would be aesthetically engaging and fitting with the local area.

The purpose of this development is to activate a current vacant space in the main street in Marysville, and will provide an incubator opportunity for small and startup local businesses. The development will be managed and maintained by Foundation Murrindindi.

Facilities

Toilet:

- An all-abilities toilet will be installed for staff use only. Public toilets are located within the main street at the rear of MiRA.

Food Van:

- A food van/truck will be located on site. This will be registered and compliant with the necessary regulations for mobile food premises.

Shipping containers:

- Shipping containers will be modified to be fit for purpose as small retail spaces. Including heating/cooling, lighting, windows and accessible doors. Containers will be purchased and modified off site and delivered and be compliant with the necessary regulations.
- It is anticipated that the retail spaces will sell a variety of products and consumables (non-food related).
- All retail shipping containers will be 20ft containers. A smaller 10ft shipping container will be located on site to be used as storage only for additional items such as outdoor furniture, umbrellas etc.
- A hard top shelter will be constructed between 2 shipping containers. This will be purchased off the shelf similar to this product <https://www.allshelter.com.au/product/hard-top-container-shelters/>. The addition of the roof will provide some weather protection for patrons and make the space more flexible and user friendly.

Boundary Barriers:

- The land is bounded by car park and vehicle driveway on 2 sides and has main street frontage with a pedestrian footpath. To ensure safety of patrons, café style fencing panels and planter boxes will be located on these 3 sides of the land to provide a physical barrier to mitigate any flow into traffic and pedestrians.

Parking:

- We are seeking a waiver for car parking requirements for this development.
- The concept design does not have designated onsite parking.
- There is a designated carpark directed behind 25 Murchison St, parking available on Murchison St and car parking is available directly opposite the site behind Peppers Conference Centre. We believe there is ample parking in the vicinity to service users of the site.

Signage:

- Main Signage for the development will be located on the rear of a 20ft shipping container along the Eastern boundary that borders with the adjacent parking area, and the front on a 20ft shipping container located on the Western boundary facing Murchison St (please see attached concept plan drawings).
- There is also potential to have additional signage on the café style fencing panels along the boundary.

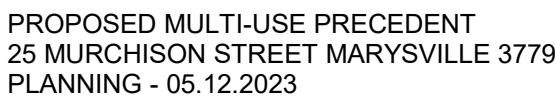
Frequency of Use

Opening Hours:

- Mainly open on weekends, and selected days during the week, this could increase to 7 days a week in school holiday and peak tourist times as required.
- Retail spaces and food vans will be sub leased to local entrepreneurs; therefore, it will be up to the discretion of each tenant to determine their hours of operations to best suit their business.
- Anticipate opening hours would be 10am -5pm, with seasonal variations to take into account day light saving and peak tourist times.
- Evening trading potential for key events, long weekends, day light savings etc.
- The development could potentially be used to host additional community events such as movie nights, community market and live music.
- We estimate that at full capacity there could be up to 8 staff on site – as there are multiple businesses operating within the development each with their own staff.
- The maximum number of patrons will depend on many factors such as day and time of year. There will be outdoor seating available. Given the type of multi-use space, we anticipate that the majority of patrons will flow through the space. For special events (eg live music), the maximum number of patrons anticipated would be 80 – 100.

As is required as part of this planning application, please find attached the following documentation:

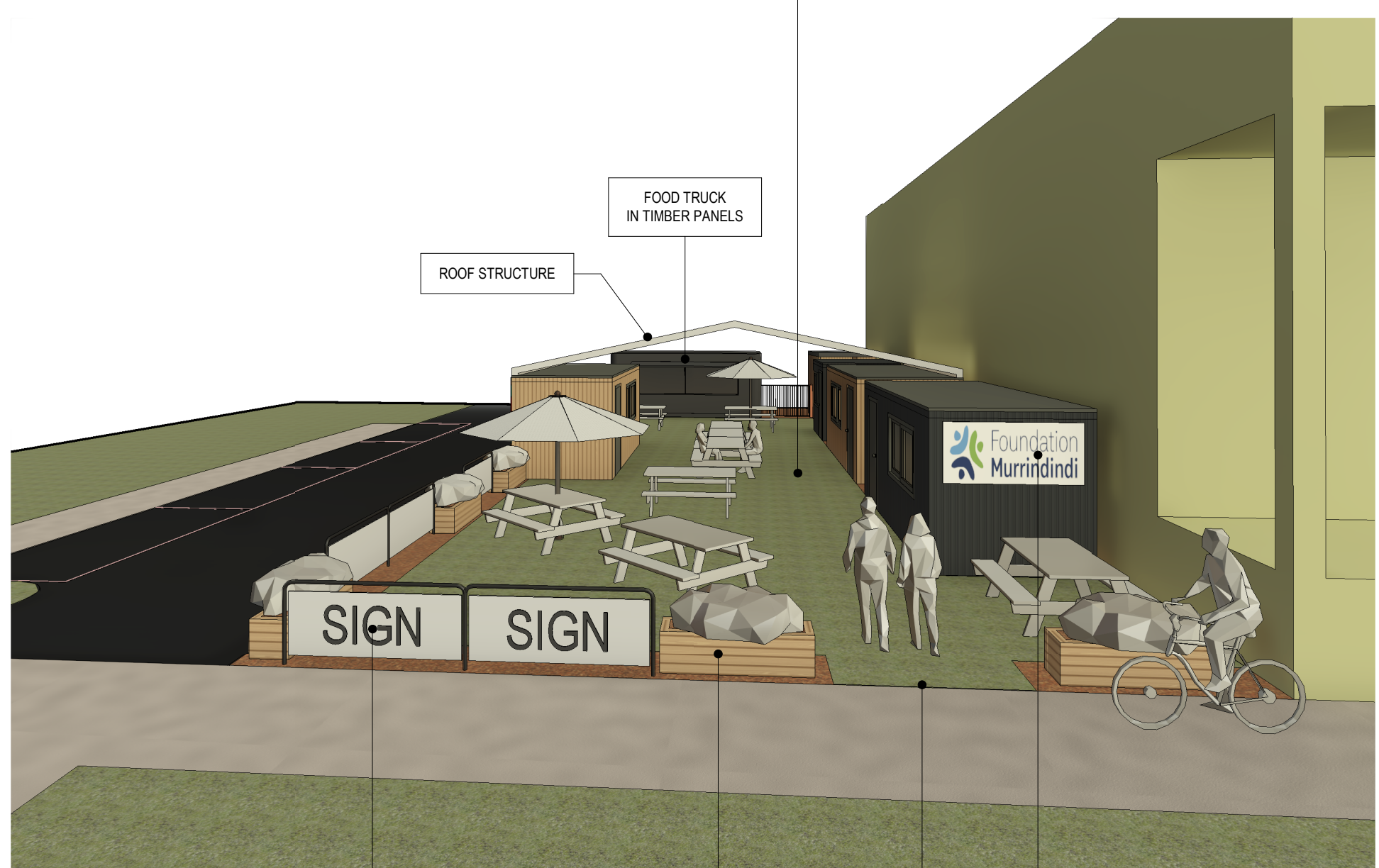
- Bushfire management plan including: bushfire hazard site assessment, bushfire management statement, bushfire management plan.
- Concept drawings of site development showing location of infrastructure and elevation.





3D View 1

- ART TO SIDE OF CONTAINER
- 20' CONTAINER CLAD IN TIMBER PANELS
- SEATING AREA WITH UMBRELLAS
- ASTRO TURF SURFACE WITH FALLS TO DRAIN



3D View 2

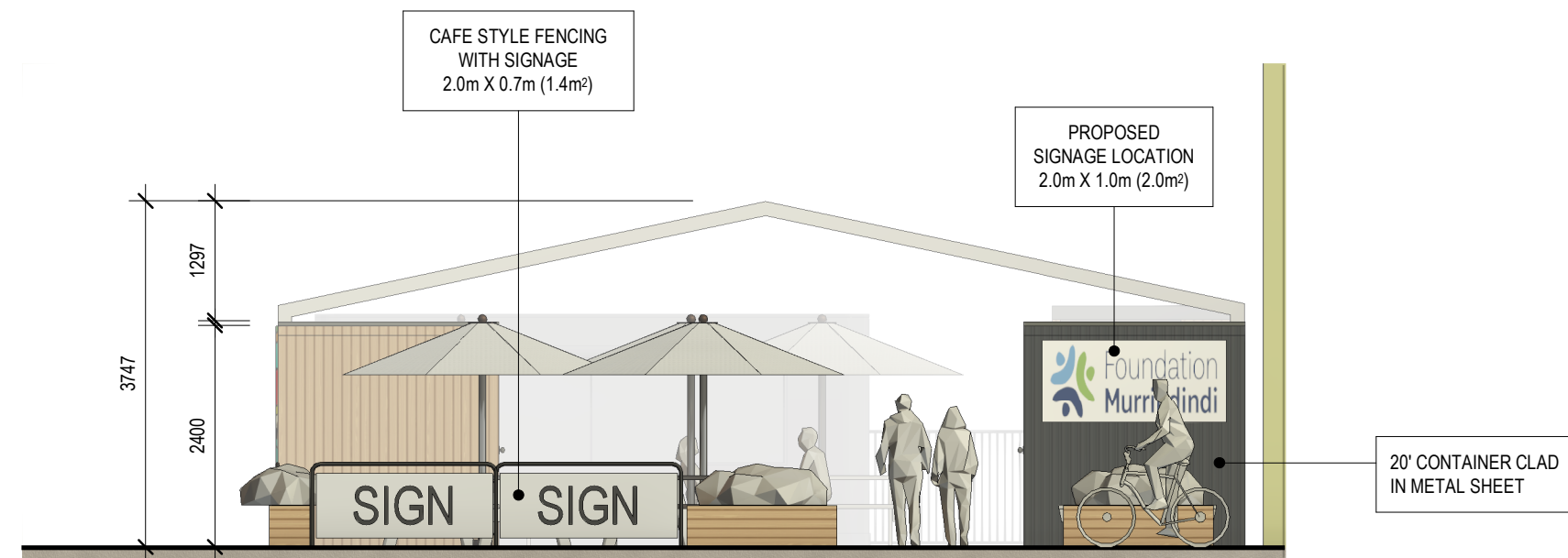
- CAFE STYLE FENCING WITH SIGNAGE
- TIMBER GARDEN BEDS
- ENTRANCE
- SIGNAGE TO FRONT OF CONTAINER



3D View 3



3D View 4



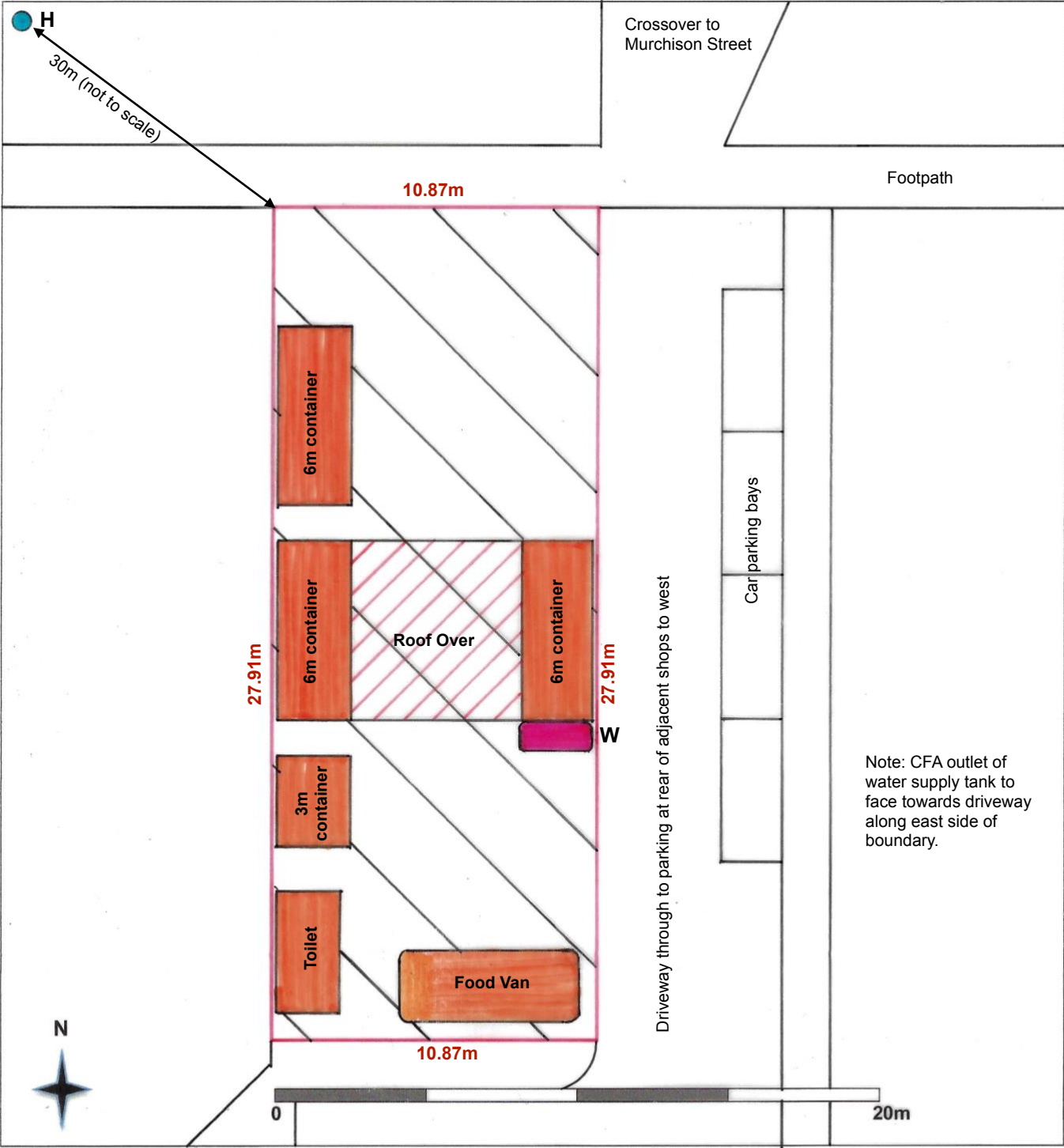
FRONT ELEVATION
1:75



SIDE ELEVATION
1:75

BUSHFIRE MANAGEMENT PLAN
25 MURCHISON STREET, MARYSVILLE

VERSION A
15 November 2023



LEGEND		CONSTRUCTION STANDARD: BAL 29	
	PROPOSED BUILDINGS		DEFENDABLE SPACE
	PROPOSED ROOF/SHELTER		W WATER SUPPLY (nominated location)
	TITLE BOUNDARIES		H HYDRANT / FIREPLUG

SCALE 1:200

BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE (Table 6 Vegetation management requirements)
Defendable space for a distance of 50 metres around the proposed buildings (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

CONSTRUCTION STANDARD
The buildings must be constructed to a minimum Bushfire Attack Level of 29 (BAL 29)

WATER SUPPLY (Table 4 Water supply requirements)
5,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- Is stored in an above ground tank constructed of concrete or metal.
- All fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- The water supply must also-
 - Incorporate a separate ball or gate valve (65millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
 - Be located within 60 metres of the outer edge of the approved building.
 - 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 the relevant fire authority.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

ACCESS (Table 5 Vehicle access design and construction)
No design and construction requirements – The site and water supply outlet are readily accessible from the adjacent driveway along the east boundary of the land.

Prepared by: Dean Putting, Yarra Valley BAL Assessments
PO Box 292, Yarra Glen, 3775
0409 330 458
dean@yvbale.com.au

Planning Permit Application
for
A Place of Assembly
in a
Bushfire Management Overlay
at
25 Murchison Street
Marysville 3779
November 2023

Prepared for:	Foundation Murrindindi
Prepared by:	Dean Putting, Yarra Valley BAL Assessments PO Box 292, Yarra Glen, 3775 0409 330 458 dean@yval.com.au

VERSION	DATE	DETAILS
	26.09.2023	Initial Site Visit / Inspection
A	15.11.2023	Final for client approval

Assessing Fire Safety Officer – Please cc dean@yvbal.com.au in emails relating to this document

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1. INTRODUCTION

Clause 44.06 – Bushfire Management Overlay (BMO) applies to the land on which this proposed development is located.

The purpose of the BMO is:

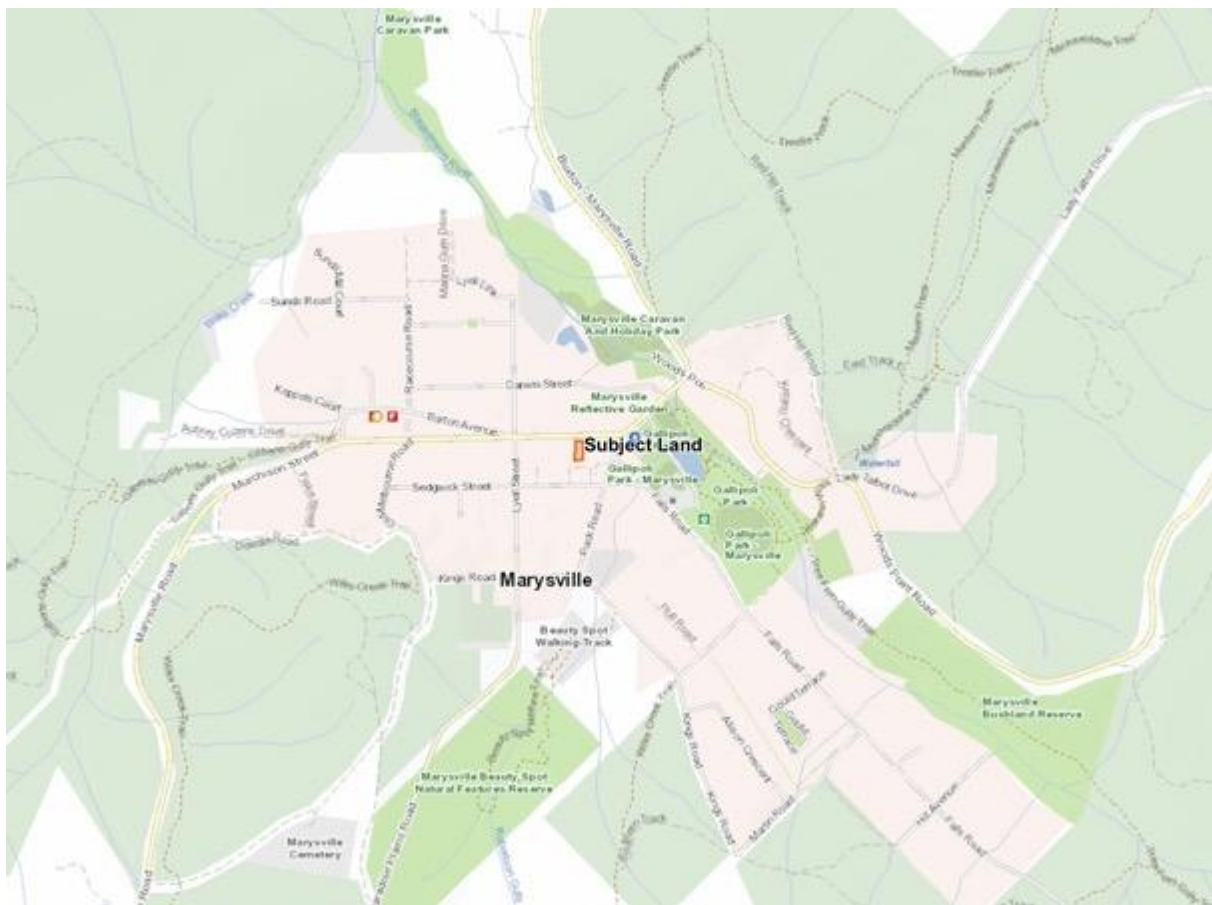
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The proposal is for the development of the land as a multi-use precinct which includes potential occasional use as a Place of Assembly. Therefore it is subject to Clause 44.06-2 Permit Requirements.

Clause 53.02 – Bushfire Planning sets out the planning requirements for applications under Clause 44.06 – Bushfire Management Overlay.

This document has been prepared in accordance with the requirements of Clause 53.02.

Locality Map



2. PROPOSED DEVELOPMENT

The proposal is for the development of a multi-purpose precinct, which includes potential future occasional use as a Place of Assembly, for Foundation Murrindindi at 25 Murchison Street, Marysville.

The land is identified as Lot 1 on PS 826098Y and is within the Murrindindi Shire Council's area of responsibility.

The property is located within a Commercial 1 Zone (C1Z).

Three Planning Overlays apply to the Lot:

- Bushfire Management Overlay (BMO)
- Design & Development Overlay – Schedule 2 (DDO2)
- Vegetation Protection Overlay – Schedule 1 (VPO1)

No encumbrances are noted on the Title. No easements are identified on the Title Plan however the greater part of the land is occupied by a Road Reserve on two sides of the lot.

APPLICATION PATHWAYS

Pathway One - Dwellings In Existing Settlements

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3

Clause 53.02-4 applies to all other applications

Pathway Two - All Other Buildings and Works

Clause 53.02-4 applies to all other buildings and works, including an application that does not meet all the approved measures in Clause 53.02-3

Pathway Three - Subdivisions

Clause 53.02-4.4 contains requirements for subdivisions.

The proposal is for a Place of Assembly therefore the pathway for this application is Pathway Two – All Other Buildings and Works

Pathway One	Pathway Two		Pathway Three
53.02-3	53.02-4		53.02-4.4
Dwellings In Existing Settlements	Dwellings, DPUs, Industry, Office or Retail Premises	Other - Child Care, Education Centre, Hospital, Leisure & Recreation or Place of Assembly	Subdivisions
APPROVED MEASURES			
AM 1.1	AM 2.1	AM 2.1	AM 5.1
AM 1.2	AM 2.2	AM 2.2	AM 5.2
AM 1.3	AM 2.3	AM 2.3	AM 5.3
	AM 3.1	AM 3.2	AM 5.4
	AM 4.1	AM 4.2	
ALTERNATIVE MEASURES			
Not Permitted	AltM 3.3	AltM 3.6	AltM 5.5
	AltM 3.4		
	AltM 3.5		

3. BUSHFIRE HAZARD SITE ASSESSMENT

The Bushfire Hazard Site Assessment describes the bushfire hazard within 150m of the proposed development and provides an analysis of the site.

Site Description

- The subject land is a rectangular shaped parcel located on the southside of Murchison Street. It has a frontage and width of 10.87m and a depth of 27.91m giving an overall size of 303m². The main axis is near to north south, the aspect is northeast and the land falls from the rear towards Murchison Street.
- The site is vacant and undeveloped. A large portion of the site has a gravel surface suggesting that it has been utilized for informal carparking at times. A strip of grass grows across the west side of the lot.
- The site surrounded on the east and south with a road reserve developed with sealed roading with curb and channel. This includes parking bays and access around the rear of the buildings adjacent to west. Garden beds have been established along south boundary between the parking bays and adjacent boundary fence.
- Murchison Street is the main road through the centre of Marysville and mostly zoned for commercial use. Various types of retail, restaurant and accommodation development extend from Lyell Street in the west through to Pack Road on the south side and Darwin Street on the northside. Adjacent land to south has been developed for residential use with single dwellings and multi residential development along the north side of Sedgwick Street. Not all lots have been redeveloped following loss of dwellings here in Feb 2009. A large parcel of vacant land extends along the southside of Sedgwick Street.
- Vegetation through the site assessment area consists of maintained land and gardens around dwellings, grass maintained in a short cropped condition in reserves and other open spaces. Street trees are deciduous exotics and remnant eucalypts are few in number and well separated. All of this vegetation has been classified as Low Threat.
- Marysville is reticulated with town water and hydrants have been fitted to the water main at intervals along the roadsides. The nearest is located on the opposite side of Murchison Street, 30m northwest of the subject land. This is well within 120m of the rear of the site.
- Murchison Street is the main road through Marysville, becoming Marysville Road to southwest and leading to Narbethong, and Buxton-Marysville Road to east leading north to Buxton.
- A Neighbourhood Safer Place has been established at Marysville Community Centre in Gallipoli Park, Falls Road. This facility is a Place of Last Resort and should only be used as such when other plans fail or become unviable. *Avoiding travel to the area or leaving the district early on days of elevated fire danger is always the safest option*

Street view of site from northeast corner



View across Murchison Street to north



View along Murchison Street to east



View to east from the site



View to south



Road and car parking around rear of adjacent buildings



View west along Murchison Street



Hazard Assessment

The assessment is prepared using the process set out in Planning Permit Applications BMO Technical Guide, which integrates relevant parts of AS 3959:2018 *Construction of buildings in bushfire prone areas*.

a. Vegetation Classification

AS 3959:2018 2.2.3 Vegetation and CFA Vegetation Classes: Victorian Bushfire Management Overlay (Feb 2014) were used to determine the vegetation type

	N	E	S	W
Vegetation Type	Low threat	Low threat	Low threat	Low threat

b. Exclusions – Low threat vegetation and non-vegetated areas

AS 3959:2018 2.2.3.2 Exclusions apart from (a)

	N	E	S	W
Exclusions	(e) (f)	(e) (f)	(e) (f)	(e) (f)

c. Distance to classifiable vegetation

AS 3959:2018 2.2.4 Distance of the site from classifiable vegetation

	N	E	S	W
Distance of building from vegetation	n/a	n/a	n/a	n/a

d. Effective Slope

AS 3959:2018 2.2.5 Effective slope of land under the classified vegetation

	N	E	S	W
Effective Slope	n/a	n/a	n/a	n/a

4. DEFENDABLE SPACE & CONSTRUCTION REQUIREMENTS

The process for determining the achievable defendable space and associated BAL rating for the building construction requirements is informed by the Bushfire Hazard Site Assessment in the previous section.

Vegetation type, exclusions, distances of the building to the classified vegetation and effective slopes are all facts that contribute to the existing bushfire hazard and potential defendable space achievable on the site.

Given the pathway ascertained in Section 2. Proposed Development, **Table 2 Defendable space and construction** of Clause 53.02-5 will be used to determine the requirements

Construction requirements and defendable space distances achievable within the title boundaries based on the Bushfire Hazard Site Assessment

	N	E	S	W
Vegetation Classification	Low threat			
BAL Rating	BAL 29* (see below)			
Defendable Space	50m or PB	50m or PB	50m or PB	50m or PB

50m or PB = Defendable space to be provided to distance specified or to the property boundary, whichever is the lesser distance.

***The site is located in an area of maintained Low Threat vegetation however, in consideration of the bushfire risk in the broader landscape, application of BAL 29 construction standard is being applied the buildings on site to provide a greater level of bushfire resilience, and general durability of the construction.**

5. BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The Bushfire Hazard Landscape Assessment describes the bushfire hazard of the general locality more than 150m from the site

Regional Bushfire Planning Assessment

This area is noted in the RBPA Hume Region – Murrindindi Shire section.

Area Code: 55-001

Location: Marysville

Description: The township of Marysville is located in the bushfire hazard area associated with the surrounding Toolangi Black Range State Forest. Existing vegetation includes areas of high and very high conservation significance

Bushfire Hazard

a. Fuel (vegetation)

- Forest fuels constitute the greatest hazard on a landscape scale
- Messmate stringybarks are common to EVCs in the vicinity. Long unburnt mature messmates develop an extreme bark hazard capable of generating prolific firebrands and embers responsible for short and medium distance spot fire ignitions downwind of main fire front.
- Ribbon barked eucalypts are common in Damp and Riparian forest types. Long distance spotting is associated with firebrands from these species when combined with strong convective fire development.
- High wind reduction at surface within tall forests

b. Weather

- Subject to weather patterns typical of southern Victoria
- Wind patterns from N-NW associated with elevated fire danger – hot dry continental winds with increasing velocity over a number of days culminating in a W-SW change ahead of a cold front. Gusty conditions ahead of, during and after passage of front followed by cooler moist southwest maritime airstream.

c. Topography

- Stevenson River valley drains north
- High relief terrain.
- Topographic influences include; increased uphill rates of spread, top of slope acceleration, lee slope turbulence, channeling of winds along valleys, anabatic and katabatic winds.

Potential Fire Runs

N-NW:

- Potential fire run from north in grassland and forest along Steavensons River valley into the northern residential interface of Marysville. Possible wind channeling increasing wind speeds and fire spread. Downwind spotting into and through the residential development of Marysville.
- Potential fire run from the northwest through forest vegetation along valleys and over ridges. Ember and firebrand lofting at ridge tops aiding downwind fire spread. Extensive spotting across residential development in township expected.

W-SW:

- Post wind change fire run potential dependent on extent and location of pre change fire perimeter, especially the eastern flank. Potential ignitions under winds from these directions on the wind change can also result in rapid fire development and spread.
- Potential fire run from west through forest vegetation over crests and valleys. Downwind spotting aiding fire spread with firebrands lofted from Mt Gordon expected to result in multiple ignitions through residential development.
- Potential fire run from southwest through forest vegetation into southwest interface of Marysville. Extensive ember showers and spot ignitions through township expected.

Fire History & Prevention Works

The information supplied here is based on publicly available records, which primarily relate to larger fires in the landscape and planned burns on public land. Whilst this does not reflect the frequency of ignitions that are controlled by first attack crews, before developing to a significant size, it does include the more notable fires in the district within the past 30 years and also reflects the level of preventative burning on public land undertaken by FFMV and their predecessors.

The February 2009 bushfires will long be remembered in Marysville. Whilst there has been smaller bushfire in the district identified in bushfire mapping, the 2009 footprint casts a large shadow across the district.

Planned burning to varying extent has been undertaken in some parts of the district. A series of burns to the northwest in 2017 would help to moderate fire spread for a few years but is likely to be rapidly losing any effectiveness as years go by. Ongoing treatment of forest parcels around Marysville will be required to assist protection of the isolated community.

Broader Landscape Type

The subject site is located in a Broader Landscape Type Four. The characteristics include:

- The broader landscape presents an extreme risk.
- Fires have hours or days to grow and develop before impacting.
- Evacuation options are limited or not available

6. BUSHFIRE MANAGEMENT STATEMENT

53.02-4 Bushfire Protection Objectives

53.02-4.1 Landscape, Siting and Design Objectives

Development is appropriate having regard to the nature of bushfire risk arising from the surrounding landscape.

Development is sited to minimize the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimizes the vulnerability to bushfire attack.

APPROVED MEASURES

AM 2.1: Broader Landscape

Requirement

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

Response

The land is located in a part of Marysville where it is surrounded by vegetation that presents a low bushfire threat. The main threat to the development from the broader landscape is ember attack and potential spot ignitions from firebrands generated within the forest fuels around the Township. Smoke in varying concentrations is also expected through Marysville. Fire development and spread will be moderated in the maintained vegetation of the residential and commercial areas. Some localized elevated intensities may occur in patches of remnant or less managed vegetation, but these are unlikely to impact the subject land. Application of BAL 29 construction to the proposed buildings will provide them with a greater level of protection than what they would likely be exposed under the design conditions of AS 3959:2018. Properly maintained defendable space on the land will ensure that fire intensities remain low and increase the likelihood of the buildings surviving the passage of fire without intervention. *None of the proposed buildings are intended to be used as a place of shelter from bushfire.*

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 building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response

- The site is located in the centre of Marysville with good separation from bushfire fuels in all directions.

- The site is in close proximity to Murchison Street and the adjacent roadway to east and south.
- The site is readily accessible for emergency vehicles.

AM 2.3: Building Design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response

The proposed buildings on the site will include some multiple use retail outlets, a food outlet and a single toilet. The buildings will be mostly converted shipping containers, one at 3m long and four at 6m long. Two of these are located opposite each other against the site boundaries with a roof structure spanning over the top. All of these buildings are simple structures with rectangular footprints however reentrant corners will be created on those against the wall of the adjacent building on the west boundary. Routine maintenance to remove accumulating debris should be undertaken on a regular basis to limit fire development potential from ember ignitions. Application of BAL 29 construction standard should provide an enhanced level of bushfire resilience to the buildings. Whilst these buildings will be robust, durable and resilient, they are for retail use and not intended to be places of shelter from bushfire.

53.02-4.2

Defendable Space and Construction Objective

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

APPROVED MEASURES

AM 3.2: Defendable Space for Other Buildings and Works

Requirement

A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL 12.5

Response

- The proposal does not include a building to be used as the place of assembly but a site with potential for that use with a number of buildings that support its use as such.
- Table 3 does not include defendable space for low threat vegetation. The whole of the site will be maintained in a condition consistent with defendable space vegetation management requirements of Table 6 however the size of the site, 303m² limits depth of defendable space within the title boundaries.
- The proposed buildings will be constructed to BAL 29 standard for an enhanced level of bushfire resilience and durability.



53.02-4.3

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 MEASURES

AM 4.2: Water Supply and Access – Other Development

Requirement

A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:

- A static water supply for firefighting and property protection purposes of 10,000 litres per 1,500 m² of floor space up to 40,000 litres.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.

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

Response

Water Supply & Access

- Buildings on the site have a total floor area of 107.3m² on a site with a total area of 303m². The use of the site as a place of assembly is primarily external, not within a building as would more often be the case. The primary use of the site will be retail and given the size of the land, and the presence of a hydrant within 120m of the rear of buildings, a 2500 litre static water supply requirement would be applicable. The occasional use of the site as a place of assembly has an associated static water supply requirement of 10,000 litres per 1500m² of floor space. Given these characteristics, **It is proposed to provide a reduced water supply capacity on site of 5000 litres which includes a CFA outlet.** This is anticipated to provide an appropriate volume of water storage for fire within any of the structures on site should the existing water mains be inoperative.

- The site and water supply outlet is readily accessible from the adjacent roadway along the east boundary that provides access to the parking area at rear of the adjacent development to west.

Risk Management

- The occasional use of the site as a Place of Assembly will be for outdoor events. Buildings on the land are not intended to provide shelter or protection from the likely bushfire exposures of smoke, embers and firebrands. It is important that prompt actions be initiated to remove patrons from these exposures should they eventuate. A Bushfire Emergency Management Plan for the site requires the site be closed and events cancelled when the forecast Fire Behaviour Index, FBI, for North Central District is 75 or greater. This is intended to reduce numbers of persons travelling through and to areas of bushfire risk in accordance with guidance provided in AFDRS. The BEMP also identifies actions in response to a number of triggers based on changing bushfire risk and evolving emergencies. Given the mixed use of the site it is difficult to separate the requirements for Place of Assembly with that of retail without creating different expectations and confusing messaging therefore it is considered appropriate that these measures be considered, planned for and applied across the site throughout the Fire Danger Period. Delegation of Deputy Wardens amongst the tenants/leases of the site is recommended.
- The size of the site limits numbers of persons able to comfortably congregate on it and would be unlikely to see numbers greater than around 200 persons.
- Visitors to Marysville for events will more often these days include some persons with limited ability of some form. These are likely to travel with a support relative of carer who would assist them with relocation, vacating the district or seeking shelter from bushfire if required.
- The site will operate as a retail area on a daily basis potentially throughout the year but more likely during holidays and peak tourist times. Opening hours might be extended into the evenings during long weekends and in association with other events being held in Marysville.

7. OTHER PLANNING PROVISIONS

Vegetation Management

Clause 42.02 – Vegetation Protection Overlay-Schedule 1 (VPO1) has been applied to the land. A planning permit is required to remove, destroy or lop native or exotic vegetation. This does not apply to:

- Any environmental weed listed under the document *Advisory list of environmental weed of the ranges bioregions of Victoria*, Department of Sustainability and Environment, 2009 (as amended)
- Any exemption listed in Clauses 42.02-2 and 42.02-3.
- The removal, destruction or lopping of any native or exotic tree below one metre in height.
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service works or facility.

- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment Land, Water and Planning.
- Removal of State Prohibited Weeds, Regionally Prohibited Weeds, Regionally Controlled Weeds and Restricted Weeds as defined in the *Catchment and Land Protection Act 1994*.

The site is vacant with minimal vegetation.

8. CONCLUSIONS

The proposal is for the potential occasional use of the land as a Place of Assembly. It's regular use will be for retail.

It is located in an area of low threat vegetation in a landscape that presents a significant bushfire risk beyond the township.

The proposed buildings will be built to the construction requirements of BAL 29.

Defendable space can be achieved and will be established and managed to minimize the spread and intensity of bushfire

The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.

The proposed development meets Bushfire Protection Objectives of Clause 53.02-4

9. RECOMMENDATIONS

Given that:

- The risk to human life, property and community infrastructure from bushfire is prioritised and will be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of the building, vegetation management, water supply and access will be implemented and maintained within the property.
- The risk to existing residents, property and community infrastructure from bushfire will not be increased.

It is recommended that consideration be given to granting approval to this application

10. REFERENCES

CFA Vegetation Classes: Victorian Bushfire Management Overlay (Feb 2014)

CFA Guideline for remote outlets on water tanks in the Bushfire Management Overlay (Version 2 September 2017)

DTP Planning Permit Applications - Bushfire Management Overlay – Technical Guide (September 2017)

DTP Victorian Planning Provisions

Forest Fire Management Victoria - Joint Fuel Management Program Plan 2023/24 – 2025/26

High Fire Risk Project – Landscape and terrain feature mapping

Standards Australia AS 3959:2018 Construction of buildings in bushfire prone areas

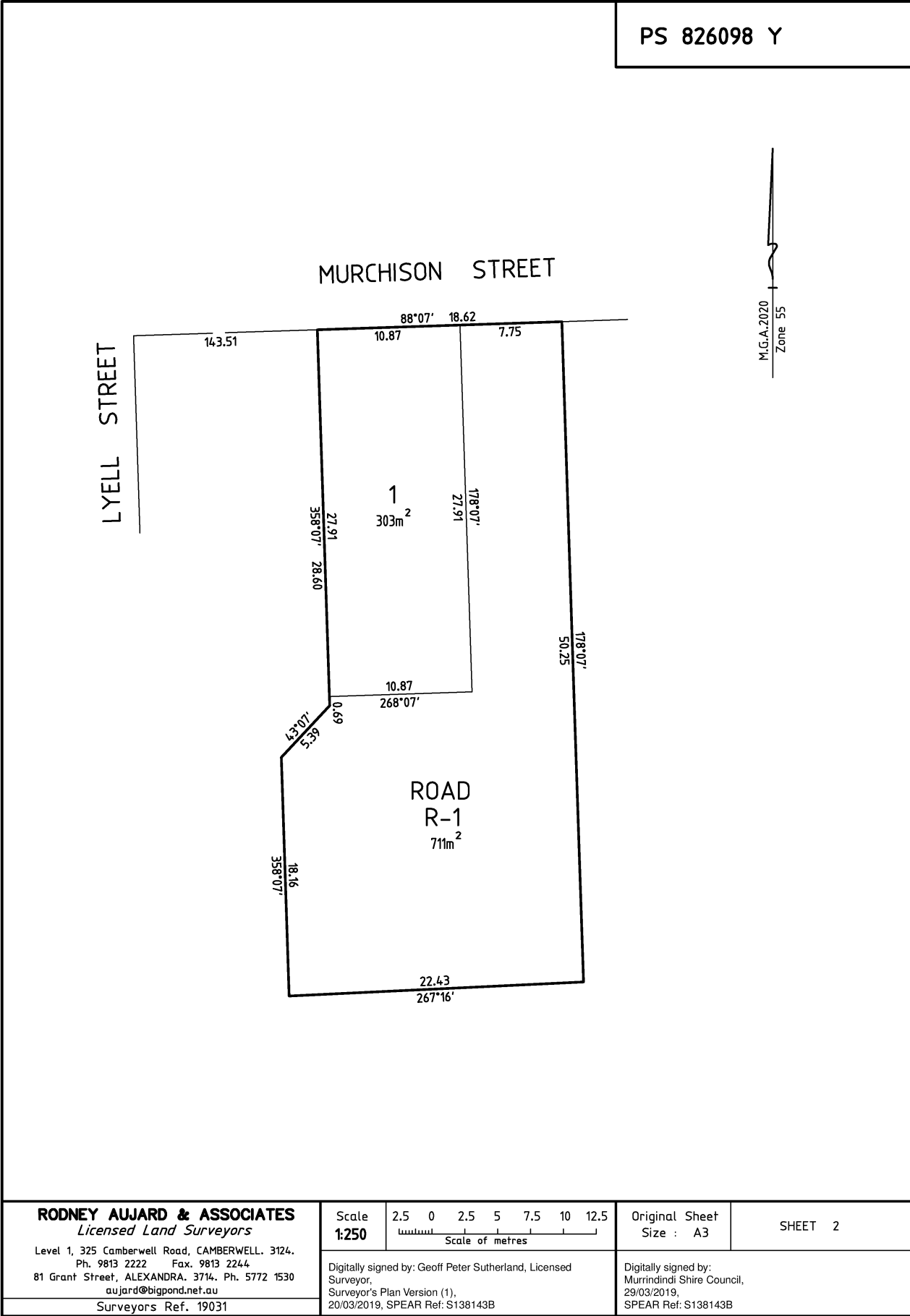
11. APPENDICES

Title Plan
Bushfire Hazard Site Plan
Bushfire Hazard Landscape Plan
2005 EVC's
Land Cover
Fire History
Bushfire Management Plan
Bushfire Emergency Management Plan

TITLE PLAN

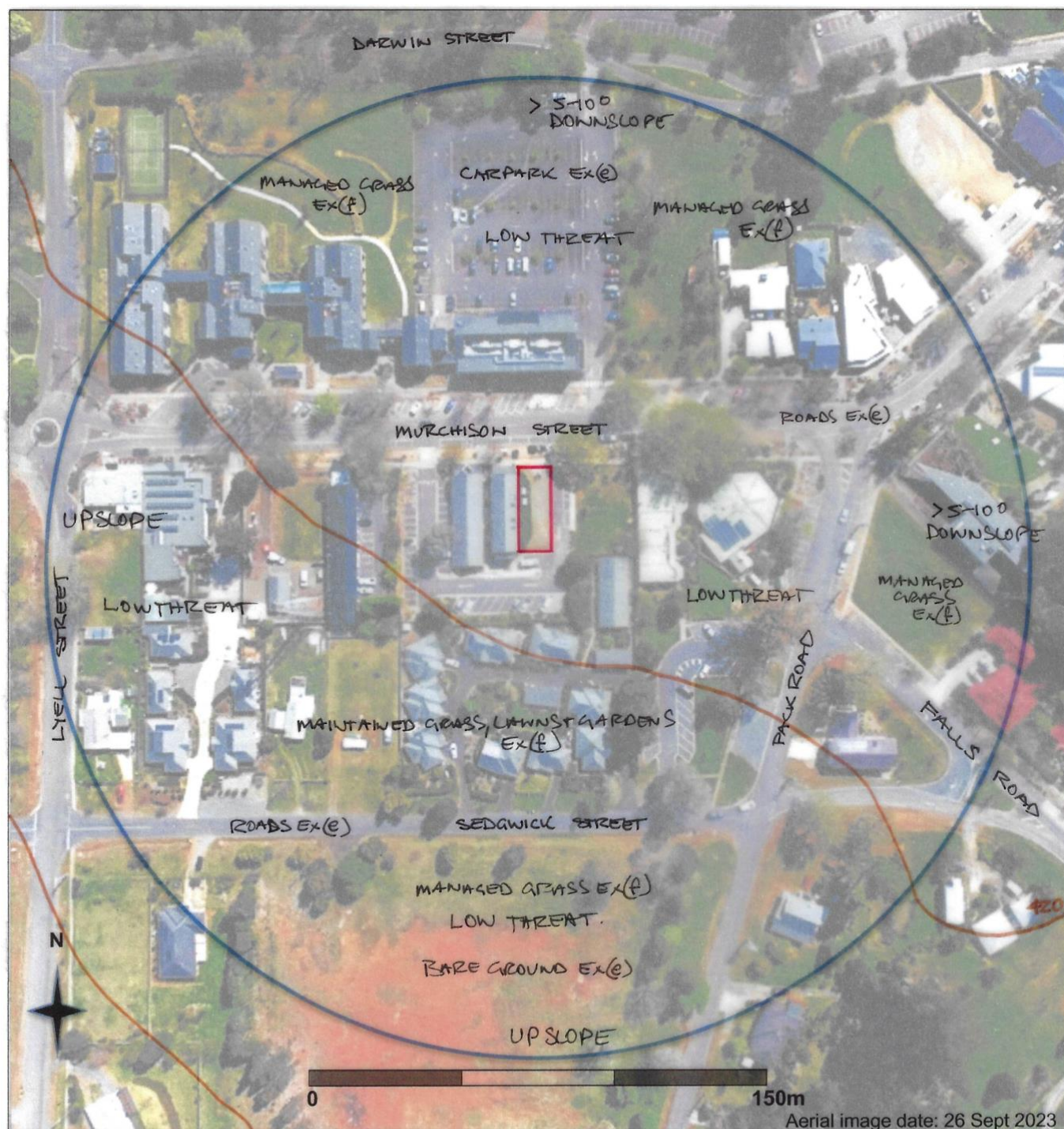
25 MURCHISON STREET, MARYSVILLE

PLAN OF SUBDIVISION		EDITION 1		PS 826098 Y	
PLAN UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988					
LOCATION OF LAND PARISH : STEAVENSON TOWNSHIP : MARYSVILLE SECTION : C CROWN ALLOTMENTS : 7 (Part) & 8 (Part) CROWN PORTION : _____ TITLE REFERENCE : C/T. Vol.10300 Fol.995 LAST PLAN REFERENCE : Lot 2 on PS 401065 L POSTAL ADDRESS : No.25 Murchison Street, (At time of subdivision) Marysville. 3779. MGA94 Co-ordinates : E 389 190 ZONE : 55 (of approx. centre of land in plan) N 5847 720		Council Name: Murrindindi Shire Council Council Reference Number: 3/2019/6 Planning Permit Reference: Planning permit not required SPEAR Reference Number: S138143B This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. This plan is exempt from Part 3 of the Subdivision Act 1988. Certification This plan is certified under section 6 of the Subdivision Act 1988 Digitally signed by: Melissa Crane for Murrindindi Shire Council on 29/03/2019			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R-1		MURRINDINDI SHIRE COUNCIL			
NOTATIONS					
DEPTH LIMITATION : Does not apply.					
Survey: This plan is based on survey. This survey has been connected to Permanent Marks No.'s 25 & 34 in Proclaimed Survey Area No. 37. STAGING: This is not a staged subdivision					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
RODNEY AUJARD & ASSOCIATES <i>Licensed Land Surveyors</i> Level 1, 325 Camberwell Road, CAMBERWELL. 3124. Ph. 9813 2222 Fax. 9813 2244 81 Grant Street, ALEXANDRA. 3714. Ph. 5772 1530 aujard@bigpond.net.au		Surveyors Ref. 19031 Digitally signed by: Geoff Peter Sutherland, Licensed Surveyor, Surveyor's Plan Version (1), 20/03/2019, SPEAR Ref: S138143B		Original Sheet Size : A3	SHEET 1 OF 2
				PLAN REGISTERED TIME: 11.51 AM DATE: 30/05/2019 RHills Assistant Registrar of Titles	



BUSHFIRE HAZARD SITE PLAN

25 MURCHISON STREET, MARYSVILLE



LEGEND



SUBJECT LAND



FOREST VEGETATION



CONTOUR - INTERVAL 20m

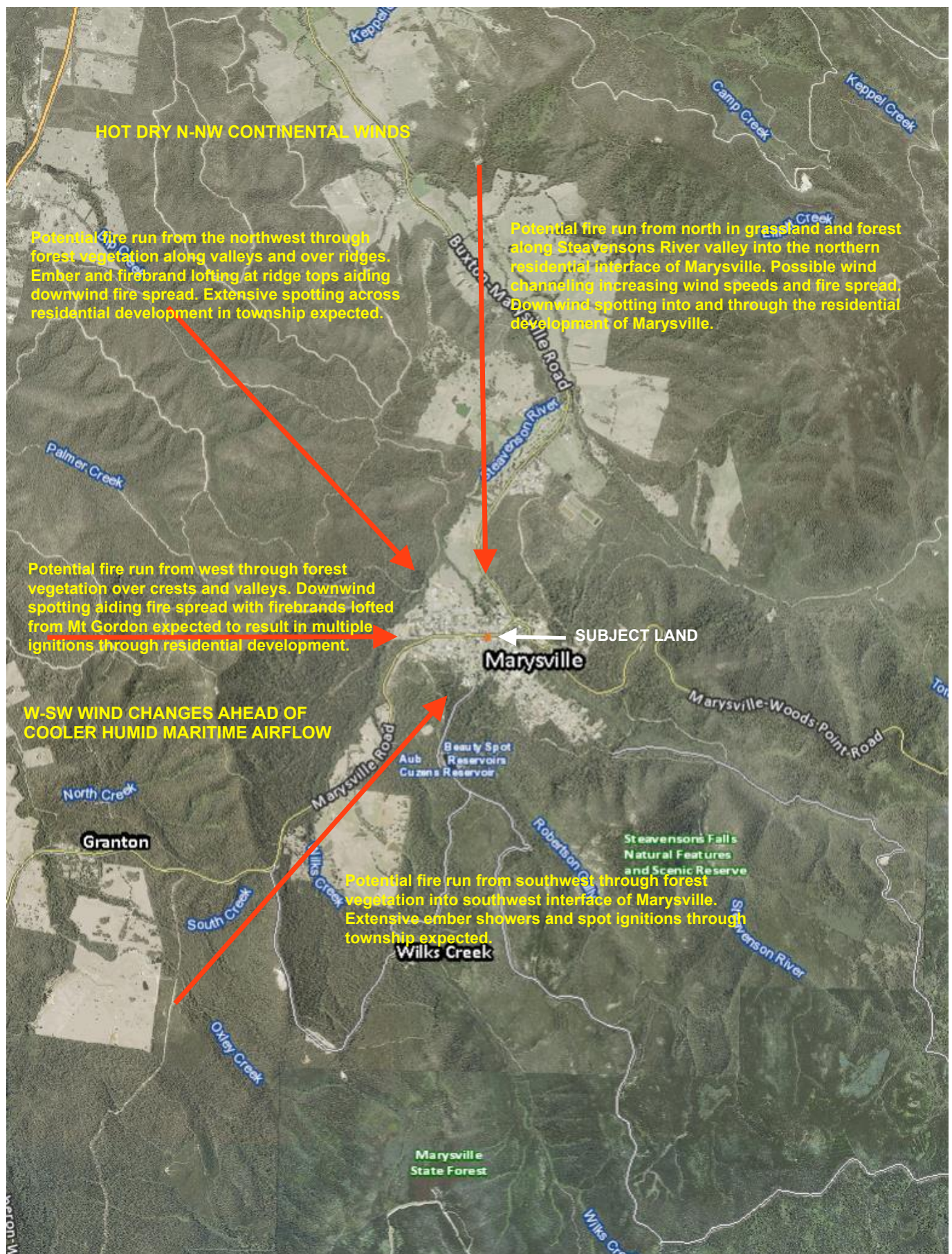


ASSESSMENT AREA - 150m RADIUS

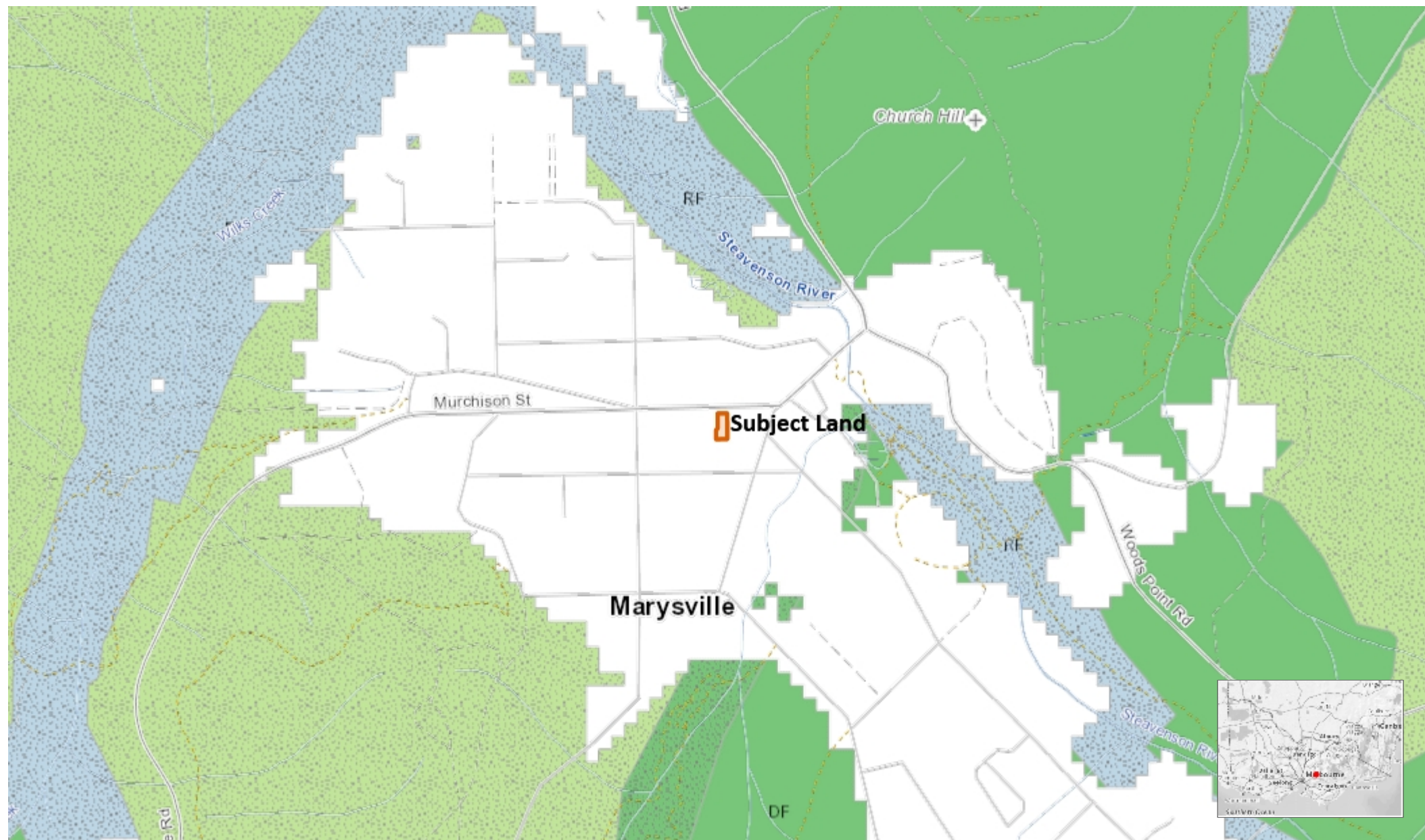
SCALE 1: 2,000

BUSHFIRE HAZARD LANDSCAPE PLAN

25 MURCHISON STREET, MARYSVILLE



2005 EVCs 25 Murchison Street, Marysville



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Legend for 2005 EVCs - 25 Murchison Street, Marysville

- 2005 EVCs Outlines

2005 EVCs by Subgroup

Lowland Forests

Dry Forests (exposed/lower altitude)

Dry Forests (sheltered/higher altitude)

Damp Forests

Wet Forests

Montane Woodlands

Montane Shrub/Grasslands

Sub-alpine Woodlands

Sub-alpine Shrub/Grasslands

Herb-rich Woodlands (damp sands)

Herb-rich Woodlands(alluvial terraces/creeklines)

Mallee (siliceous sands)

Mallee (calcareous dunefields)

Mallee (clay plains)

Mallee (sandstone ridges and rises)

Riparian Scrubs or Swampy Scrubs and Woodlands

Riparian Forests or Woodlands

Coastal Scrubs, Gras and Woodlands

Riverine Grassy Woodlands/Forests (creekline, swampy)

Riverine Grassy Woodlands/Forests (broader plain)

Wetlands (fresh water)

Wetlands (brackish/estuarine)

Box Ironbark Forests or Dry/Lower Fertility Woodlands

Lower Slopes/Hills Woodlands (seasonally inundated, shrubby)

Lower Slopes/Hills Woodlands (herb-rich)

Lower Slopes/Hills Woodlands (grassy)

Heathy Woodlands (damp/less well-drained)

Heathlands (sandy/well-drained)

Heathlands (not well-drained)

Heathlands (sub-alpine)

Plains Woodlands/Forests (freely-draining)

Plains Woodlands/Forests (lunettes, ridges)

Plains Woodlands/Forests (poorly-draining)

Plains Woodlands/Forests (semi-arid non-Eucalypt)

Plains Grasslands and Chenopod Shrublands (clay soils)

Salt-tolerant/Succulent Shrublands

Rocky Outcrop or Escarpment Scrubs

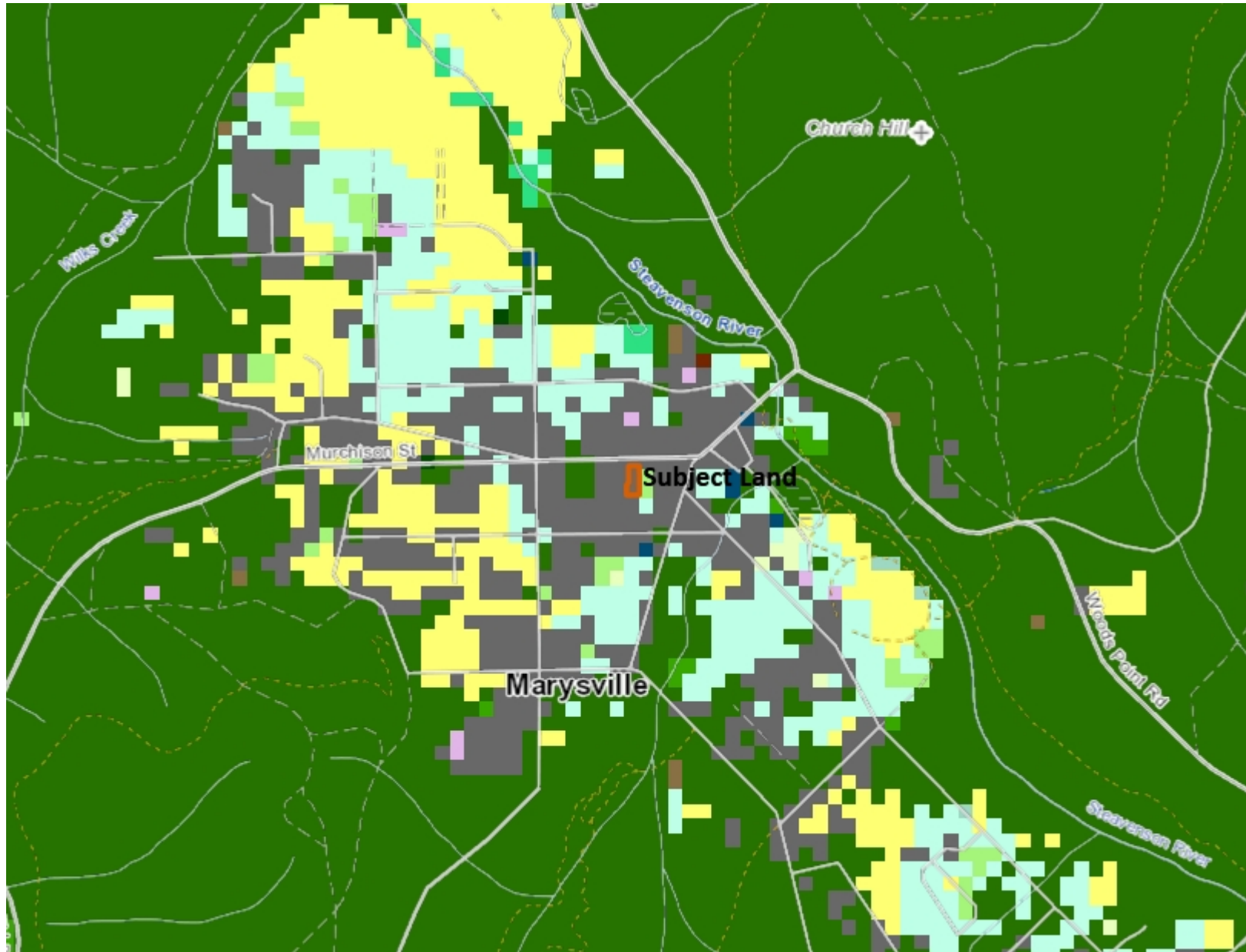
Rainforests

Land Cover 25 Murchison Street, Marysville



Legend

- Landcover 2015 - 2019
- Built environment
 - Urban area
 - Disturbed ground
 - Exotic pasture / grassland
 - Dryland cropping
 - Other exotic tree cover
 - Hardwood plantation
 - Horticulture / irrigated pasture
 - Mangrove vegetation
 - Native pasture / grassland
 - Native scrubland
 - Treed native vegetation
 - Scattered native trees
 - Natural low cover
 - Conifer plantation
 - Saltmarsh vegetation
 - Water
 - Wetland - seasonal
 - Wetland - perennial



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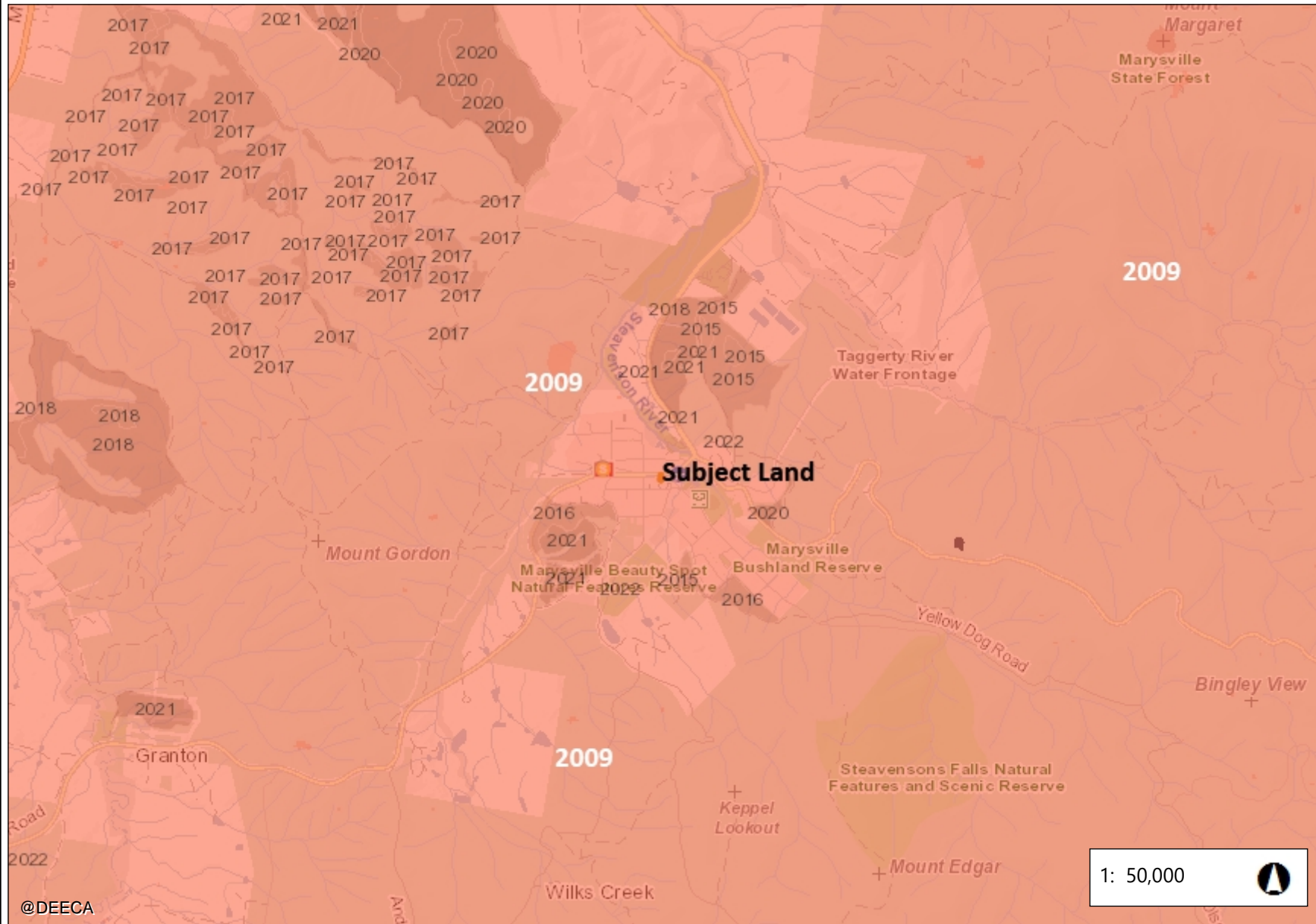
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Fire History 25 Murchison Street, Marysville



Legend

Wildfire History

- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2014
- 2015 - 2016
- 2017 - 2018
- 2019 - 2020
- 2021

Planned Burn History

- 1970 - 1989
- 1990 - 1999
- 2000 - 2004
- 2005 - 2009
- 2010 - 2014
- 2015 - 2017
- 2018 - 2019
- 2020 - 2021

2,540 0 1,270.00 2,540 Meters

Map Created on 25-Sep-2023

GDA_1994_VICGRID94

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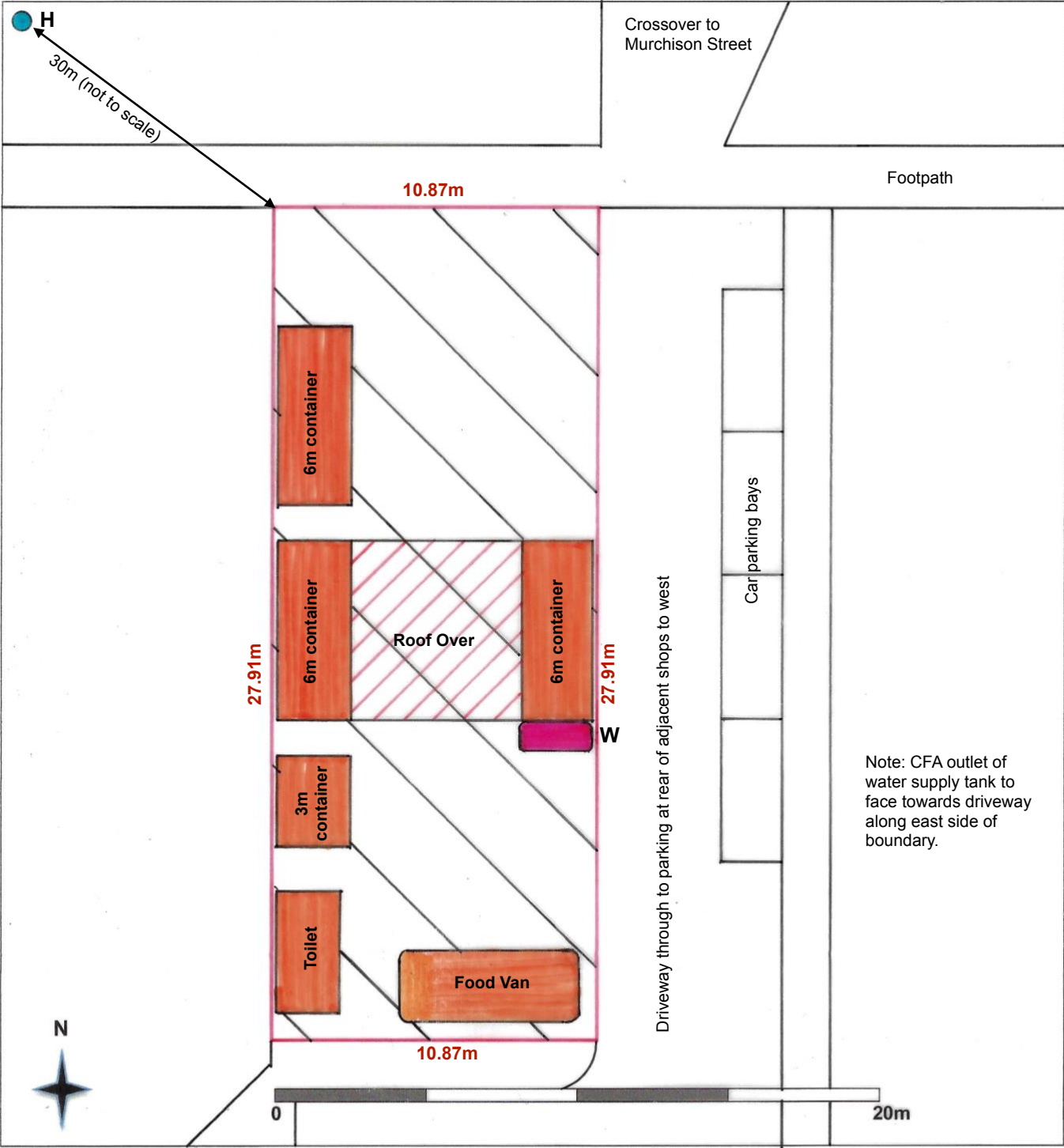
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Energy,
Environment
and Climate Action

BUSHFIRE MANAGEMENT PLAN
25 MURCHISON STREET, MARYSVILLE

VERSION A
15 November 2023



LEGEND		CONSTRUCTION STANDARD: BAL 29	
VEGETATION CLASS: LOW THREAT			
	PROPOSED BUILDINGS		DEFENDABLE SPACE
	PROPOSED ROOF/SHELTER		W WATER SUPPLY (nominated location)
	TITLE BOUNDARIES		H HYDRANT / FIREPLUG

SCALE 1:200

BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE (Table 6 Vegetation management requirements)
Defendable space for a distance of 50 metres around the proposed buildings (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

CONSTRUCTION STANDARD
The buildings must be constructed to a minimum Bushfire Attack Level of 29 (BAL 29)

WATER SUPPLY (Table 4 Water supply requirements)
5,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- Is stored in an above ground tank constructed of concrete or metal.
- All fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- The water supply must also-
 - Incorporate a separate ball or gate valve (65millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
 - Be located within 60 metres of the outer edge of the approved building.
 - 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 the relevant fire authority.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

ACCESS (Table 5 Vehicle access design and construction)
No design and construction requirements – The site and water supply outlet are readily accessible from the adjacent driveway along the east boundary of the land.

Prepared by: Dean Putting, Yarra Valley BAL Assessments
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Marysville Multi-Purpose Precinct

BUSHFIRE EMERGENCY MANAGEMENT PLAN

25 Murchison Street
Marysville

NOVEMBER 2023

VERSION	DATE	DETAILS
2023 - A	15 Nov 2023	Initial version

Marysville Multi-Purpose Precinct & BUSHFIRE

Foundation Murrindindi is an independent charitable community foundation. Its purpose is to make a positive impact and creating a strong and vibrant future for all communities across the Shire of Murrindindi.

The Foundation proposes to develop a vacant 303m² parcel of land in Murchison Street, Marysville's main street, to create a Multi-Purpose Precinct. This will include a food van, modified shipping containers for small retail spaces, for general retail use, and an open space for gathering and events, i.e., use as a place of assembly.

It is anticipated that majority of trading will take place on weekends, school and public holidays with general opening hours of 10.00-17.00 with seasonal variation. Extended evening trading potential on long weekends and in association with other events being run in the township.

Patrons are likely to be local residents, holiday makers and day trippers from Melbourne or other parts of Victoria. Many visitors will be unfamiliar with bushfire risk and how to respond to a bushfire emergency. Total Fire Ban declarations are likely to limit visitation to Marysville and in line with guidance within the Australian Fire Danger Rating System, which suggests reconsidering travel through bushfire risk areas when the Fire Danger Rating is Extreme, a trigger of Fire Behaviour Index or FBI of 75 or greater for cancellation of proposed events on the site has been adopted – mid range of the Extreme rating.

Despite the size of the site limiting size of the event and attending numbers of patrons, it is considered prudent not to risk drawing additional visitors to Marysville when fire danger and bushfire risk is elevated. The proposed measures are aimed at minimizing the number of people on site under such conditions.

Proposed events on the site are to be cancelled or postponed on days of forecast Fire Behaviour Index or FBI is 75 or above and the site closed. (See last page of this document for how to ascertain forecast FBI from Bureau of Meteorology website).

The preferred option for this site is EVACUATION or RELOCATION ahead of any bushfire impact.

SITE DETAILS	
Name	Marysville Multi-Purpose Precinct
Street Address	25 Murchison Street, Marysville
Map Ref	Vicroads 680 H9, VICMAP NE 8366 F8
Phone	TBA
Email	TBA
Website/Facebook	TBA

CONTACTS	
Robyn Hill	Ph TBA
Sasha Barrow	Ph TBA

CHIEF WARDEN	
Robyn Hill	Ph TBA

DEPUTY WARDENS	
TBA	TBA
TBA	TBA

ROLES & RESPONSIBILITIES

CHIEF WARDEN

- Ensure the Fire Danger Period preparations are implemented and maintained.
- Ensure that any fire extinguishers on site have undergone their biannual check.
- Monitor Vic Emergency App to assist with informed decision making and actions to undertake dependent upon prevailing weather conditions of the day whenever the events are proposed during the FDP.
- Be responsible for the dissemination of received Bushfire Warnings and Advice to the patrons at the site and initiate appropriate response.
- Arrange for the safe egress away from the site in event of an incident requiring patrons to leave. This could be to the accommodation where they are staying in Marysville or alternatively relocation to the Neighbourhood Safer Place.
- Ensure that persons or groups leasing/using any of the buildings on the site are aware of this document and arrangements and their responsibilities in complying with any content relating to their use of the site.
- Ensure that all organisers of proposed events are aware of who is currently performing the role of Warden and the best means of communication with them.
- Create and maintain an Emergency Management Logbook to record in writing any matters relating to Emergency Management for the site including advice given by Emergency Services regarding evacuation or other direction in response to the present or pending bushfire threat including name of contact providing advice.
- Review this document annually to ensure currency and revise as required. Update Version on page 2 following review noting details of any changes as well as more comprehensive notes in the Emergency Management Logbook.
- Undertake an annual preseason exercise to ensure persons likely to be acting as Deputy Wardens can access the information required to monitor the current and forecast Fire Danger and respond to the changing levels of risk and associated triggers and actions for the site.
- Delegation of tenants/leasees of the buildings on the site as Deputy Wardens is recommended as an everyday precaution during the Fire Danger Period.

SOURCES OF BUSHFIRE INFORMATION

DO NOT RELY ON A SINGLE SOURCE

- www.emergency.vic.gov.au
- www.cfa.vic.gov.au
- www.delwp.vic.gov.au
- Vic Emergency App
- [www.twitter.com/cfa_updates](https://twitter.com/cfa_updates)
- www.facebook.com/cfavvic
- Radio – ABC 774 AM
- Radio – 3AW 693 AM
- Radio – UGFM 98.5 FM
- Vic Emergency Hotline 1800 246 246
- Road Closures 13 11 70 or vicroads.vic.gov.au
- SEWS alert on mobile phones

EMERGENCY CONTACTS

Emergency (police, fire, ambulance)	000 - for all emergency response
Nurse on Call	1300 60 60 24
Marysville Police Station	
DELWP (FFM Vic)	13 61 86
CFA District 12 Office (Seymour)	(non-emergency calls only)
Electricity - SP Ausnet	13 17 99
Murrindindi Shire Council	5772 0333
Poisons Information Centre	13 11 26
Interpreter Service (24hrs)	13 14 50

NEIGHBOURHOOD SAFER PLACES – Place of Last Resort

The nearest Neighbourhood Safer Place is located at:
Marysville Community Centre, Falls Road next to Gallipoli Park.

This facility is a place of last resort and should only be used as such when other plans fail or become unviable. *Avoiding the district or leaving the district early on days of elevated fire danger is always the safest option.*

PREPAREDNESS

Commencement of Fire Danger Period

- Review and update all contacts numbers.
- Remove accumulated debris and flammable material from around and on the buildings and maintain defensible space in accordance with Bushfire Management Plan – 25 Murchison Street, Marysville dated 15 Nov 2023.
- Ensure clear access and signage to water supply outlet for emergency vehicles.
- Check all external doors of the buildings for ease of operation and condition of draft/ember excluders and repair as necessary.
- Check any installed extinguishers contain charge and have been tested. Arrange for testing/replacement as required.
- Erect signage in a conspicuous location identifying the triggers for closure of the site or cancellation of proposed events.

During the Fire Danger Period

- Regularly check for and remove accumulated debris (maintain defensible space)
- Arrange for a Deputy Warden to be available to perform the roll in their absence.
- Monitor information daily on the forecast Fire Danger Ratings
- Four Day Fire Danger Rating forecasts are available at cfa.vic.gov.au
- Four Day Fire Danger Rating forecasts along with Fire Behaviour Indices are available on the Bureau of Meteorology web site (see last page of this document for how to access FBI values)
- Monitor sources of information for bushfire warnings and advice throughout the day whenever events are being held on the site. The Vic Emergency App should be installed and monitored, set up with a 10km Watch Zone with active alerts and warnings set for Bushfire and Grassfire.
- Advertise pending closure on coming days of elevated fire danger via mediums used to publicise the proposed event.
- Undertake routine preparedness checks.

RESPONSE

Potential bushfire conditions need to be monitored on an ongoing basis during the times when events are proposed to be held at 25 Murchison Street, Marysville. The following gives a guide to the actions in response to the triggers listed.

Evacuation of or relocation of patrons from the site ahead of bushfire impact is the preferred action.

A Shelter-in-Place is not an available option on the site.

TRIGGER –Forecast Fire Behaviour Index ≥ 75

- Upon knowledge of a coming day forecast to have a Fire Behaviour Index with a value of 75 or greater for North Central District, any proposed events for the site are to be cancelled or postponed. Message needs to be distributed via methods or mediums used to promote the event.

TRIGGER – Report of Bushfire

Bushfire observed in the vicinity.

- Call 000 Report bushfire in vicinity of 25 Murchison Street, Marysville
- Provide indication of direction from which fire is approaching as well as any other information requested by the operator.

Duty Warden

- Monitor development and share advice to patrons in accordance with that provided by emergency services.

TRIGGER – Evacuation request / recommendation from CFA or Police

If advised by CFA or Police to evacuate the site, obtain advice of the best route.

Initiate the following upon receipt of instruction to evacuate by CFA or Police

- Notify patrons of evacuation instruction being given by CFA or Police. Advise those leaving of the best route as indicated by emergency services.
- Direction to proceed to the Neighbourhood Safer Place might be given.
- Assist patrons with special needs or those in need of assistance generally.
- Close all external doors and windows of buildings on the site as being vacated.
- Continue to monitor fire conditions and warning status.

TRIGGER – WATCH and ACT warning

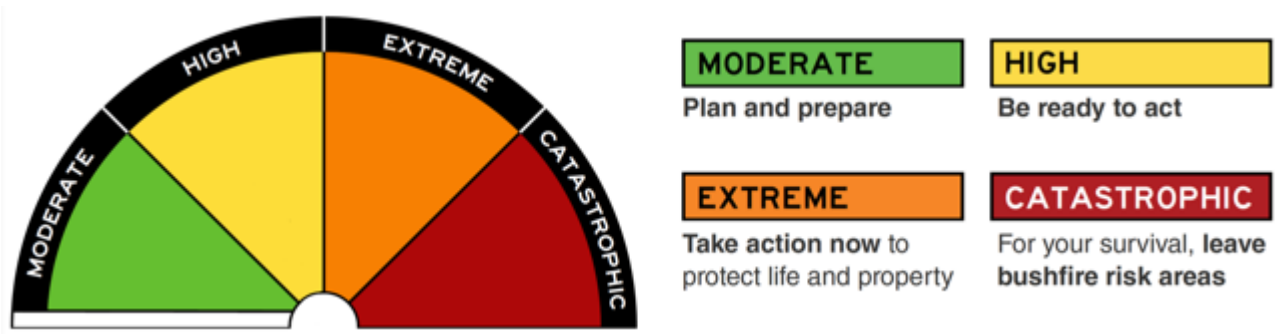
- Note the nature of the warning and advice given. This may include the location of the fire, direction of its travel.
- Confirm from the information provided in the received warning the most appropriate actions to be initiated for persons within the warning footprint. (Record in writing details of warning and actions initiated, if any)
- These may vary widely depending on conditions and may include:
 - Monitor conditions for further changes and continue operating as normal,
 - Advise visitors to start leaving,
 - Evacuate the site.
 - Relocation to Neighbourhood Safer Place.
- If **Evacuation** is recommended, obtain advice of best route and initiate actions in the **Evacuation** section.

TRIGGER – EMERGENCY WARNING

The area is under imminent threat of bushfire attack and actions need to be implemented immediately. It may be too late and unsafe to leave the area.

- **Initiate Evacuation actions**

Marysville Multi-Purpose Precinct - Fire Danger Rating Response



MARYSVILLE IS IN THE NORTH CENTRAL TOTAL FIRE BAN DISTRICT

Fire Danger Rating (FDR)	What does it mean?	Marysville Multi-Purpose Precinct Response
CATASTROPHIC	<p>If a fire takes hold, lives are likely to be lost.</p> <ul style="list-style-type: none"> These are the most dangerous conditions for a fire. 	The site is to be closed to all activity.
EXTREME	<p>Fires will spread quickly and be extremely dangerous.</p> <ul style="list-style-type: none"> These are dangerous fire conditions. Expect hot, dry and windy conditions. 	<p>The site will be closed and proposed Events cancelled when the forecast Fire Behaviour Index for North Central District is 75 or greater.</p> <p>Monitor Vic Emergency App for a distance of 10km in the direction of forecast winds for approaching bushfire and 10km downwind of the site for fire activity that may close egress routes. Be prepared to notify patrons at short notice.</p> <p>In the event of a fire threatening the area, patrons will be asked to vacate the site and area <u>if safe to do so</u>. Seek advice from emergency services for the safest egress route from the area. Sheltering at a Neighbourhood Safer Place may be advised.</p>
HIGH	Fires can be dangerous.	
MODERATE	Most fires can be controlled.	Bushfires unlikely to pose a risk to the site. Remain vigilant.

BUSHFIRE WARNINGS AND ADVICE

ADVICE

- An incident is occurring or has occurred in the area.
- Access information and monitor conditions.
- Monitor conditions for changes of bushfire status and risk

WATCH AND ACT

- An emergency is developing nearby.
- You need to take action now to protect yourselves and others.
- Obtain advice from Emergency Services on recommended course of action including best route to leave if evacuation is recommended.
- Initiate actions in accordance with advice
- Advise all patrons of the situation and keep them informed.

EMERGENCY WARNING

- You are in imminent danger and need to take action now.
- You will be impacted.
- It may be too late to vacate the area.
- Leave only if safe to do so, otherwise relocate to the Neighbourhood Safer Place or relevant accommodation building if a visitor to Marysville and safe to do so.

Evacuation

You may be advised to evacuate by Police or emergency services.

- A fire is rapidly advancing.
- If advised, travel to the evacuation destination as advised by emergency services.
- Strictly follow all instructions and advice

FIRE DANGER RATINGS (FDR) AND FIRE BEHAVIOUR INDEX (FBI) from Bureau of Meteorology Web Site

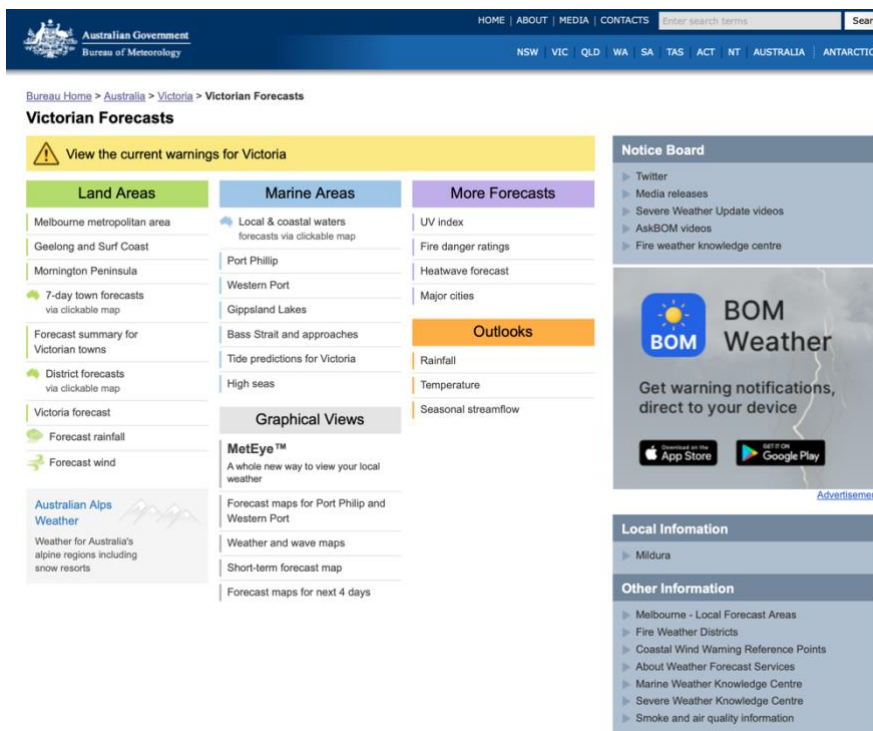


Step 1:

Go to Bureau of Meteorology Home Page.

In top bar, move cursor to Victoria and new menu will appear below.

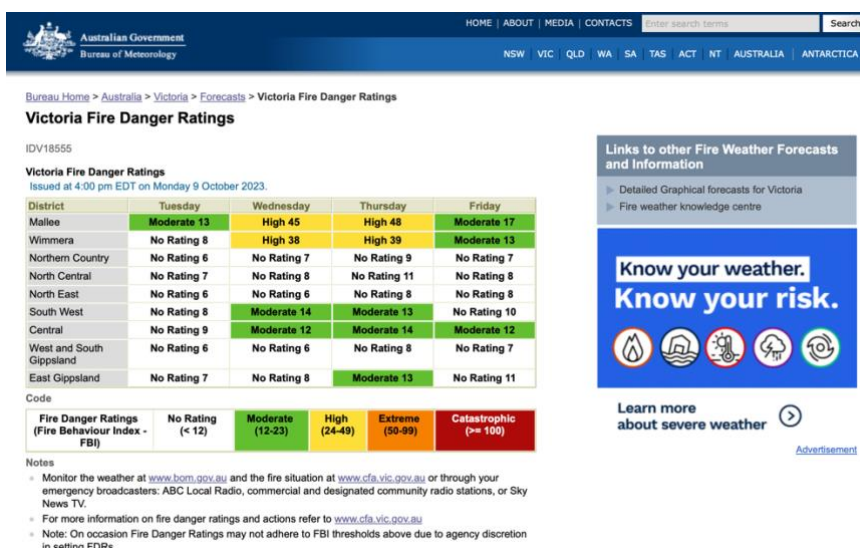
Click on Forecasts



Step 2:

New page will open.

In the **More Forecasts** section, click on Fire Danger Ratings



Step 3:

New window will display Victorian **Fire Danger Ratings** for the BOM Weather Forecast Districts as well as the **Fire Behaviour Index** as a number.