

<b>Planning Permit Application</b>
for
<b>The use of the land as a campsite</b>
in a
<b>Bushfire Management Overlay</b>
at
<b>1059 Maroondah Highway</b>
<b>Narbethong 3778</b>
<b>August 2021</b>

<b>Prepared for:</b>	<b>Daniel &amp; Nicole Pardon</b> 1059 Maroondah Highway, Narbethong 3778
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VERSION	DATE	DETAILS
	04.08.2021	Initial Site Visit / Inspection
<b>A</b>	21.08.2021	Final for client approval

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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.

As the proposal is for the use of the land for accommodation, a camp site, it is subject to Clause 44.06-2 Permit Requirement.

**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 use of the land for a campsite for Daniel & Nicole Pardon at 1059 Maroondah Hwy, Narbethong.

The land is identified as Lot 2 on TP233760N and is within the Murrindindi Shire Council's area of responsibility.

The property is located within a Farming Zone (FZ).

Three Planning Overlays apply to the Lot:

- Bushfire Management Overlay (BMO)
- Floodway Overlay (FO)
- Land Subject to Inundation (LSIO)

A mortgage is the only encumbrance noted on the Title. No easements are identified on the Title Plan

### BACKGROUND

The current owners purchased the property in 2017. Part of the land has been used as a campsite by the Cross Country Jeep Club for over 50 years. The new owners were aware of the arrangement between previous land owners and the Club and were happy for the use to continue.

Earlier this year, the owners made application to Murrindindi Shire Council for recognition of past use and for the continued use of the land as a campsite by the CCJC. On 6 May, Murrindindi Shire Council issued a *Certificate of Compliance – Existing Use or Development for Use of the land for a camping ground by the Cross Country Jeep Club up to 25 weekends per year for a maximum of 50 campers.*

The owners now wish to extend the use of the land as a campsite for non CCJC members on other available weekends through the year, on a fee for use basis to small groups. As this is a proposed new use of the land, it is subject to a planning permit application and as such, the provisions of the BMO need to be addressed. No buildings or works are being proposed. The site will be closed for the months of July and August.

### 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 application is for a campsite therefore the pathway for this application is Pathway Two – All Other Buildings and Works

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

### 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 an irregular shaped parcel located on the southwest side of Maroondah Hwy. It has a bent (convex) frontage consisting of three segments with a total length of 297.32m. The northwest boundary of 772.48m is the main axis of the lot at 237°. A straight 261.1m long section of boundary on the southeast extends from the road to the Acheron River. The remainder of the boundary is defined by the bank of the Acheron River. The overall size of the lot is around 16.8ha.
- The land has been developed and contains a single dwelling and associated outbuildings. The campsite has been established on the flats around a bend in the river. Development within the campsite area include: male & female toilet/shower blocks, clubroom, store, a covered open walled eating shelter and a BBQ shelter.
- The land is accessed via a gravel service road off Maroondah Hwy and enters the land along the straight southeast boundary. Two driveways, beside each other, access the property with the west leading to the campsite and the north towards the dwelling.
- The land is predominantly cleared and established as pasture for grazing. Remnant riparian vegetation grows along the river, mostly on the adjacent land on the opposite river bank. The campsite is open with a cover of regularly mown well maintained grass.
- Reticulated water is not available in the district. Water is pumped from the river and collected rainfall.
- Maroondah Hwy is the main route through the district. It traverses tracts of forest in both directions. Travel on the highway will be hazardous during bushfire activity in the district.
- There are no Neighbourhood Safer Places in Narbethong. *Leaving the district early on days of elevated fire danger is always the safest option*

**Entrances to the land – campsite to left, dwelling to right**



**Views across campsite from eating shelter – to north**



**To East**



**Southeast**



**South**



**Southwest**





**West**



**Northwest**



**View east along access**



**View south across campsite from dwelling driveway**



**Acheron River beside campsite**



**Dwelling (at rear) and outbuildings**



## Hazard Assessment

No building are being proposed. Instead of assessing the campsite and proposing defensible space which would likely result in restrictive siting or removal of vegetation that creates part of the attraction to the site, the Bushfire Emergency Management Plan proposes establishment of an Emergency Assembly Area where campers can assemble in the event of a bushfire threatening the area. Therefore, the proposed Emergency Assembly Area will be assessed to determine defensible space.

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	Grassland	Grassland	Forest	Grassland

### 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	-	-	-	-

### 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	To be determined by management			85m

### d. Effective Slope

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

	N	E	S	W
Effective Slope	>0-5° downslope	Upslope	Flat/upslope	>0-5° downslope

## 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 3 Defendable space** 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
<b>Vegetation Classification</b>	Forest			
<b>BAL Rating</b>	Not Applicable			
<b>Defendable Space</b>	60m	60m	60m	60m

**View southeast across proposed Emergency Assembly Area.**



## 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 lies outside the Narbethong township and is noted in the RBPA Hume Region – Murrindindi Shire section.

Area Code: 55-019

Location: Marysville / Taggerty locality

Description: Area is of interest to strategic planning and includes a dispersed rural-residential lot pattern with large lots generally in excess of four hectares with dwelling development adjacent to and in bushfire hazard. Settlements have direct interface with bushfire hazard areas associated with the state forest and the Toolangi Black Range State Forest. Existing vegetation includes areas of vegetation of high and very high conservation significance. Development pressure is being experienced in proximity to bushfire hazard areas on all interfaces.

### **Bushfire Hazard**

#### **a. Fuel (vegetation)**

- Grassland fuels on the river flats and lower slopes of the valley will support rapid fire development and spread.
- Forest fuels constitute the greater hazard on a landscape scale
- Messmate stringybarks are common to all 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.
- Significant short distance spotting and ember showers within and out of pine plantations also aid fire spread.

#### **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 and moist maritime south west airstream.

#### **c. Topography**

- Acheron River valley dissects the district.
- Mountains rise steeply on both sides of the valley.
- High relief terrain in the surrounding hills.
- Topographic influences include; increased uphill rates of spread, top of slope acceleration, lee slope turbulence, channeling of winds along valleys, anabatic and katabatic winds.
- Increased fire control difficulty in the more rugged parts of the landscape once fire established.

## Potential Fire Runs

### N-NW:

- Potential fire run from north out of Black Range State Forest into and across grasslands on the river flats and lower slopes of the Acheron River valley. Tracts of forest involved along Maroondah Hwy with downwind spotting aiding fire spread and limiting access for fire suppression resources. Run across grassland on the subject land to the campsite.
- Potential fire run from northwest out of Black Range State Forest into and through pines of the Granton Plantation. Run predominantly across grassland once out of plantation.

### W-SW:

- Post wind change fire run potential dependent on extent and location of pre change fire perimeter, especially the eastern flank.
- Potential fire run out of Black Range State Forest into and through pines of the Granton Plantation then remnant forest. Downhill run to Acheron River with spotting and ember attack across river into grassland on subject land. Run in pasture and riparian vegetation towards site. Ember attack out of remnant forest along river across the site.
- Potential fire run out of Black Range State Forest, through the Granton Pine Plantation and out across grassland. Rapid fire run back into remnant forest with downwind spotting and involvement of nearby remnant vegetation along river and substantial ember attack across site.

## 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 2009 Black Saturday bushfire burnt across the subject land and much of the surrounding district.

Planned burning is routinely conducted in parcels of forest vegetation on public land in the district however these are unlikely to impart any influence on fire spread towards the subject land from directions associated with winds on days of elevated fire danger.

Modification of annual grassland fuels on private land by grazing, haymaking or slashing reduces fire intensities and increases likelihood of extended first attack success.

## Broader Landscape Type

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

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimal fuel condition
- Access to an appropriate place that provides shelter from bushfire is not certain.

## 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

Vegetation of the surrounding landscape presents a significant bushfire risk to the existing and proposed use of the land for a campsite especially under the design weather conditions of AS 3959:2018. Once established, fires burning in the surrounding forests will be difficult to control and likely to run for extended periods. Grasslands across the valley floor although burning at lower intensities than the forest, support rapid fire spread across the open areas and back into adjacent forests. Maroondah Hwy is the primary route through the area and depending on fire location, access for incoming suppression resources and egress for evacuation might be limited or unavailable. The proposal relies heavily on emergency management procedures to be implemented on the site by the owners in response to identified triggers to minimize the bushfire risk to campers on the land. Despite grass being maintained in a minimum fuel condition across the whole of the camping area, remnant forest vegetation, mostly on the opposite bank remains a bushfire hazard. To provide an area of safety on the land, an Emergency Assembly Area will be established and maintained near the dwelling. No physical shelter is being proposed but more of an open area of low fuel where campers can shelter in their vehicles, much like ovals designated as Neighbourhood Safer Places. Table 3 defensible space will be established and maintained around this area.

##### 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.

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**Response**

No buildings are being proposed. The following response to AM2.2 relates to the proposed Emergency Assembly Area.

- It has been sited well away from the hazard created by remnant forest vegetation along the river.
  - It is located around 200m from the road boundary.
  - Existing roading provides access suitable for emergency vehicles. A new section of driveway to provide direct access from the campsite to the Emergency Assembly Area will be designed and constructed in accordance with access requirements for emergency vehicles.
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**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**

No buildings or works are being proposed as part of the application.

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## 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
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**Response**

No buildings are being proposed as part of the application.

An Emergency Assembly Area surrounded with Table 3 defendable space will be established and maintained in accordance with Table 6 to Clause 53.02-5 within the title boundaries of the subject land.

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#### ALTERNATIVE MEASURES

**AltM 3.6: Integrated Decision making for Development Occupied by more Vulnerable People**



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**Requirement**

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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 may provide defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- An integrated approach to risk management has been adopted that considers:
- The characteristics of the likely future occupants including their age, mobility and capability to evacuate during a bushfire emergency.
  - The intended frequency and nature of occupation.
  - The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

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**Response**

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Not applicable.

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## 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

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**Requirement**

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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 m<sup>2</sup> 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.

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**Response**

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**Water Supply**

A water supply with an effective capacity of **10,000 litres** must be established on the site for firefighting purposes which meets the following requirements:

- Be stored in an above ground tank constructed of concrete or metal
  - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
  - Include a separate outlet for occupant use
  - Be readily identifiable from the building or appropriate identification signage to the
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satisfaction of the relevant fire authority.

- 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 unobstructed.
- Incorporate a separate ball or gate valve (65 millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

### **Access**

Access to the Emergency assembly Area and CFA water supply outlet must meet the following requirements:

- All-weather construction
- A load limit of at least 15 tonnes
- 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
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4 percent) (8.1°) with a maximum of no more than 1 in 5 (20 percent) (11.3°) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the Emergency Assembly Area by one of the following:
  - A turning circle with a minimum radius of eight metres.
  - A driveway encircling the dwelling.
  - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle

### **Risk Management**

A Bushfire Emergency Management Plan has been prepared for the site. It identifies triggers and procedures for closure of the accommodation, site evacuation or shelter-in place, as circumstances dictate or at the direction of emergency services. These measures aim to ensure the safety of all campers during a bushfire emergency. The site will be vacant and closed on days of forecast Extreme & Code Red Fire Danger for the North Central District. It is assumed that campers with special needs or limited ability will be accompanied by a carer with transport able to assist with evacuation or relocation as/if directed. An Emergency Assembly Area will be established to provide a safer area from bushfire exposure in the event of a bushfire in the locality and egress from the site not being possible. Grass within this area will be maintained in a green and minimum fuel condition to minimise potential ignitions from embers and firebrands.

A copy of the Bushfire Emergency Management Plan is attached to this document.

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## **7. OTHER PLANNING PROVISIONS**

### **Exemptions**

Clause 52.12-5 – *Exemption to create defensible space for a dwelling under Clause 44.06 of this planning scheme*

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal,

destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to enable the construction of a dwelling, or the alteration or extension of an existing dwelling and create its defensible space if all the following requirements are met:

- Land is in a Bushfire Management Overlay
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, Farming Zone or Rural Activity Zone.
- The removal, destruction or lopping of vegetation:
  - Does not exceed the distance specified in Table 1 to Clause 53.02-5 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or
  - Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling.

Application is for a campsite therefore the above exemptions are irrelevant.

### **Vegetation Management**

No Overlays relating to vegetation management have been applied to the land.

## **8. CONCLUSIONS**

**The proposal is for the use of the land as a campsite**

**It is located in an area where forest vegetation creates the greater hazard in the surrounding landscape.**

**Table 3 defensible space can be achieved and will be established and managed to minimize the spread and intensity of bushfire in the vicinity of the proposed Emergency Assembly Area.**

**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 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 approval be granted 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)

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

DELWP Victorian Planning Provisions

Forest Fire Management Victoria - Joint Fuel Management Program Plan 2020/21 – 2022/23

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

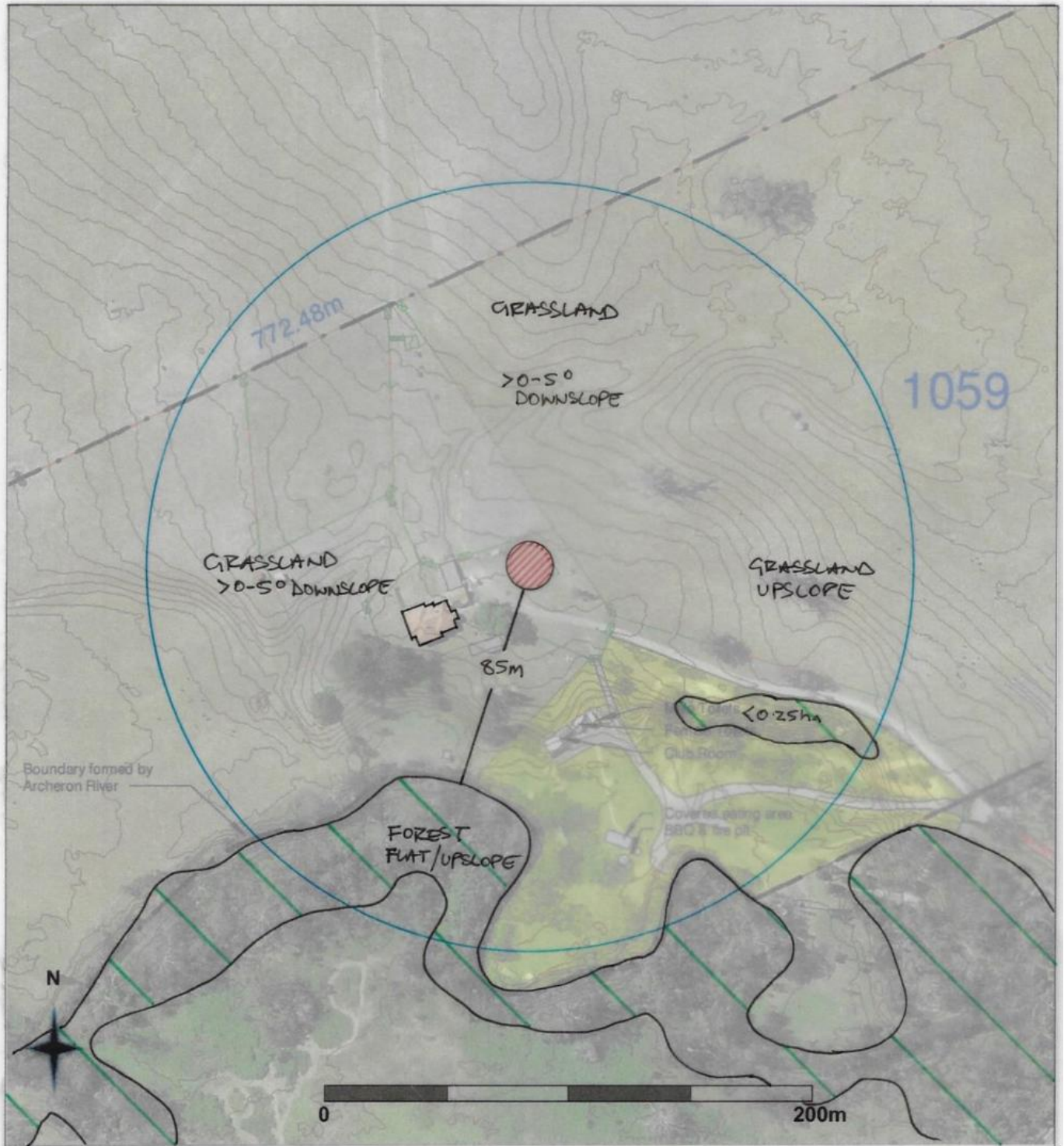
# TITLE PLAN

1059 MAROONDAH HIGHWAY, NARBETHONG








<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 233760N</b>				
<b>Location of Land</b> Parish: GRANTON Township: Section: Crown Allotment: 18 & 19(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 7883 FOL 045 Depth Limitation: NIL		<b>Notations</b> WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 01/12/1999 VERIFIED: BH				
TOTAL AREA = 112A 3R 19P						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="font-size: small;">PARCEL 1 = CA 18</td> </tr> <tr> <td style="font-size: small;">PARCEL 2 = CA 19 (PT)</td> </tr> </tbody> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 18	PARCEL 2 = CA 19 (PT)
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PARCEL 1 = CA 18						
PARCEL 2 = CA 19 (PT)						
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets				

# BUSHFIRE HAZARD SITE PLAN

1059 MAROONDAH HIGHWAY, NARBETHONG



## LEGEND

- |                                                                                     |                                  |                                                                                     |                               |
|-------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|-------------------------------|
|  | CAMPSITE                         |  | FOREST VEGETATION             |
|  | PROPOSED EMERGENCY ASSEMBLY AREA |  | CONTOUR – INTERVAL 0.5m       |
|  | DWELLING                         |  | ASSESSMENT AREA – 150m RADIUS |
|  | TITLE BOUNDARIES                 |                                                                                     |                               |

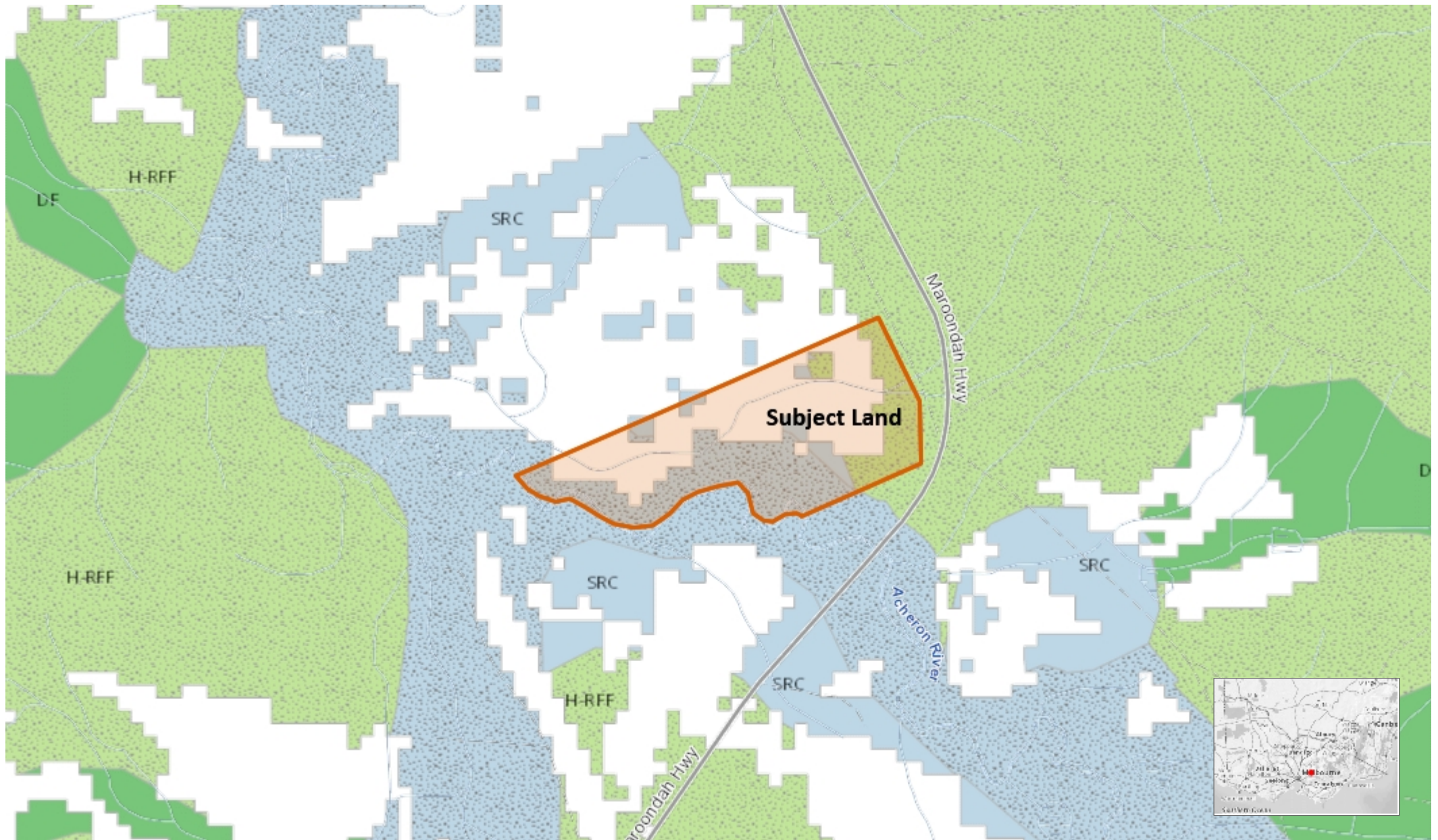
SCALE 1: 2,500

# BUSHFIRE HAZARD LANDSCAPE PLAN

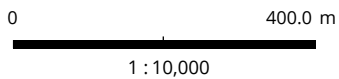
1059 MAROONDAH HIGHWAY, NARBETHONG



# 2005 EVCs - 1059 Maroondah Hwy, Narbethong



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**NatureKit**

Created on 14/08/21

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State Government

Environment,  
Land, Water  
and Planning



# Legend for 2005 EVCs - 1059 Maroondah Hwy, Narbethong

## □ 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)

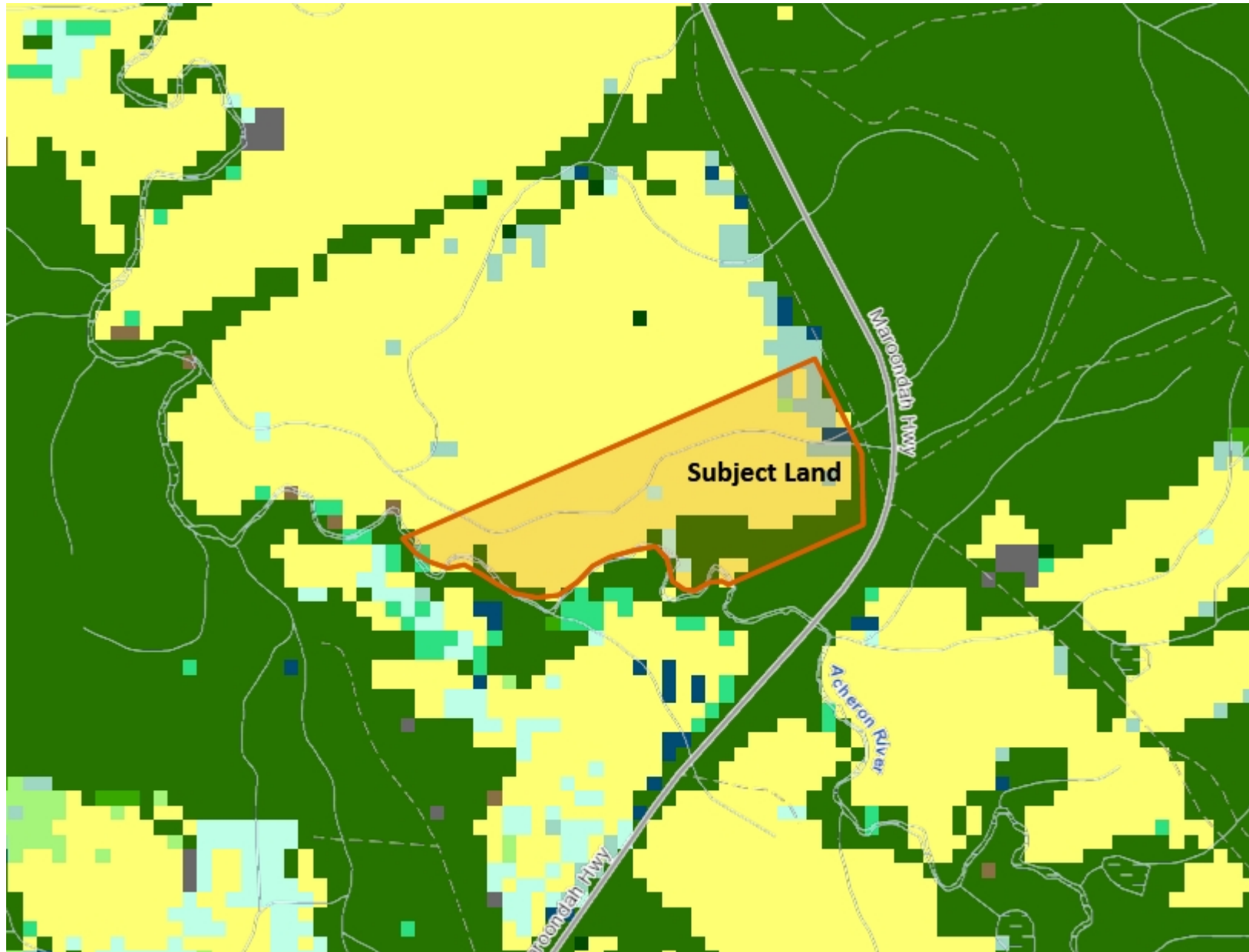
Plains Grasslands and Chenopod Shrublands (clay soils)

Salt-tolerant/Succulent Shrublands

Rocky Outcrop or Escarpment Scrubs

Rainforests

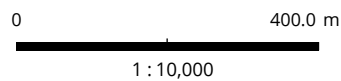
# Land Cover - 1059 Maroondah Hwy, Narbethong



## 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

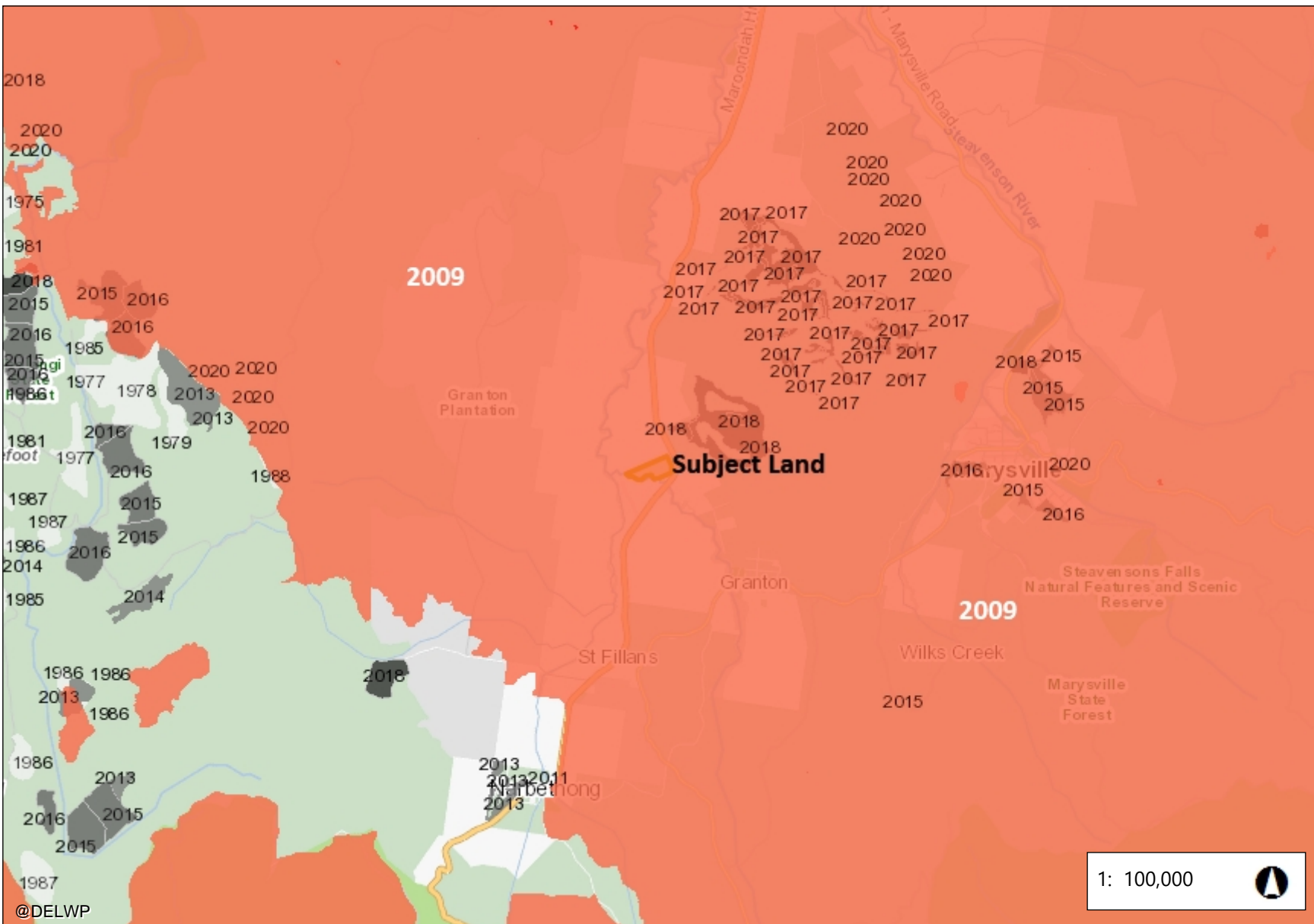
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# Fire History - 1059 Maroondah Hwy, Narbethong



### Legend

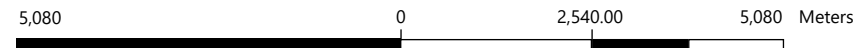
**Wildfire History**

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

**Planned Burn History**

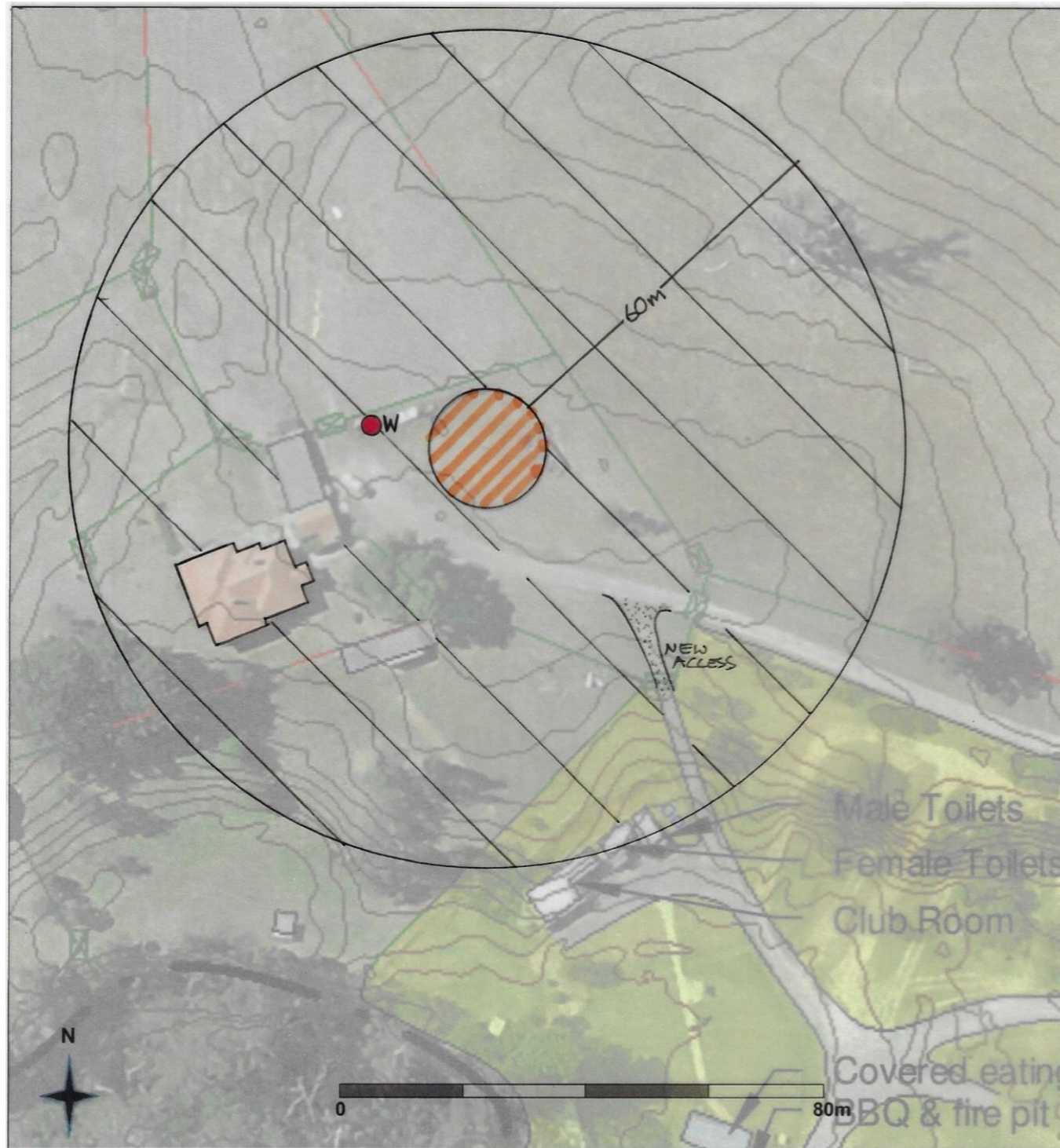
- 1970 - 1989
- 1990 - 1999
- 2000 - 2004
- 2005 - 2009
- 2010 - 2014
- 2015 - 2016
- 2017 - 2018

1: 100,000



Map Created on 14-Aug-2021

**BUSHFIRE MITIGATION MEASURES**



LEGEND		CONSTRUCTION STANDARD: N/A	
	VEGETATION CLASS: FOREST CAMPSITE		DEFENDABLE SPACE
	PROPOSED EMERGENCY ASSEMBLY AREA		WATER SUPPLY (nominated location)
	DWELLING		
	TITLE BOUNDARIES		

SCALE 1:1000

**DEFENDABLE SPACE** (Table 6 Vegetation management requirements)  
Defendable space is provided around the proposed Emergency Assembly Area for a distance of 60m in all directions where vegetation (and other flammable materials) will be maintained 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 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 3 metres 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 5 square metres in area and must be separated by at least 5 metres.
- 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 2 metres between the lowest tree branches and ground level.

**CONSTRUCTION STANDARD**

Not applicable. No buildings are being proposed as part of the application.

**WATER SUPPLY** (Table 4 Water supply requirements)

A water supply with an effective capacity of **10,000 litres** must be established on the site for firefighting purposes which meets the following requirements:

- Be stored in an above ground tank constructed of concrete or metal
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- 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 unobstructed.
- Incorporate a separate ball or gate valve (65 millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

**ACCESS** (Table 5 Vehicle access design and construction)

Access to the Emergency assembly Area and CFA water supply outlet must meet the following requirements:

- All-weather construction
- A load limit of at least 15 tonnes
- 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
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4 percent) (8.1°) with a maximum of no more than 1 in 5 (20 percent) (11.3°) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the Emergency Assembly Area by one of the following:
  - A turning circle with a minimum radius of eight metres.
  - A driveway encircling the dwelling.
  - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle

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

# Black Rabbit Run

Campsite

## BUSHFIRE EMERGENCY MANAGEMENT PLAN

1059 Maroondah Hwy  
**Narbethong**

AUGUST 2021

<b>VERSION</b>	<b>DATE</b>	<b>DETAILS</b>
<b>2021- A</b>	21.08.2021	Initial version

## BLACK RABBIT RUN & BUSHFIRE

Black Rabbit Run campsite is available for group bookings on up to 25 weekends per year. Arrival no earlier than Fridays and departure no later than Mondays. The site is closed for the months of July & August.

The campsite allows campers to stay by the banks of the Acheron River in a popular holiday area and experience the beauty of the surroundings and the best of the tourist facilities that the district has to offer.

It is assumed that the majority of campers will be from the greater Melbourne area and it is not expected that all campers will have an appreciation of the bushfire risk and how to react in an emergency situation. There will potentially be up to 30-35 campers on site at any time over weekend periods. Travel arrangements will be the responsibility of the campers.

Daniel & Nicole Pardon are the owners and managers of the campsite and responsible for bookings and all contact with the those on site.

In their roles as Chief Wardens, they will be responsible for the implementation of response to changes in forecast or developing fire danger.

This document has been prepared to provide guidance on the preparation for and response to a bushfire emergency.

Bookings will be cancelled or postponed on days of forecast Extreme or Code Red Fire Danger for the North Central District

In the event of a bushfire occurring locally, advice will be sought from emergency services and guests will be requested to vacate the site, only if advised this is safe to do so.

The last option is for campers to Shelter-In-Place in their vehicles at the Emergency Assembly Area until the bushfire threat has passed.

**The preferred option for this site is EVACUATION ahead of any bushfire impact.**  
***Shelter in Place is an action of last resort***

## SITE DETAILS

Name	Black Rabbit Run
Address	1059 Maroondah Highway, Narbethong
Map Ref	Vicroads 80 C2, VICMAP Central 6453 C3
Phone	0408 339 938
Email	TBA

## CONTACTS

Daniel Pardon	0408 339 938
Nicole Pardon	

## CHIEF WARDENS

Daniel Pardon	0408 339 938
Nicole Pardon	



## ROLES & RESPONSIBILITIES

### CHIEF WARDEN

- Ensure the Fire Danger Period preparations are implemented and maintained
- Maintain all firefighting equipment in operational condition.
- Maintain a supply of PPE including P2 masks, goggles and gloves for use during Shelter in Place actions.
- Monitor Vic Emergency App to assist with informed decision making and actions to undertake dependent upon prevailing weather conditions of the day whenever the camp site is occupied during the FDP
- Be responsible for the dissemination of received Bushfire Warnings and Advice to the campers at the site and initiate appropriate response
- Arrange for the safe egress away from the site in event of an incident requiring campers to leave
- Provide campers with a copy of the most appropriate CFA Community Information Guide for the area as well as a copy of the Fire Danger Rating Response page of this document. These documents should also be provided to campers at time of receipt of bookings.
- In the event of having to Shelter in Place, advise campers to assemble persons from their group in their vehicles and proceed to and park in the Emergency Assembly Area. Check amenity buildings to ensure that no one is remaining at the campsite and all persons are accounted for.
- Ensure that at least one of the Wardens is present on site whenever the campsite is occupied.
- Ensure that all campers are aware of who is currently performing the role of Warden and the best means of communication with them. Provide them with a 24hr contact number.
- Record in writing any advice given by Emergency Services regarding evacuation or other direction in response to the present of pending bushfire threat including name of contact providing advice.
- Review this document annually to ensure currency and revise as required

## SOURCES OF BUSHFIRE INFORMATION

### DO NOT RELY ON A SINGLE SOURCE

- [www.emergency.vic.gov.au](http://www.emergency.vic.gov.au)
- [www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)
- [www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)
- Vic Emergency App
- [www.twitter.com/cfa\\_updates](https://twitter.com/cfa_updates)
- [www.facebook.com/cfavic](https://www.facebook.com/cfavic)
- 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](http://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	5963 3222
DELWP (FFM Vic)	13 61 86
CFA District 12 Office (Seymour)	5735 3100 Business Hours (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

# PREPAREDNESS

## Commencement of Fire Danger Period

- Review and update all contacts numbers
- Remove accumulated debris and flammable material from around the general campsite area. Maintain grass in campsite area in a minimum fuel condition.
- Maintain grass in a green minimum fuel condition in the Emergency Assembly Area and maintain defendable space in accordance with Bushfire Management Plan – 1059 Maroondah Highway, Narbethong - dated 21 August 2021.
- Ensure clear access and signage to water supply outlet for emergency vehicles
- Service all firefighting equipment and maintain in operational condition. Repair/upgrade as necessary.
- Check PPC stock and replenish as necessary

## During the Fire Danger Period

- Remove accumulated debris and flammable material from around the general campsite area. Maintain grass in campsite area in a minimum fuel condition.
- Maintain grass in a green (irrigated as required) minimum fuel condition in the Emergency Assembly Area and maintain defendable space in accordance with Bushfire Management Monitor information daily on the forecast Fire Danger Ratings
- Four day Fire Danger Rating forecasts are available at [cfa.vic.gov.au](http://cfa.vic.gov.au)
- Monitor sources of information for bushfire warnings and advice throughout the day whenever guests are 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.
- Advise campers of pending closure on coming days of elevated fire danger as indicated on the following pages.
- Undertake routine preparedness checks
- Routinely test run firefighting equipment to ensure serviceability.
- Ensure that at least one of the Wardens is present on site whenever the campsite is occupied.

## RESPONSE

Potential bushfire conditions need to be monitored on an ongoing basis during the times when campers are on site. The following gives a guide to the actions in response to the triggers listed.

**Evacuation of the site ahead of bushfire impact is the preferred action.**

**Shelter-in-Place is an action of last resort in the event of an imminent threat from bushfire.**

### **TRIGGER – Extreme or Code Red Fire Danger Rating Forecast**

- Upon knowledge of a coming day forecast to be of Extreme or Code Red Fire Danger for North Central District, campers on site are to be advised that the site is to be vacated the night before for their own safety.
- The day before a day of forecast Code Red Fire Danger Rating, the site is to be vacated by all guests prior to 5pm. No guests are to remain on site overnight or on the following day.
- All booking are to be cancelled until conditions abate and the maximum forecast Fire Danger Rating for the day is below Extreme
- The site is to remain closed until conditions abate. This might be the following day.

### **TRIGGER – Declared Day of Total Fire Ban**

- Upon knowledge of a coming day being declared a day of Total Fire Ban, all campers on site are to be advised of such to minimize potential ignitions in the campsite and ensure compliance with TFB regulations.
- A copy of TFB regulations to be posted in a prominent location in the covered eating area along with a copy of Fire Danger Period Restrictions relevant to activities associated with the campsite.

## TRIGGER – Report of Bushfire

Bushfire observed in the vicinity

- Call 000 Report bushfire in vicinity of 1059 Maroondah Highway, Narbethong
- Provide indication of direction from which fire is approaching as well as any other information requested by the operator.

Duty Warden

- If smoke is thick and increasing, **Initiate the Shelter-In-Place actions**

## 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 campers of evacuation instruction being given by CFA or Police. Advise those leaving of the best route as indicated by emergency services
- Ensure that all campers and any visitors have been accounted for and no one is left on site
- 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 CFA most appropriate actions to be initiated for Black Rabbit Run. (Record in writing the advice received)
- 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
  - Prepare to shelter in place
- If **Evacuation** is recommended, obtain advice of best route and initiate actions in the **Evacuation** section above
- If **Shelter-In-Place** is recommended, initiate the **Shelter-In-Place** actions

## 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 the Shelter-In-Place actions**

## **ACTION – Shelter-In-Place**

**See above triggers that may result in Shelter in Place actions being required. CFA may also provide advise that it is unsafe to leave the area and people should Shelter-in-Place where they are.**

- Advise all campers that it is too late and unsafe to leave the site
- Instruct campers to proceed to the Emergency Assemble Area in their vehicles to **Shelter-In-Place**
- Park vehicles in the centre of the green grassed area.
- Instruct occupants to:
  - Leave engine running
  - Turn on air conditioning, set to recirculation
  - Occupants to stay low in vehicle and cover with blanket if available.
- Ensure that all campers, have been accounted for and no one is left at the campsite. Assist any persons as necessary
- Activate firefighting equipment to extinguish any fires in the immediate vicinity
- Provide PPE to any persons outside vehicles assisting with firefighting actions
- Advise Emergency Services of the number of people sheltering in place at Black Rabbit Run. (Record in writing any advice received and actions initiated)
- Continue to monitor fire conditions and warning status until all clear has been given or other advice received from Emergency Services

# Black Rabbit Run - Fire Danger Rating Response



Narbethong is located in the North Central TFB District



Fire Danger Rating (FDR)	Likely Conditions	RESPONSE
<b>CODE RED</b> (Catastrophic)	These are the worst possible conditions for bush or grass fire. The safest place to be is away from high risk bushfire areas.	<u>All</u> bookings will be postponed, deferred or cancelled. Campers will be contacted the day before the forecast day of Extreme or Code Red Fire Danger and requested to vacate the site that evening
<b>EXTREME</b>	Expect extremely hot, dry and windy conditions. If a fire takes hold, it will be uncontrollable unpredictable and fast moving.	<u>All</u> bookings will be postponed, deferred or cancelled. Campers will be contacted the day before the forecast day of Extreme or Code Red Fire Danger and requested to vacate the site that evening
<b>SEVERE</b>	Expect hot, dry and possibly windy conditions. If a fire takes hold, it may be uncontrollable.	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 campers at short notice.
<b>VERY HIGH</b>	If a fire starts it can most likely be controlled under these conditions.	In the event of a fire threatening the area, campers 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.
<b>HIGH</b>		If time or conditions prevent evacuation of the site, campers will be advised to <b>Shelter-In-Place</b> in their cars at Emergency Assembly Area.
<b>LOW-MODERATE</b>	The risk of fires is low but can still have serious consequences	Planned bookings to proceed as normal. Manage the site to minimize risk.

## BUSHFIRE WARNINGS AND ADVICE

<b>ADVICE</b> <ul style="list-style-type: none"><li>• General information to keep you up to date with developments</li></ul>	<ul style="list-style-type: none"><li>• Monitor conditions for changes of bushfire status and risk</li></ul>
<b>WATCH AND ACT</b> <ul style="list-style-type: none"><li>• A fire is approaching you</li><li>• Conditions are changing and you need to start taking action now to protect your life</li></ul>	<ul style="list-style-type: none"><li>• Obtain advice from Emergency Services on recommended course of action including best route to leave if evacuation is recommended</li><li>• Initiate actions in accordance with advice</li><li>• Advise all guests of the situation and keep them informed</li></ul>
<b>EMERGENCY WARNING</b> <ul style="list-style-type: none"><li>• You are in imminent danger and need to take action immediately</li><li>• You will be impacted by fire</li></ul>	<ul style="list-style-type: none"><li>• It may be too late to vacate the area.</li><li>• Leave <u>only if</u> safe to do so, otherwise <b>Shelter In Place</b> in the Emergency Assembly Area.</li><li>• Contact emergency services to advise of number of people sheltering on the site</li></ul>

### 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