



NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	6 Woods Point Road MARYSVILLE, (LOT: 1 LP: 58430)
<i>The application is for a permit to:</i>	Development of Land for two tourist accommodation buildings, vegetation removal and alteration to access in a transport zone
<i>The applicant for the permit is:</i>	Bell Legal & Planning
<i>The application reference number is:</i>	2023/165
<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>	05 March 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?: Clara Gartland - Emails Apr, Jun & Aug 2022, phone 3/5, 10/5, & 6/7/2022

Date:

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.: 6

St. Name: Woods Point Road

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.: 058430

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? *

Construction and use of the land for group accommodation (two tourist accommodation units), removal of vegetation and alteration of access to a road in a Transport Zone 2.



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 \$ 990,000



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.

Existing dwelling and storage shed



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.

Name:			
Title:	First Name:	Surname:	
Organisation (if applicable): Bell Legal & Planning			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*			Same as applicant <input type="checkbox"/>
Name:			
Title: Ms	First Name: Angelina	Surname: Bell	
Organisation (if applicable): Bell Legal & Planning			
Postal Address:		If it is a P.O. Box, enter the details here:	

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:			Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname: Adam Cavanagh & Michelle Swales	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	

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.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Checklist

Have you:

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- ☒ Provided all necessary supporting information and documents?
 - ☒ A full, current copy of title information for each individual parcel of land forming the subject site.
 - ☒ A plan of existing conditions.
 - ☒ Plans showing the layout and details of the proposal.
 - ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - ☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
 - ☐ 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.
- ☒ Completed the relevant council planning permit checklist?
- ☒ 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.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08453 FOLIO 848

Security no : 124093650724N
Produced 10/11/2021 05:59 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 058430.
PARENT TITLE Volume 08046 Folio 285
Created by instrument B368389 13/12/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ADAM JEREMY STAFFORD CAVANAGH
MICHELLE LOUISE SWALES both of 18 BAY STREET MORDIALLOC VIC 3195
AN054859S 29/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN054860J 29/08/2016
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP058430 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 WOODS POINT ROAD MARYSVILLE VIC 3779

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END



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LP58430

EDITION 1

APPROVED 31/10/63

PART OF CROWN ALLOTMENT 2 & 3 SECTION E
TOWNSHIP OF MARYSVILLE
PARISH OF STEAVENSON
COUNTY OF ANGLESEY

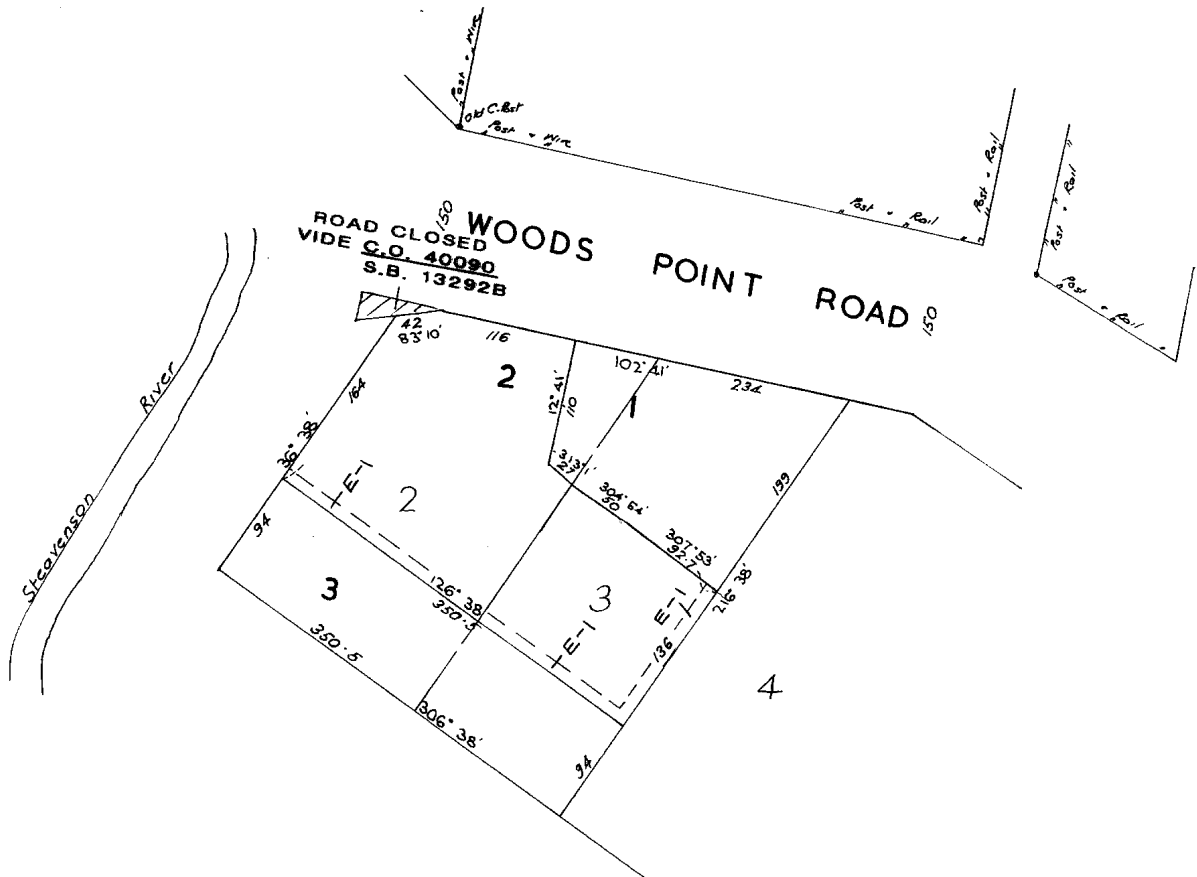
COLOUR CONVERSION
E-1 = BLUE

NOTATIONS

WATERWAY NOTATION:

LOT 3 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE
SUBJECT TO A CROWN LICENCE TO USE

SCALE CHAIN TO AN INCH.



The land coloured blue is set apart for drainage purposes and is 6 feet wide

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

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CERTIFICATE OF TITLE V. 8046 ✓ F. 285 ✓
LODGED BY R. P. BAYLOR & CO. ✓
DEALING No A. 368389 ✓ DATE 20. 2. 62 ✓
DECLARED BY E. I. G. CRESWELL ✓ 24. 7. 61 ✓
CONSENT OF COUNCIL SHIRE OF HEALESVILLE ✓
13. 2. 62 ✓
PLAN MAY BE LODGED S.M. 90 31 OCT 1963

LP ..58430.....
BACK OF SHEET ...1.....

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE

APPLICATION FOR PLANNING PERMIT

Construction and use of two tourist accommodation units

6 Woods Point Road, Marysville



Figure 1 – Aerial photograph of the Subject Land and surrounds.

Introduction

A planning permit is sought for the construction and use of two tourist units (group accommodation), the removal of vegetation and the alteration of access to a road in a Transport Zone 2 at 6 Woods Point Road, Marysville, also known as Lot 1 on LP058430 (**Subject Land**). The Subject Land is located in the Murrindindi Shire and is governed by the Murrindindi Planning Scheme (**Scheme**).

Site description

The Subject Land is located on the southern side of Woods Point Road, approximately 50 metres southeast of the roundabout at the intersection of Woods Point Road, Buxton-Marysville Road and Murchison Street. The Subject Land has an area of approximately 1253 square metres, is irregular in shape and has a frontage of 47 metres to Woods Point Road.

Please refer to the attached certificate of title.

The Subject Land has an existing house located in the western corner of the lot, with access gained from the northern end of the Subject Land's frontage on Woods Point Road. A shed is located in the

southern corner of the lot. The remainder of the Subject Land is vacant, with a clump of regrowth vegetation located centrally on the lot, and along the fencelines.



Photograph 1 - Existing dwelling on the land.



Photograph 2 - Existing garage located in the western corner of the Subject Land.



Photograph 3 - Vacant area of the land looking towards the southwestern boundary.



Photograph 4 & 5 - Trees along southeastern fenceline, and clump of trees located centrally on the lot.



Photograph 6 – Looking south along Woods Point Road from the southern access to the Subject Land.



Photograph 7 – Looking north along Woods Point Road towards the roundabout.

Adjoining the Subject Land on its northwestern and southwestern boundary is Crossways Country Inn, with the main building fronting Woods Point Road and accommodation units provided around the rear of the Subject Land. The property on the southeastern side of the Subject Land contains a building towards the rear of the lot and is otherwise vacant.

The Subject Land and adjoining private land are in the Commercial 1 Zone (**C1Z**), Woods Point Road is in the Transport Road Zone 2 – Principal Road Network, and land on the northern side of the road is in the Low Density Residential Zone. The land and surrounding area are subject to the Bushfire Management Overlay (**BMO**), the Design and Development Overlay – Schedule 2 (**DDO2**) and the Vegetation Protection Overlay (**VPO**). The Subject Land is included in an area of Aboriginal cultural heritage sensitivity.

Refer to the zoning map in Figure 2, the overlay maps in Figures 3 to 5, and the map showing the area of Aboriginal cultural heritage sensitivity below.



Figure 2 – Map showing the zoning of the Subject Land and surrounds.

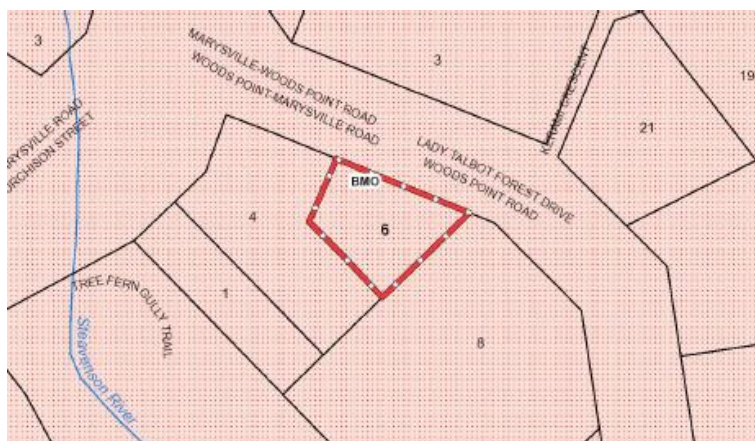


Figure 3 – Bushfire Management Overlay



Figure 4 – Design and Development Overlay



Figure 5 – Vegetation Protection Overlay

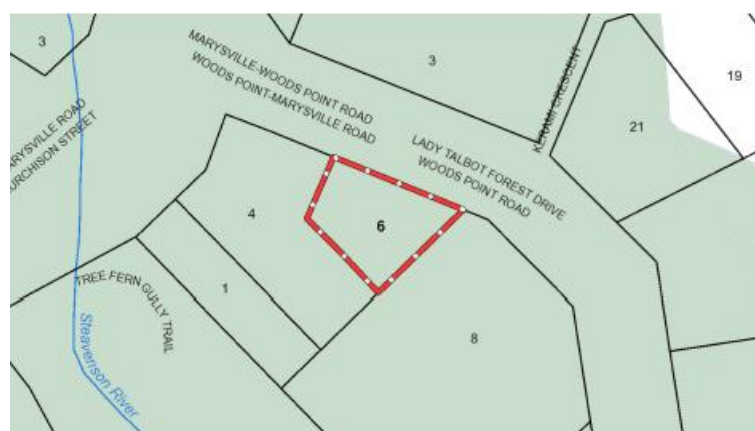


Figure 6 – Area of Aboriginal cultural heritage sensitivity.

A mandatory Cultural Heritage Management Plan is not required for the proposed development in accordance with the exemptions of regulations 9 and 12(3) of the *Aboriginal Heritage Regulations 2018*. Please refer to the attached CHMP report.

Proposal

A permit is sought for the construction of two tourist accommodation units (group accommodation) on the Subject Land, the removal of regrowth vegetation to enable the construction of the units and the upgrade of the access from Woods Point Road. The units will gain access from an existing crossover from Woods Point Road at the northwestern end of the property shared with the existing dwelling. This crossover requires upgrade to accommodate the increased usage of the site and to bring it up to standard.

The proposed units are double-storey with a combination of weatherboard and stone construction, and with a pitched roof with colourbond roof cladding. Unit 1 contains open plan kitchen, dining and lounge on the lower floor, bedroom, bathroom and laundry. The upper level contains two further bedrooms and shared bathroom. On its lower floor Unit 2 has two bedrooms, bathroom, laundry and open-plan kitchen, living and dining area, with two further bedrooms each with an ensuite on the upper level. Each unit has access to two carparking spaces located between the units and Unit 2 has a third space available on its northern side.

Landscaping is proposed around the new development that will be both sympathetic to the garden character of Marysville and mindful of the heightened bushfire risk in the general area.

The development of the units requires the removal of a small number of trees. Some trees to be removed are located along the southeastern boundary. These are exempt under the planning scheme provisions, both clause 52.12 and clause 52.17. The other trees to be removed are located within the property and are a clump of regrowth native trees. These trees will be replaced with appropriate landscaping.

The proposed units are designed to respond to the style of the existing dwelling on the lot and the adjoining development. The pitched roofs and other design aspects reflect the mountain village character of Marysville. The first floors of the proposed units are articulated, minimising the bulk of the units, and are clad in a combination of weatherboard and natural stone.

The Subject Land lies on the low side of Woods Point Road and as such the proposed units will not dominate the viewlines of traffic travelling along the road to Lake Mountain.

The establishment of the two tourist units is supported by the Marysville Urban Design Framework that seeks, *inter alia*, to:

- Support residential development that provides for self-catering visitor accommodation.
- Encourage the development of environmental sustainable and energy efficient dwellings.
- Encourage architecture that reflects mountain village character of Marysville.
- Encourage dwellings that are distinctive in design.

The tourist units will be connected to the town's reticulated water, sewer and electricity supply.

Please refer to the attached:

- Set of plans, including:
 - Neighbourhood analysis
 - Existing site plan and demolition plan
 - Proposed site plan
 - Landscape plan
 - Floor and elevation plans for each unit
 - Shadow and overlooking plans.

Permit Triggers

The following planning permit triggers apply to this application:

- Clause 34.01-4 Commercial 1 Zone
 - a permit is required for the use of the land for accommodation that exceeds 2 metres frontage at ground floor level.
 - A permit is required to construct a building or construct or carry out works.
- Clause 42.02 Vegetation Protection Overlay

- A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.
 - VPO Schedule 1 (Marysville Vegetation Protection Area):
 - A permit is required to remove, destroy or lop native or exotic vegetation.
- Clause 43.02 Design and Development Overlay
 - A permit is required to construct a building or construct or carry out works.
- Clause 44.06 Bushfire Management Overlay
 - a permit is required for the construction of a building associated with accommodation.
- Clause 52.29 Land Adjacent to the Principal Road Network
 - a permit is required to create or alter access to a road in a Transport Zone 2.

Zoning

Clause 34.01 Commercial 1 Zone

The purpose of the Commercial 1 Zone (**C1Z**) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The proposed tourist accommodation is consistent with the purpose of the Commercial 1 Zone. The Subject Land does not currently support a commercial use and the construction of the tourist accommodation on the land will provide for a commercial use of the land. This use will support the commercial use of the adjoining land, being Crossways Country Inn . The proposed tourist accommodation is suitably located in proximity to some of the tourist activities available in Marysville, such as the Marysville Reflective Garden, Tree Fern Gully and Gallipoli Park, as well as the main shopping strip of Marysville.

Decision guidelines

Clause 34.01-8 Decision guidelines - a response to the relevant guidelines is provided as follows:

Guideline	Response
General	
The interface with adjoining zones, especially the relationship with residential areas.	The Subject Land is in the same zone as the adjoining privately owned land. The Low Density Residential Zone is located on the northern side of Woods Point Road and further to the southeast. Woods Point Road provides adequate separation from the Commercial

	Zone of Marysville from the residential zone. The proposed tourist units provide a gentle transition from the commercial uses of the main street to the residential uses at the eastern end of Marysville.
Use	
The effect that existing uses may have on the proposed use.	The Subject Land adjoins a commercial use (tavern and accommodation) to the northwest. Noise impacts from this existing use are generally directed away from the Subject Land. The accommodation units on the adjoining land to the southwest will not impact on the proposed accommodation units on the Subject Land.
The drainage of the land.	The Subject Land drains to the southwest and drainage connections are available in the area.
The availability of and connection to services	Utility services are provided to the land and available to the proposed development.
Buildings and works	
The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.	The proposed tourist accommodation units will not impact on the movement of pedestrians, cyclists or vehicles in the area. The Subject Land is located close to the main street of Marysville, providing ready pedestrian access to the services and facilities in Marysville.
The provision of car parking.	Unit 1 has provision for two car spaces and unit 2 has provision for three car spaces.
The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.	The proposed tourist accommodation units will not impact on the streetscape. The Subject Land lacks an active street frontage and the proposed development will improve the connection of the land to the commercial area of Marysville.
Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in the General Residential Zone...	The land does not adjoin any land in the General Residential Zone.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone...	The land does not adjoin any land in the General Residential Zone.
The design of buildings to provide for solar access.	The proposed accommodation units are provided with appropriate solar access.

Overlays

Clause 42.02 Vegetation Protection Overlay

The purpose of the VPO includes:

Application submission

Construction and use of two tourist units – 6 Woods Point Road, Marysville

- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

The Subject Land is included in Schedule 1 to clause 42.02 which signifies the Marysville Vegetation Protection Area.

The statement of the nature and significance of the vegetation to be protected is:

The vegetation within the township of Marysville is of historical and aesthetic significance. Marysville is a significant tourist destination within the Shire. Views and native vegetation from roads leading into Marysville form an important part of the area's character and are important for tourists and residents. The devastating fire of 7 February 2009 resulted in the loss of significant indigenous, native and exotic vegetation. The surviving remnant trees are of value in recreating the landscape character of Marysville.

The trees to be removed to facilitate the proposed development are not significant trees in the context of the broader landscape characteristics of Marysville. The trees are re-growth vegetation consisting of a small number of eucalypts. Vegetation removed will be replaced by a mix of native and exotic species ground covers, shrubs and trees, suitable for the context of the Subject Land and bushfire prone areas. This will enhance the garden character of Marysville.

Please refer to the attached Landscaping Plan.

Clause 43.02 Design and Development Overlay

The purpose of the DDO includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

The Subject Land is included in Schedule 2 to clause 43.02 which signifies the Marysville Business 1 Zone (now the Commercial 1 Zone).

The design objectives include:

- To rebuild the town centre of Marysville in a manner that creates a new character that is memorable and functional for the community and visitors and reflects the landscape values of the town.
- To ensure the built form of Marysville has a human scale.
- To achieve an increase level of environmental sustainability.
- To increase pedestrian accessibility.

The proposed tourist units meet the design objectives of the DDO2. The location of the tourist units are behind the active frontage of the commercial area on Murchison Street and as such ensures they do not detract from the character of the town centre that has been rebuilt since the Black Saturday bushfires in 2009. The proposed accommodation units are located adjacent to similar accommodation buildings connected to the Crossways Country Inn and provide appropriate infill development close to the centre of town. The design of the proposed development is supported by the Marysville & Triangle Urban Design Framework Report as discussed above.

Clause 44.06 Bushfire Management Overlay

The purpose of the BMO includes:

- *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 the development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

The Subject Land is included in Schedule 2 of the BMO which applies to Kinglake and Marysville BAL-29 areas.

The statement of the bushfire management objectives to be achieved are:

- *To specify bushfire protection measures to construct or extend one dwelling on a lot.*
- *To specify referral requirements for applications to construct or extend one dwelling on a lot.*

In accordance with the application requirements of Clause 44.06-3, a **Bushfire Hazard Site Assessment** has been prepared in accordance with AS3959:2018 *Construction of buildings in bushfire prone areas (Standards Australia)*, a **Bushfire Hazard Landscape Assessment** has been prepared for the general locality, a **Bushfire Management Statement** has been prepared in response to the requirements of Clause 53.02 of the Scheme, and a **Bushfire Management Plan** has been prepared for the tourist units.

Please refer to the attached Bushfire Management Statement, and Bushfire Management Plan for the development, prepared by Yarra Valley BAL Assessments, dated June 2023.

The proposed development satisfies the requirements of the BMO, schedule 2, and Clause 53.02.

Particular Provisions

Clause 52.06 Car parking

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Table 1 of clause 52.06-5 provides for the car parking requirements that apply to proposed development. The car parking requirements for tourist accommodation units are not specified in the table, however, the most appropriate use to calculate the required spaces is for a dwelling. The requirements are as follows:

Use	Rate	Required parking	Provided parking
Dwelling	1 space to each one or two bedroom dwelling; and 2 spaces to each three or more bedroom dwelling	2 spaces for each accommodation unit.	2 spaces for accommodation unit 1 and 3 spaces for accommodation unit 2.

Car parking for the proposed new tourist units is provided as appropriate in accordance with the dwelling requirements of clause 52.06. Each tourist unit has two spaces available next to the unit, with unit 2 having an additional space on its northern side.

The proposed car parking satisfies the design standards of clause 52.06-9.

Clause 52.29 Land Adjacent to the Principal Road Network

Purpose

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Woods Point Road is included in the Transport Zone, TR22 – Principal road network. The proposed development will utilise an existing crossover from Woods Point Road which will require upgrading to the specified standard.

Municipal Planning Strategy

The relevant sections of the Municipal Planning Strategy are addressed as follows:

Clause 02.02 Vision

The proposed tourist accommodation satisfies Council’s vision by further enhancing the liveability, amenity and quality of life in the municipality. The proposal will provide accommodation close to the centre of Marysville, in accordance with the zoning of the area and the planning of the Marysville township, where there is existing infrastructure and services and a high level of community safety. The proposed tourist accommodation further supports Council’s vision for increased economic growth and investment in the municipality.

Clause 02.03 Strategic Directions

Settlement

Marysville is a fully serviced town with a range of community and physical services, including reticulated water, drainage and sewerage. The town plays a significant role as a service centre to surrounding areas. The service centre and tourism role played by Marysville is being re-established as the town rebuilds following the 2009 bushfires.

The proposed tourist accommodation provides an opportunity for growth within the established township area. The proposal is located close to the commercial area of Marysville and provides for further infill development of land close to the town’s services and facilities.

Environmental risks and amenity

The proposed development is within the confines of the established Marysville township and therefore limits environmental risks, protects environmental values and improves community safety.

Economic development

Murrindindi Shire has a diverse economy, with key economic sectors being:

- Agriculture, aquaculture, horticulture and viticulture.
- Tourism, hospitality and conferencing.
- Manufacturing and engineering.
- Retail and trade services.
- Education, including outdoor education.
- Health care and social services.
- Forestry and timber processing.

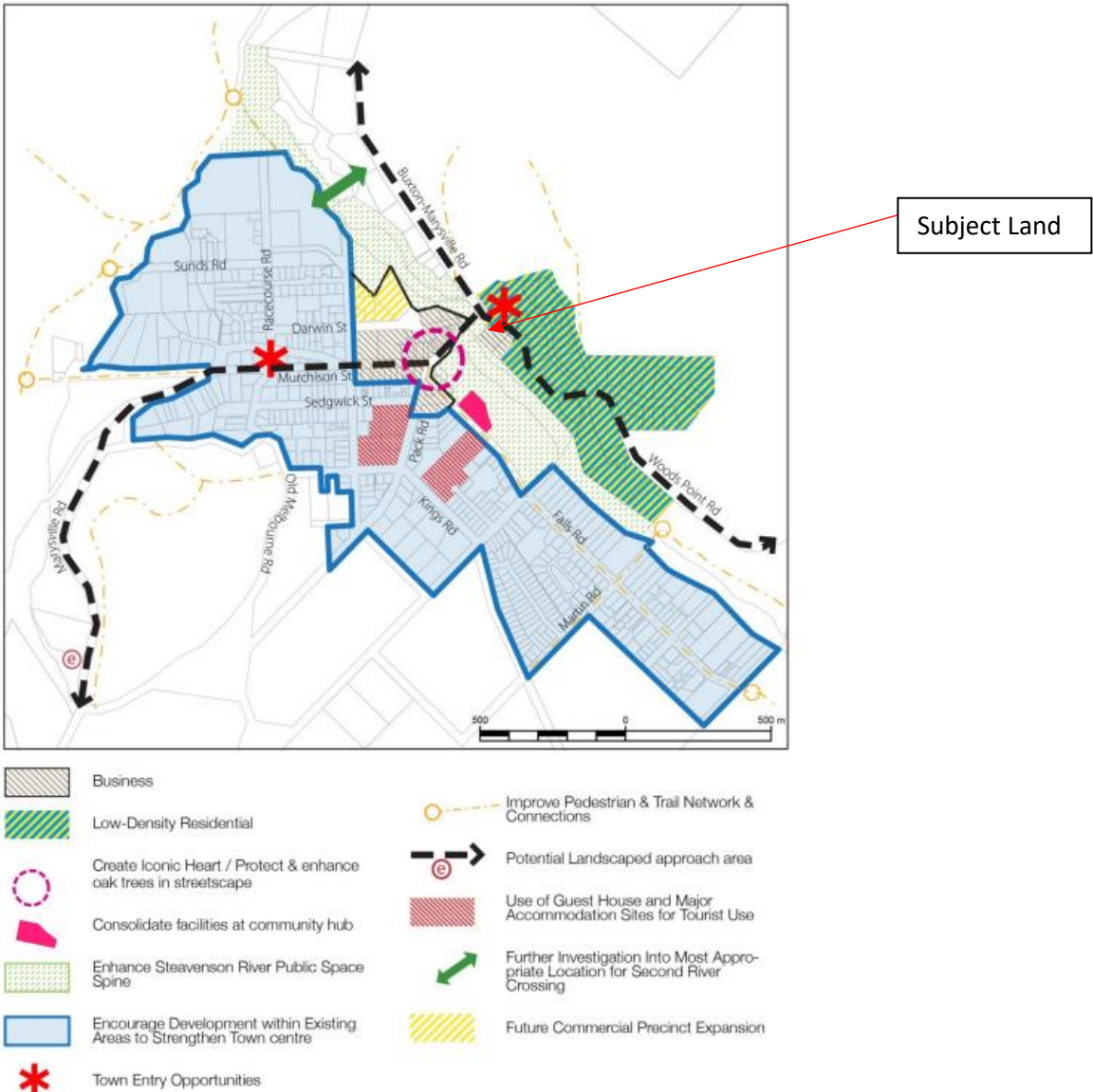
...

The natural and built attractions in the municipality contribute significantly towards its character and appeal and form the basis for an active tourism industry and the municipal economy.

In promoting economic development, Council supports, *inter alia*, facilitating development of new accommodation options.

Clause 02.04 Strategic Framework Plans

Marysville Framework Plan:



Planning Policy Framework

Clause 11 Settlement

This clause identifies that Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

The proposed tourist development supports the growth and development of small rural towns.

Clauses 13.02-1S and 13.02-1L Bushfire Planning

The objective of Clause 13.02-1S *Bushfire Planning* is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The strategies in Clause 13.02-1L include:

- locate, design and manage the use and development of land to reduce the risk to human life, property and community infrastructure from bushfire to an acceptable level; and
- provide necessary bushfire protection measures, including through the design and constructions of buildings, the creation of defendable space, the provision of a dedicated fire-fighting water supply and the need for fire authority access to and on the land.

The application has addressed the requirements of the BMO and Schedule 2 that applies to the Subject Land. The proposal meets the requirements in relation to the provision of a water supply for firefighting, appropriate access for firefighting vehicles, a defendable space around the proposed tourist accommodation and the construction requirements for a BAL-29.

Further, the Subject Land is located central to the township of Marysville and is surrounded on all sides by managed and modified vegetation. A Bushfire Emergency Management Plan has been prepared for the guests staying in the proposed accommodation.

Clause 15.01-2S Building Design

Objective:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The proposed development responds and contributes to the context of its location. It will not have a detrimental impact on any neighbouring properties, nor will it impact the public realm or the natural environment. The form, scale and appearance of the proposed tourist accommodation units will sit comfortably within the outer commercial area of Marysville and responds to the characteristics of Marysville as outlined in the Marysville UDF by providing variety of building design.

Clause 17.04-1S Facilitating tourism and 17.04-1R Tourism - Hume

This clause encourages the development of a range of well-designed and sited tourist facilities including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

The tourism strategies for the Hume region include facilitating accommodation in appropriate locations.

General Provisions

Clause 65 Decision Guidelines

Clause 65.01 Approval of an application or plan

Guideline	Assessment
The matters set out in s60 of the <i>Planning and Environment Act 1987</i> .	The proposed tourist units are consistent with the objectives of the Scheme and satisfies the Scheme’s requirements.
The Municipal Planning Strategy and the Planning Policy Framework.	The MPS and PPF have been addressed above.
The purpose of the zone, overlay or other provision.	The proposal is consistent with the purposes of the Commercial 1 Zone, Bushfire Management Overlay, Design and Development Overlay and Vegetation Protection Overlay.
Any matter required to be considered in the zone, overlay or other provisions.	All matters have been considered and the proposal satisfies the requirements of the Scheme.
The orderly planning of the area.	The proposal is in keeping with the surrounding land uses and development and is appropriately located.
The effect on the amenity of the area.	The proposal will not have an adverse effect on the amenity of the area.
The proximity of the land to any public land.	Not applicable.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposed development is not likely to cause or contribute to land degradation, salinity or the reduction in water quality. .
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Not applicable.
The extent and character of native vegetation and the likelihood of its destruction.	A small number of regrowth eucalypts are required to be removed for the construction of the tourist units but these will be replaced with appropriate grasses, shrubs and trees.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Planting of native and exotic vegetation will be established around the tourist units to enhance the vegetated and garden character of Marysville.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The Subject Land is in a BMO and the potential fire hazard has been addressed for the proposed development in the prepared Bushfire Management Plans.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The proposal will not have a significant impact on traffic flow in the area.

Conclusion

The proposed construction and use of two tourist accommodation units, the removal of vegetation and the alteration of access to a road in a Transport Zone 2 is consistent with the purpose and objectives of the Scheme, namely the Municipal Planning Strategy and Planning Policy Framework, and the purpose and requirements of the Commercial 1 Zone, Bushfire Management Overlay, Design and Development Overlay and Vegetation Protection Overlay. We respectfully request that a planning permit for the two tourist units, removal of vegetation and alteration of access is issued at your earliest convenience.

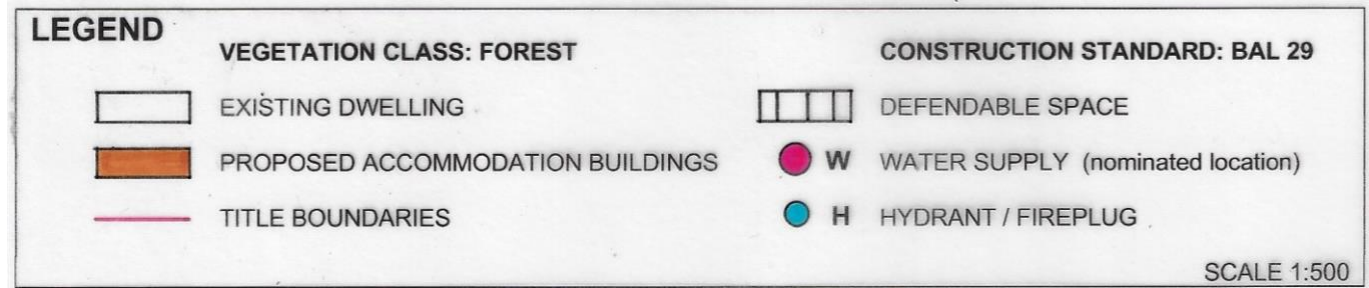
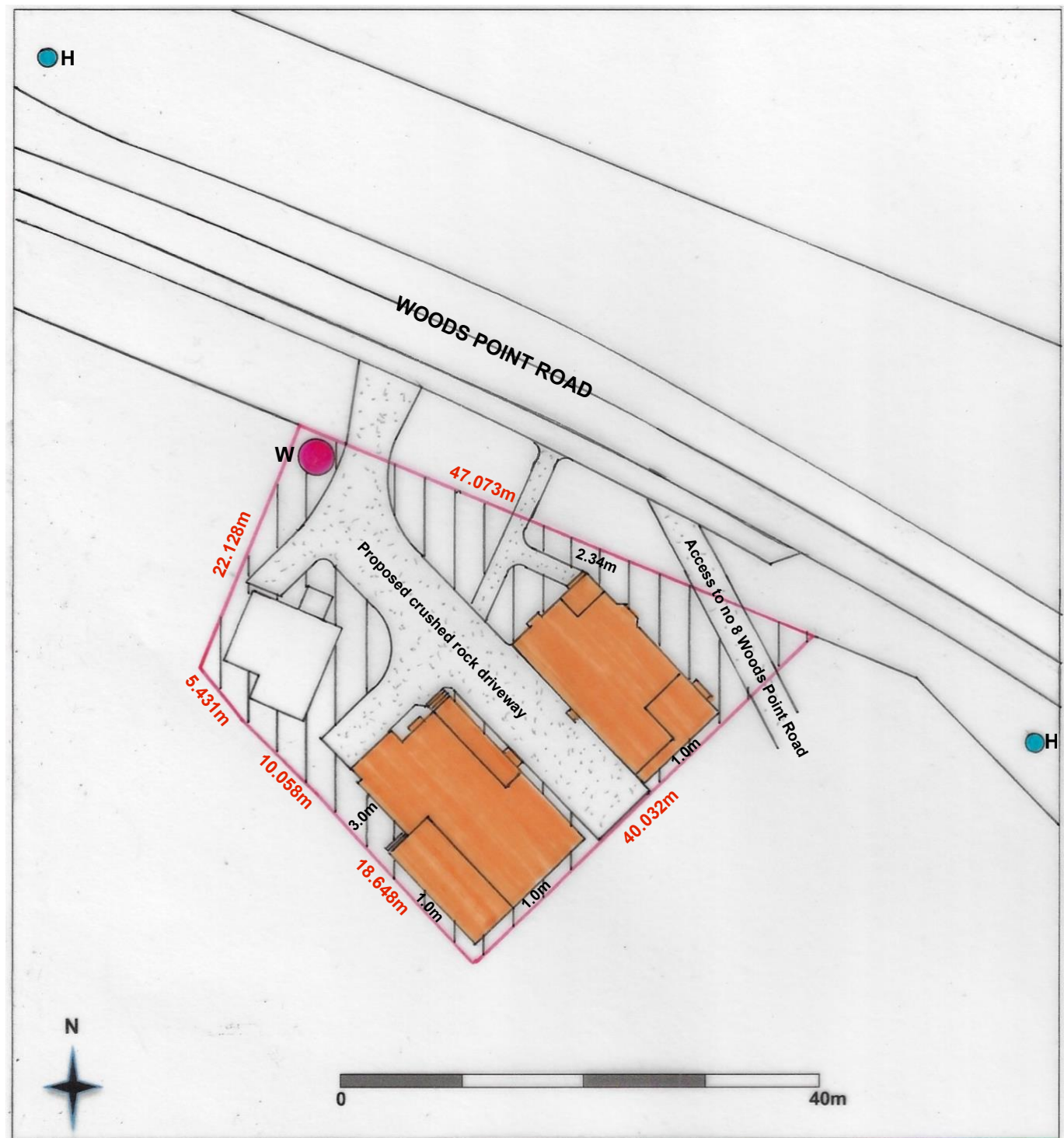
Angelina Bell
Principal Solicitor
Bell Legal & Planning

8 October 2023

BUSHFIRE MANAGEMENT PLAN

6 WOODS POINT ROAD, MARYSVILLE

VERSION A
05 June 2023



BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE (Table 6 Vegetation management requirements)
Defendable space to the property boundaries around the proposed buildings 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 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
The group accommodation buildings must be constructed to a minimum Bushfire Attack Level of 29 (BAL 29)

WATER SUPPLY (Table 4 Water supply requirements)
10,000 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 (65 millimetre 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)
Access for firefighting purposes must be provided which meets the following requirements:

- Access must have a load limit of at least 15 tonnes
- 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
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5 metres on each side and 4m above the accessway
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.

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Planning Permit Application
for
Group accommodation buildings
in a
Bushfire Management Overlay
at
6 Woods Point Road
Marysville 3779
June 2023

Prepared for:	Adam Cavanagh & Michelle Swales
Prepared by:	Dean Putting, Yarra Valley BAL Assessments PO Box 292, Yarra Glen, 3775 0409 330 458 dean@yval.com.au

VERSION	DATE	DETAILS
	24.05.2023	Initial Site Visit / Inspection
A	05.06.2023	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:

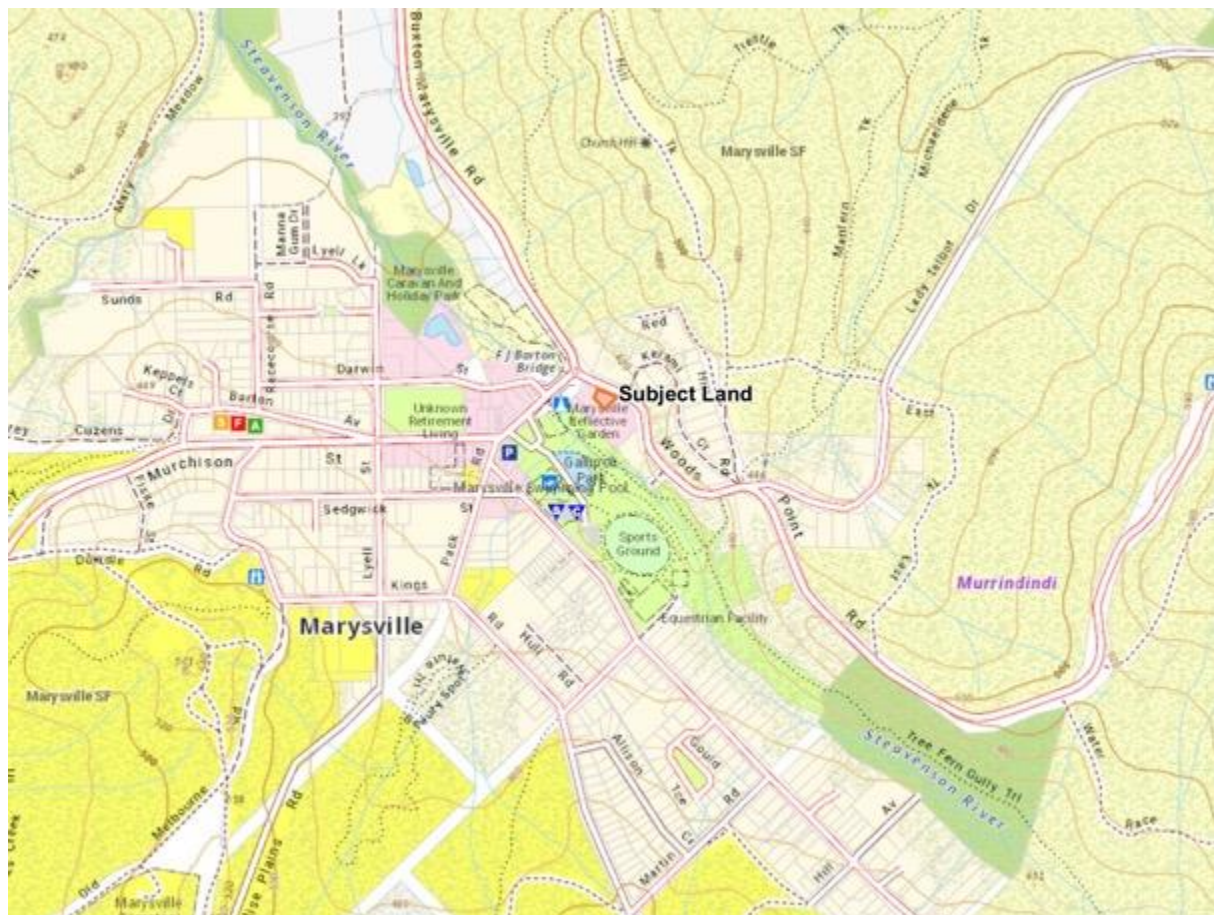
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To 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.

As the proposal is for the construction of buildings to be used for group accommodation 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 the construction of two group accommodation buildings for Adam Cavanagh & Michelle Swales at 6 Woods Point Road, Marysville.

The land is identified as Lot 1 on LP58430 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 and Development Overlay-Schedule 2 (DDO2)
- Vegetation Protection Overlay-Schedule 1 (VPO1)

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

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 group accommodation buildings 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 trapezium shaped parcel located on the southwest side of Woods Point Road. It has a frontage of 47.073m. Other boundaries include west (set at 90° to the frontage) of 22.128m, southwest consisting of three segments on slightly different alignments with a total length of 34.137m and southeast (at 90° to the southwest boundary) of 40.032m. The total area of the lot is 1205m². The land has a southwest aspect and falls towards the rear with a slope <5°.
- The land has been developed and contains a single weatherboard clad dwelling set in the west corner of the lot and a shed located in the southern corner. The shed is to be removed to allow for the construction of one of the proposed buildings. Two crossovers provide access to the land, one at either end of the frontage. The western access the dwelling and the eastern the shed. Driveways are informal with partial gravel surfaces.
- The land has been mostly cleared but retains a few remnant eucalypts and some 2009 regrowth. These will be cleared to allow for the proposed development. A small group of blackwoods and a eucalypt are growing on the west boundary in front of the dwelling. A cover of grass extends across the surface of the property.
- The adjacent property to west extends around the subject land to southwest and has been developed for tourist accommodation with a main building and multiple smaller accommodation units. Land to southeast is vacant. Across Woods Point Road, land is zoned low density residential and has been developed for that use with dwellings and associated outbuilding constructed on the lots. The main commercial development of Marysville along Murchison Street lies to the west, just outside the assessment area and beyond Gallipoli Park.
- Areas of forest reach into the assessment area from the north, east and south. The nearest are linear strips along the roadside and Steavenson River and connected to larger areas of forest to southeast. Fire in these strips will be constrained by the width and unlikely to develop to the full assumed fire behaviour of AS 3959,. Other vegetation is mixed, consisting of maintained reserves, managed gardens around dwellings and some patches of modified vegetation where remnant eucalypts have been thinned and understoreys managed nearer to development. Extensive plantings of exotic deciduous trees exist through Marysville.
- Marysville is reticulated with town water and hydrants have been fitted to the water main at intervals along the roadsides. Two fireplugs are in close proximity, one on the same side of the road 20m east of the land and the other on the opposite side of Woods Point Road 38m to northwest. Both area well within 120m of the rear of the existing and proposed buildings on the site.
- The site is located close to the intersection of the main access routes through Marysville. Murchison Steet becomes Marysville Road heading southwest to Narbethong, Buxton- Marysville Road to northwest leading to Buxton and the Woods Point Road to that location. All of these roads traverse forested country and travel on them might not be possible when bushfires are active in the district.
- A Neighbourhood Safer Place has been established at the 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. Active planning to limit visitors to Marysville on days of elevated fire danger should be implemented by business owners. For residents, *leaving the district early on days of elevated fire danger is always the safest option*

Views from the centre of the land – to north



To east



To south



To west



Development on adjacent land to southwest



Development on adjacent land to west



View across the site to northwest



Adjacent land to southeast



View along Woods Point Road to northwest



And southeast



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	SW
Vegetation Type	Forest	Forest	Forest	Forest

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

AS 3959:2018 2.2.3.2 Exclusions apart from (a)

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

c. Distance to classifiable vegetation

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

	N	E	S	SW
Distance of building from vegetation	126m	44m	78m	82m

d. Effective Slope

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

	N	E	S	SW
Effective Slope	Upslope	Upslope	>0-5° downslope	>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 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	SW
Vegetation Classification	Forest			
BAL Rating	BAL 29 (see notes below)			
Defendable Space	25m or PB	25m or PB	25m or PB	25m or PB

25m or PB = Defendable space to be provided to distance specified or to the property boundary, whichever is the lesser distance.

Construction requirement has been set at BAL 29 due to limited potential defendable space on site and the use of the buildings for a vulnerable development.

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 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.
- 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 and moist maritime southwest 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, decoupling around landscape obstacles, 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 interface of Marysville. Possible channeling along valley increasing wind speeds and fire spread. Uphill run through forest on east side of valley close to town with downwind spotting out across residential and commercial development. Heavy ember attack expected. (this area was last subject to fuel reduction burn in 2021)

- Potential fire run from northwest through forest vegetation along valleys rising to ridges. Ember and firebrand lofting at ridge tops aiding downwind fire spread. Extensive spotting out of forest across grasslands in north of township. Run along riparian forest towards site increasing ember densities through adjacent development.

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 spread with firebrands lofted from Mt Gordon expected to result in multiple ignitions through the residential development. Elevated localised flare ups but no flaming front spread through township anticipated.
- Potential fire run from southwest through forest 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. More recent burns include the forest north of the subject land that was treated in 2021 and some parcels burnt in 2021 & 2022 on the southwest edge of the township. Ongoing treatment of forest parcels around Marysville will be required to assist protection of this 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 broader landscape poses a significant bushfire risk to development in Marysville. Long runs through forest vegetation could place the town on alert for days and egress post fire could be restricted due to trees down for weeks. The township is anticipated to come under ember and firebrand impact as the front approaches. Spot ignitions through the urban area will likely result in localised flare ups in less managed vegetation but. Unlikely to develop into a unified flaming front moving through the structural landscape. The subject land is located on the east side of Marysville with potential threats from tracts of forest vegetation however surrounding land is generally low threat limiting fire development and intensity potential on adjacent land. Application of BAL 29 construction standard and defensible space to the whole of the land should ensure that the risk is mitigated to an acceptable level

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 proposed building have a good separation from the bushfire hazard.
- The buildings are in close proximity to a public road.

- Access suitable for emergency vehicles will be provided on the land. The firefighting water supply tank will be located inside the property boundary near to the entrance to the site for ready access.

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 accommodation cottages are double storey dwellings. Each of the building footprints contain two reentrant corners over decks and additional short returns at ground level. Roofs are clad in steel sheet and the design is a mix of gables and hips. Cottage 1 includes 4 valleys, created where two ridges cross on the upper roof whilst Cottage two only has one. Height of the roof will limit access from the ground for maintenance and routine removal of accumulated debris. Reentrant corners where the upper floor intersect the lower roof are unlikely to accumulate debris given the pitch of the roof below. It is recommended that embers guards be applied *to at least the upper roof spouting* (preferably to all spouting) to avoid excessive build up and blockage of spouting and ignition of litter in them from embers. Resilient wall materials are a mix of stone and fibre cement cladding. Whilst some of these features are less than ideal, the BEMP should ensure that the buildings are not occupied on days of elevated fire danger when the level of bushfire risk is greater.

BAL construction requirements will ensure that entry of embers is denied, areas where debris might accumulate will be constructed of resilient materials and exposed elements will have an appropriate level of protection from the passage of a 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

- Table 3 defendable space is not achievable within the title boundaries of the subject land. Defendable space will be provided to the whole of the property with the building constructed to BAL 29 standard. See AltM 3.6.

ALTERNATIVE MEASURES

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

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 may provide defendable 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 defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

Response

- The building will be available for short term accommodation for a currently undetermined frequency. It consists of two cottages with a total of 7 double bedrooms so occupancy will likely be for up to seven couples or multiple families. Total number of guests at any one time is unlikely to exceed 14 persons. Guests will travel to and from the site in their own vehicles.
- A Bushfire Emergency Management Plan has been prepared for the site which outlines emergency management arrangements to be implemented by the owners in response to changing bushfire threat.
- Application of Table 3 defendable space is not achievable within the title boundaries of the subject land.
- The building will be constructed to BAL 29 standard with defendable space applied to the whole of the subject land. Defendable space relies on adjoining land to be maintained in a condition consistent with defendable space on an ongoing basis, in which it was observed at the time of the site visit.

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

The size of the land is greater than 1000m² and the overall floor area of the buildings is less than 1500m². A water supply with an effective capacity of **10,000 litres** must be established on the site 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 (65mm BSP) and coupling (64mm CFA 3 TPI male fitting)
- Any pipework and fittings must be a minimum of 65mm nominal bore (excluding CFA coupling)

Access

The length of the driveway is <100m.

Access to the buildings and to within 4m of the 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.

Risk Management

The proposed buildings will offer accommodation for potentially up to 14 persons. Guests staying at the site will make their own travel arrangements which is assumed to be in their own vehicles. This will give them the ability to vacate the area if and when required in response to a bushfire threat.

A Draft 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 guests during a bushfire emergency. The site will be vacant and closed on days of forecast Catastrophic Fire Danger for the North Central District. It is assumed that guests with special needs or limited ability will be accompanied by a carer with transport able to assist with evacuation or relocation as/if directed.

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

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.

The proposal is for group accommodation buildings on Commercial 1 Zoned land therefore the above exemption is not applicable.

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

8. CONCLUSIONS

The proposal is for the construction of two accommodation buildings

It is located in an area where forest nearby and in the broader landscape is the main bushfire hazard to the site and township

The proposed accommodation buildings will be built to the BAL 29 construction standard.

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)

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

DELWP Victorian Planning Provisions

Forest Fire Management Victoria - Joint Fuel Management Program Plan 2022/23 – 2024/25

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

6 WOODS POINT ROAD, MARYSVILLE

27

PLAN OF SURVEY OF

PART OF CROWN ALLOTMENT 2 & 3 SECTION E

TOWNSHIP OF MARYSVILLE

PARISH OF STEAVENSON

COUNTY OF ANGLESEY

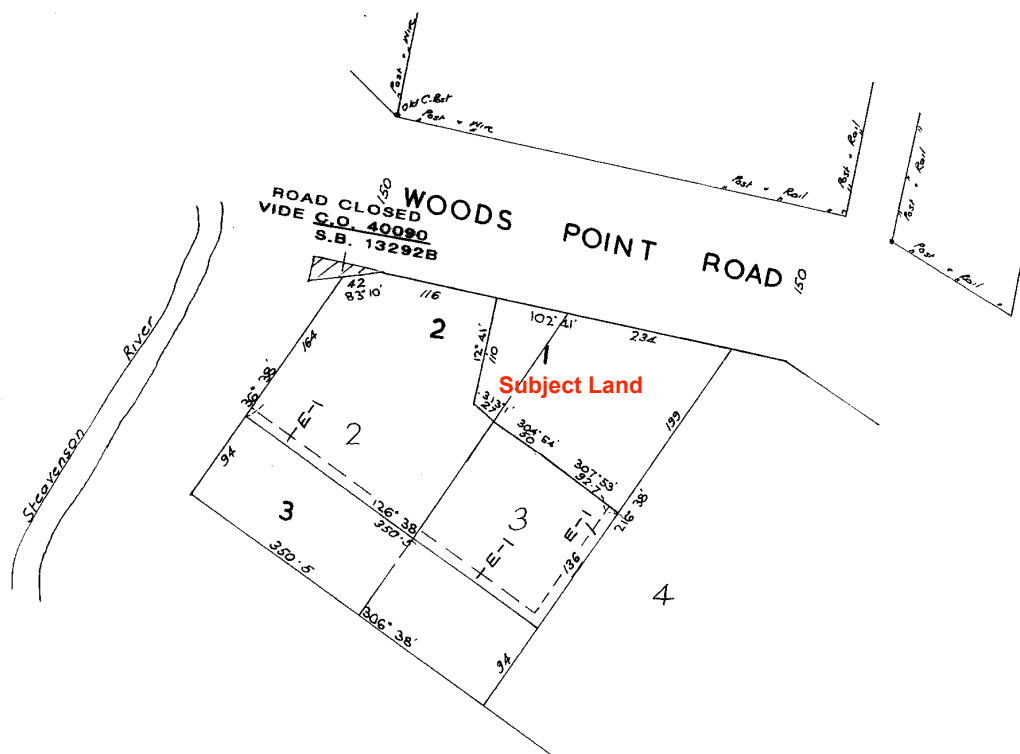
LP58430
EDITION 1
APPROVED 31/10/63

COLOUR CONVERSION
E-1 = BLUE

NOTATIONS

WATERWAY NOTATION:
LOT 3 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE
SUBJECT TO A CROWN LICENCE TO USE

SCALE CHAIN TO AN INCH.



*The land coloured blue is set apart for
drainage purposes and is 6 feet wide*

BUSHFIRE HAZARD SITE PLAN

6 WOODS POINT ROAD, MARYSVILLE



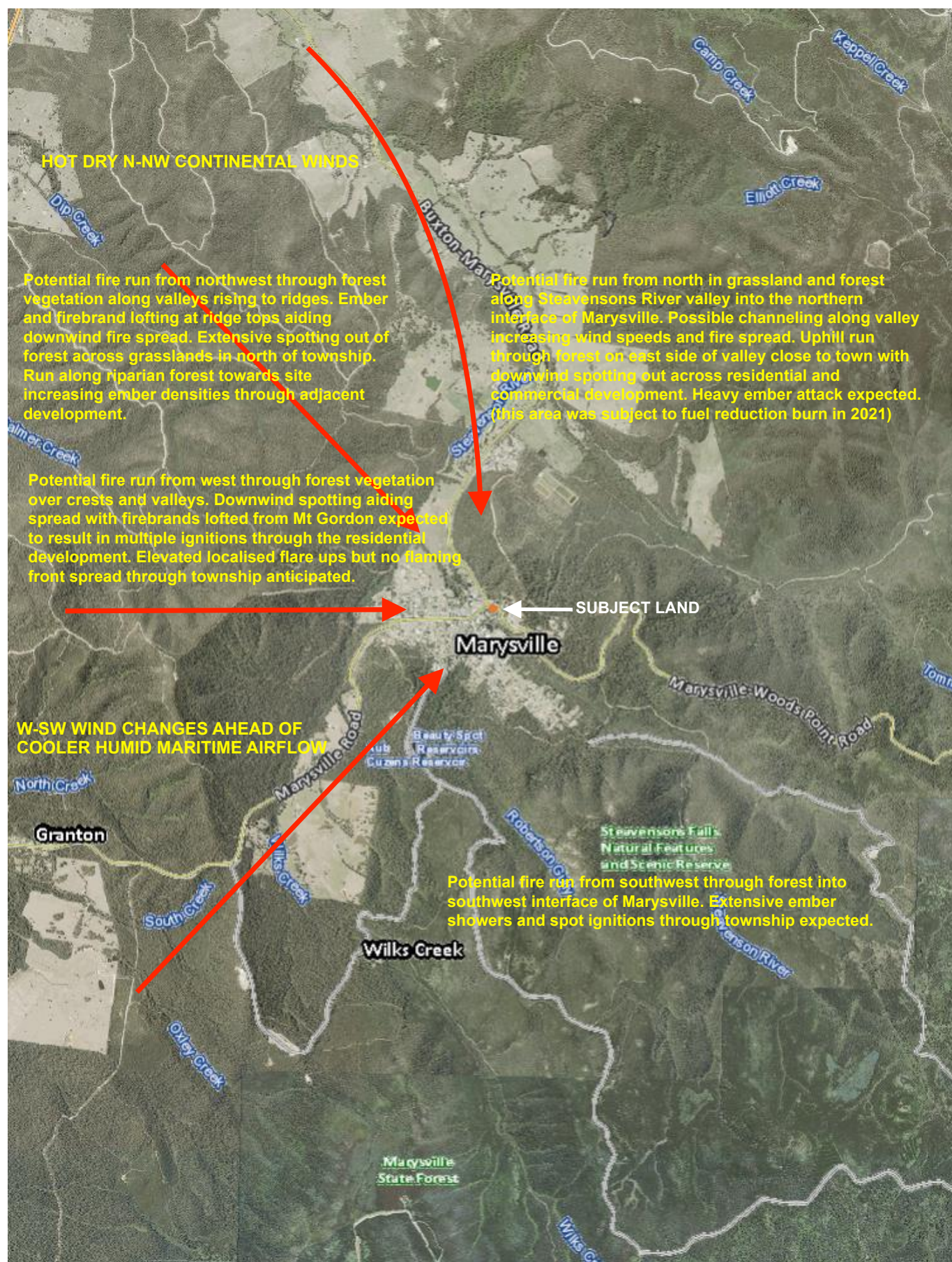
LEGEND

- | | | | |
|---|------------------------------|---|-------------------------------|
|  | EXISTING DWELLING |  | FOREST VEGETATION |
|  | PROPOSED GROUP ACCOMMODATION |  | CONTOUR - INTERVAL 20m |
|  | TITLE BOUNDARIES |  | ASSESSMENT AREA - 150m RADIUS |

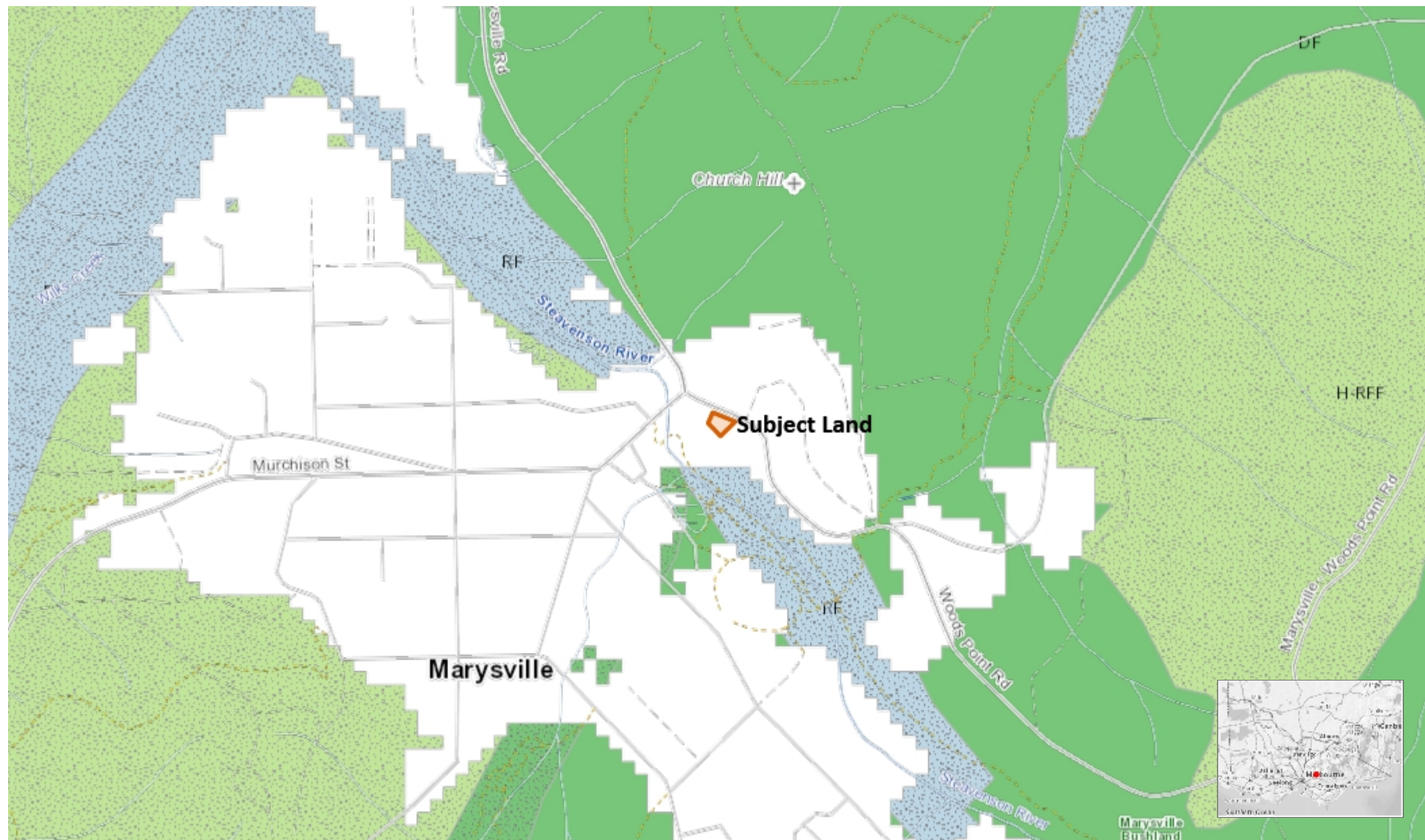
SCALE 1: 2,000

BUSHFIRE HAZARD LANDSCAPE PLAN

6 WOODS POINT ROAD, MARYSVILLE



2005 EVCS 6 Woods Point Road, Marysville



Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee it is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make the appropriate enquiries to access the currency of data. © The State of Victoria, Department of Environment, Land, Water and Planning

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NatureKit

Created on 01/05/23



Environment,
Land, Water
and Planning

Legend for 2005 EVCs - 6 Woods Point Road, 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

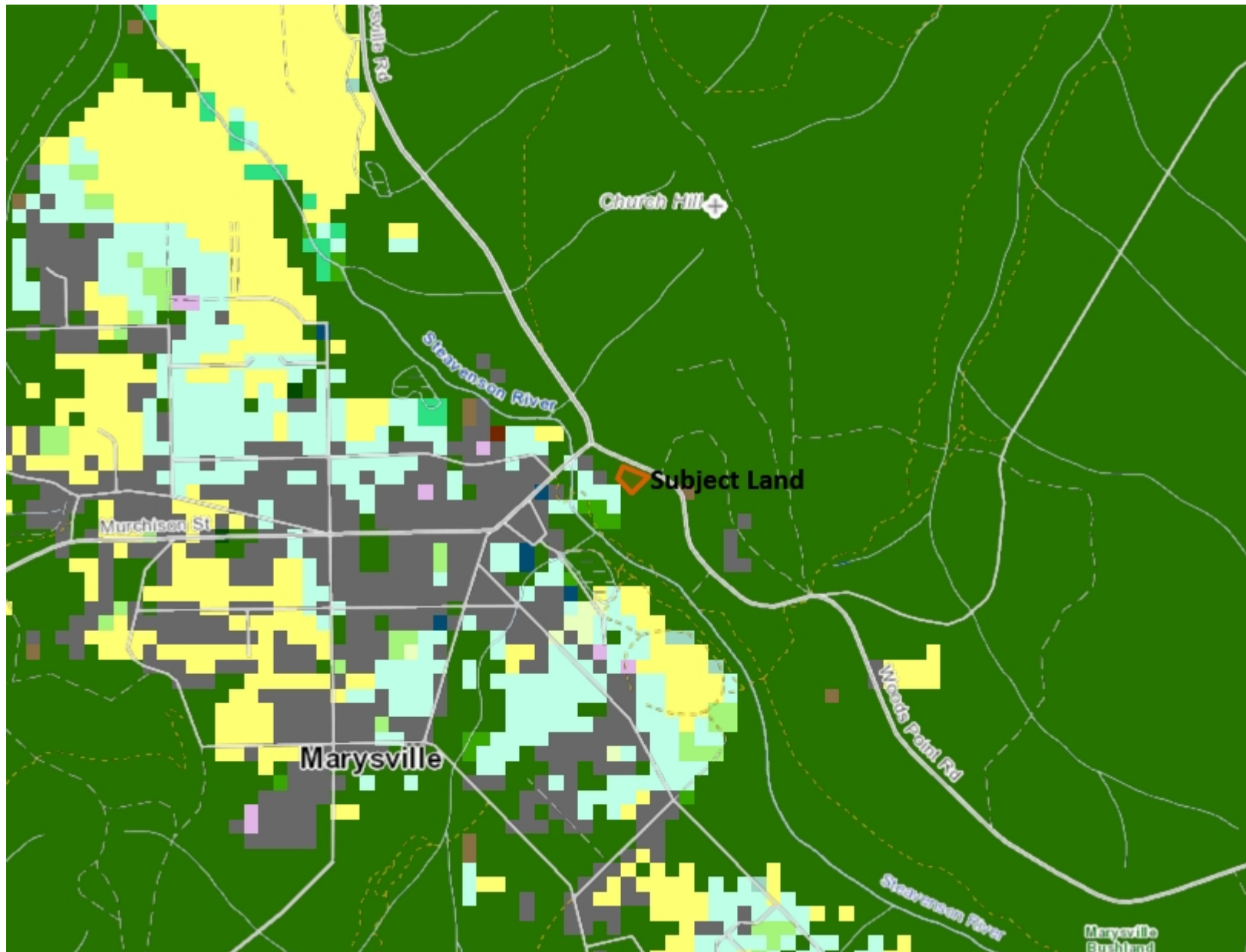
Rainforests

Land Cover - 6 Woods Point Road, 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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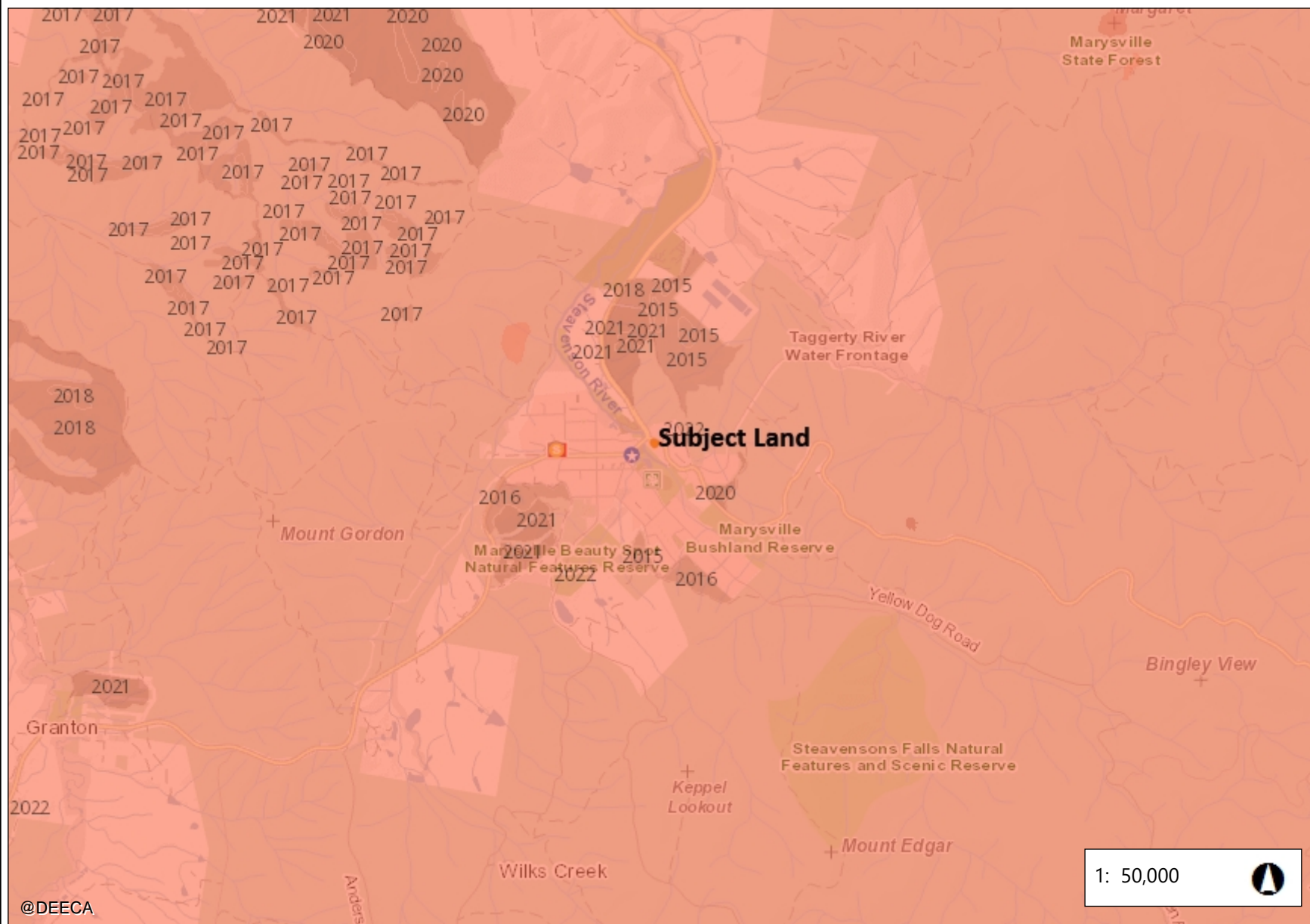
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NatureKit

Created on 01/05/23

Fire History - 6 Woods Point Road, 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

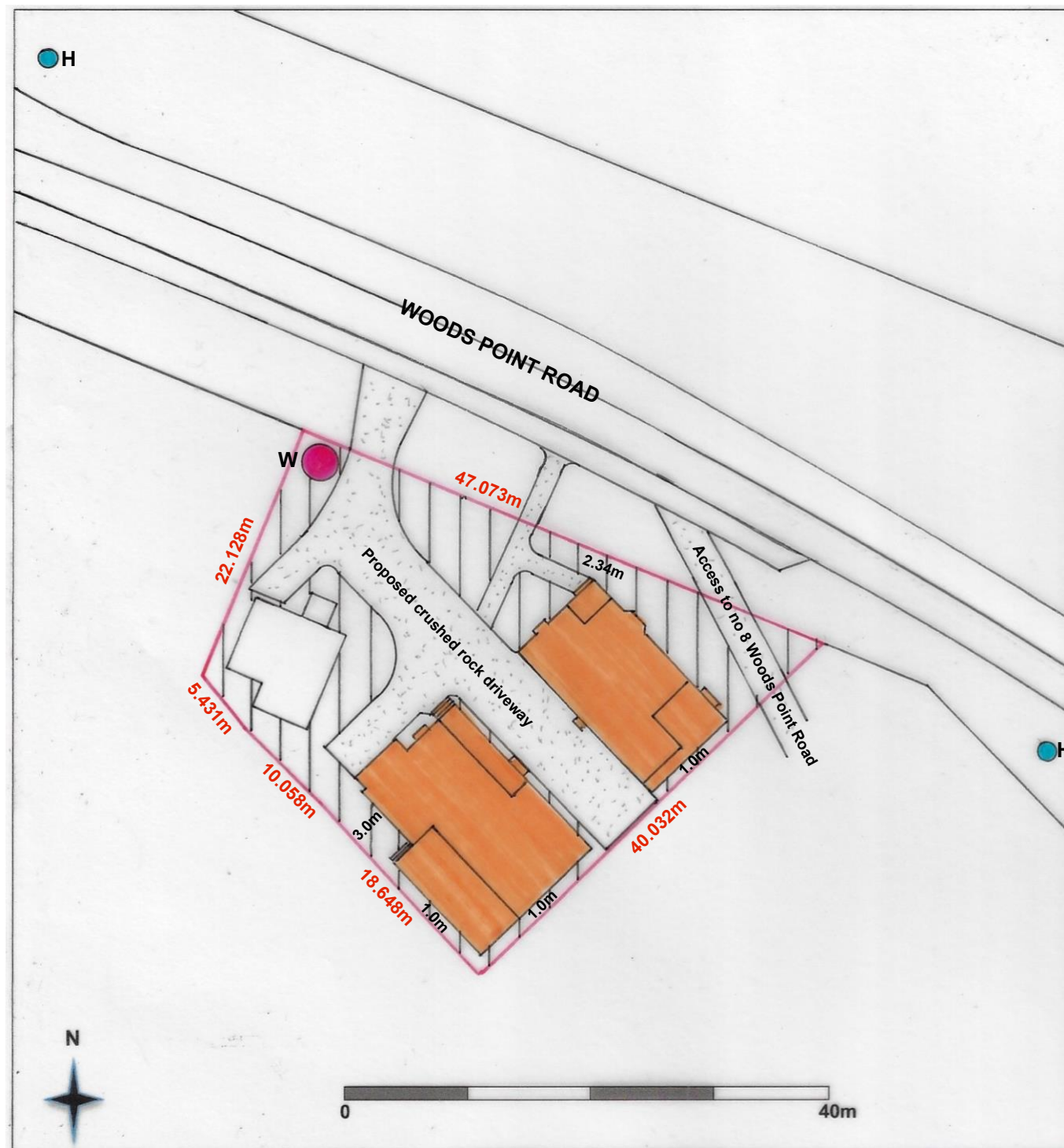
2,540 0 1,270.00 2,540 Meters

Map Created on 01-May-2023

BUSHFIRE MANAGEMENT PLAN

6 WOODS POINT ROAD, MARYSVILLE

VERSION A
05 June 2023



LEGEND		CONSTRUCTION STANDARD: BAL 29	
	EXISTING DWELLING		DEFENDABLE SPACE
	PROPOSED ACCOMMODATION BUILDINGS		WATER SUPPLY (nominated location)
	TITLE BOUNDARIES		HYDRANT / FIREPLUG

SCALE 1:500

BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE (Table 6 Vegetation management requirements)

Defendable space to the property boundaries around the proposed buildings 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 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

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

WATER SUPPLY (Table 4 Water supply requirements)

10,000 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 (65 millimetre 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)

Access for firefighting purposes must be provided which meets the following requirements:

- Access must have a load limit of at least 15 tonnes
- 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
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5 metres on each side and 4m above the accessway
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.

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

6 Woods Point

Short Stay Accommodation

**BUSHFIRE EMERGENCY
MANAGEMENT PLAN**

6 Woods Point Road
Marysville

JUNE 2023

VERSION	DATE	DETAILS
2023 - A	07 Feb 2023	Initial version

6 Woods Point & BUSHFIRE

6 Woods Point offers short term accommodation in the scenic landscape and popular tourist destination of Marysville

Whilst it is assumed that the majority of visitors/guests will be from the greater Melbourne area, some proportion will likely be from interstate or overseas. It is not expected that guests will have an appreciation of the bushfire risk and how to react in an emergency situation. The cottages have multiple bedrooms so guest numbers at any one time will be could be two families or mutiple couples. Potentially up to around 14 persons.

Adam Cavanagh will be the primary source of contact for guests and responsible for the implementation of response to changes in forecast or developing fire danger in his role as Chief Warden.

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 Catastrophic Fire Danger for the North Central District. Guests will be requested to vacate the site the night before those days to allow them to vacate the district well ahead of increasing fire danger.

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

The last option is for guests to Shelter-In-Place within the accommodation cottages 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	6 Woods Point
Street Address	6 Woods Point Road, Marysville
Map Ref	Vicroads 680 H9, VICMAP Central 8185 F8
Phone	TBA
Email	

CONTACTS	
Adam Cavanagh	TBA

CHIEF WARDEN	
Adam Cavanagh	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 accommodation is occupied during the FDP
- Be responsible for the dissemination of received Bushfire Warnings and Advice to the guests at the site and initiate appropriate response
- Arrange for the safe egress away from the site in event of an incident requiring guests to leave
- Initiate **Shelter-In-Place** actions in response to bushfire threat (as outlined in this document)
- Ensure that all Guests 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 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

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/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
- 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)	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

NEIGHBOURHOOD SAFER PLACES – Place of Last Resort
<p>The nearest Neighbourhood Safer Place is located at: Marysville Community Centre, Falls Road next to Gallipoli Park.</p> <p>This facility is a place of last resort and should only be used as such when other plans fail or become unviable. <i>Leaving the district early on days of elevated fire danger is always the safest option.</i></p> <p>If vacating the area following receipt of a Warning, always seek advice from emergency services of which direction provides the safest egress route from the area.</p>

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 – 6 Woods Point Road, Marysville dated 05 June 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

During the Fire Danger Period

- Regularly check for and remove accumulated debris (maintain defensible space)
- Monitor information daily on the forecast Fire Danger Ratings
- Four day Fire Danger Rating forecasts are available at 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 guests of pending closure on coming days of elevated fire danger as indicated on the following pages.
- Undertake routine preparedness checks

RESPONSE

Potential bushfire conditions need to be monitored on an ongoing basis during the times 6 Wood Point is occupied. 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 – Catastrophic Fire Danger Rating Forecast

- Upon knowledge of a coming day forecast to be of Catastrophic Fire Danger for North Central District, guests are to be advised that the site is to be vacated the night before for their own safety.
 - All doors, windows and curtains of all buildings are to be closed.
 - The site is to remain closed until conditions abate.

TRIGGER – Report of Bushfire

Bushfire observed in the vicinity

- Call 000 Report bushfire in vicinity of 6 Woods Point Road, Marysville
- 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, instruct guests to Shelter in Place in their cottages. Advise guests we are waiting instructions from 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 guests of evacuation instruction being given by CFA or Police. Advise those leaving of the best route as indicated by emergency services
- Assist guests with special needs or those in need of assistance generally.
- Close all external doors and windows of the building as 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 CFA most appropriate actions to be initiated for visitors staying in Marysville (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
- 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.

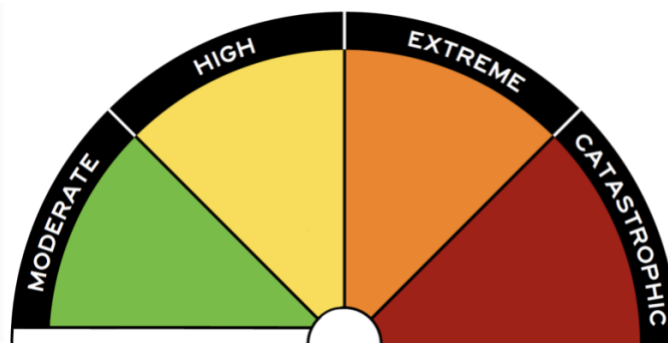
- **Initiate the Shelter-In-Place actions**

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 guests that it is too late and unsafe to leave the Marysville, and if conditions permit, remain in their cottages and **Shelter-In-Place**.
- Advise guests to:
 - Close all doors and windows of buildings
 - Turn off air conditioning (this may draw in smoke from outside)
 - Pull down blinds to avoid radiant heat and stay away from windows
- Continue to monitor fire conditions and warning status until all clear has been given or other advice received from Emergency Services.
- Guests are to remain in Marysville until advice has been obtained from emergency services that roads are safe to travel on to vacate the area. This could be hours or even days following a bushfire.

6 Woods Point - Fire Danger Rating Response



Marysville is located in the North Central TFB District

Fire Danger Rating (FDR)	What does it mean?	6 Woods Point 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 	<p>All bookings will be postponed or cancelled. 6 Woods Point will be closed and vacant.</p> <p>Guests on site night must the night before to be able to vacate district before conditions worsen.</p>
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>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 guests at short notice.</p> <p>In the event of a fire threatening the area, guests 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. Do not send guests to a N.S.P. unless advised to do so by Emergency Services.</p> <p>If time or conditions prevent evacuation of the site, guests will be advised to Shelter-In-Place in the accommodation cottages.</p>
HIGH	<p>Fires can be dangerous.</p>	<p>Planned bookings to proceed as normal. Manage the site to minimize risk.</p>
MODERATE	<p>Most fires can be controlled.</p>	

BUSHFIRE WARNINGS AND ADVICE

<p>ADVICE</p> <ul style="list-style-type: none"> ▪ An incident is occurring or has occurred in the area ▪ Access information and monitor conditions 	<ul style="list-style-type: none"> ▪ Monitor conditions for changes of bushfire status and risk
<p>WATCH AND ACT</p> <ul style="list-style-type: none"> ▪ An emergency is developing nearby. ▪ You need to take action now to protect yourselves and others 	<ul style="list-style-type: none"> ▪ 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 guests of the situation and keep them informed
<p>EMERGENCY WARNING</p> <ul style="list-style-type: none"> ▪ You are in imminent danger and need to take action now ▪ You will be impacted 	<ul style="list-style-type: none"> ▪ It may be too late to vacate the area. ▪ Leave <u>only if</u> safe to do so, otherwise Shelter In Place within the Cottages. ▪ Contact emergency services to advise of number of people sheltering on the site

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



ABN 53 692 008 486
Alexandra VICTORIA 3714
Tel: 0448 793 795
Email: admin@belllegalplanning.com.au
Post: PO Box 432, Alexandra VIC 3714

Our Ref: AB:22047
Your Ref: 2023/165

15 January 2024

Development Services
Murrindindi Shire Council
PO Box 138
ALEXANDRA VIC 3714

Dear Trish

Application for planning permit - 6 Woods Point Road, Marysville

We refer to Council's request for further information dated 1 November 2023 and provide the following response:

1. *Amended planning application form*
Please refer to the enclosed application form, version 2.
2. *Signage*
No signage is proposed as part of this application, as discussed in the provided application submission. The property will be clearly numbered so as to be easily identified by visitors.
3. *Existing residence*
The existing dwelling on the land will continue to be used as a permanent residence. This building is a single-storey, two-bedroom weatherboard dwelling with one car space provided at the frontage of the dwelling available to the residents.
4. *Number of people*
Cottage 1 can accommodate a maximum of 8 people and Cottage 2 can accommodate a maximum of 10 people.
5. *Car parking*
Please refer to the enclosed revised set of plans. Plan C0.3 has been amended to show:
 - The dimensions of the car parking spaces;
 - The ability for cars to enter and exit in a forward direction;
 - An accessible car space has been provided;
 - The car parking for each cottage has been designed so that the cars for one cottage do not obstruct the cars for the other cottage.
6. *Accessibility objectives*
The needs of people with limited mobility have been considered in the re-design of the development. Cottage 1 has been redesigned to provide a ramp, wider openings for the ground floor bathroom and toilet, and an accessible car space at the frontage of the cottage. Please refer to Plans C0.4, C1.1 and C1.2.

The comments regarding vegetation removal are noted and we note that this was addressed in the provided application submission.

We trust this addresses Council's concerns. Please contact me should you have any further questions.

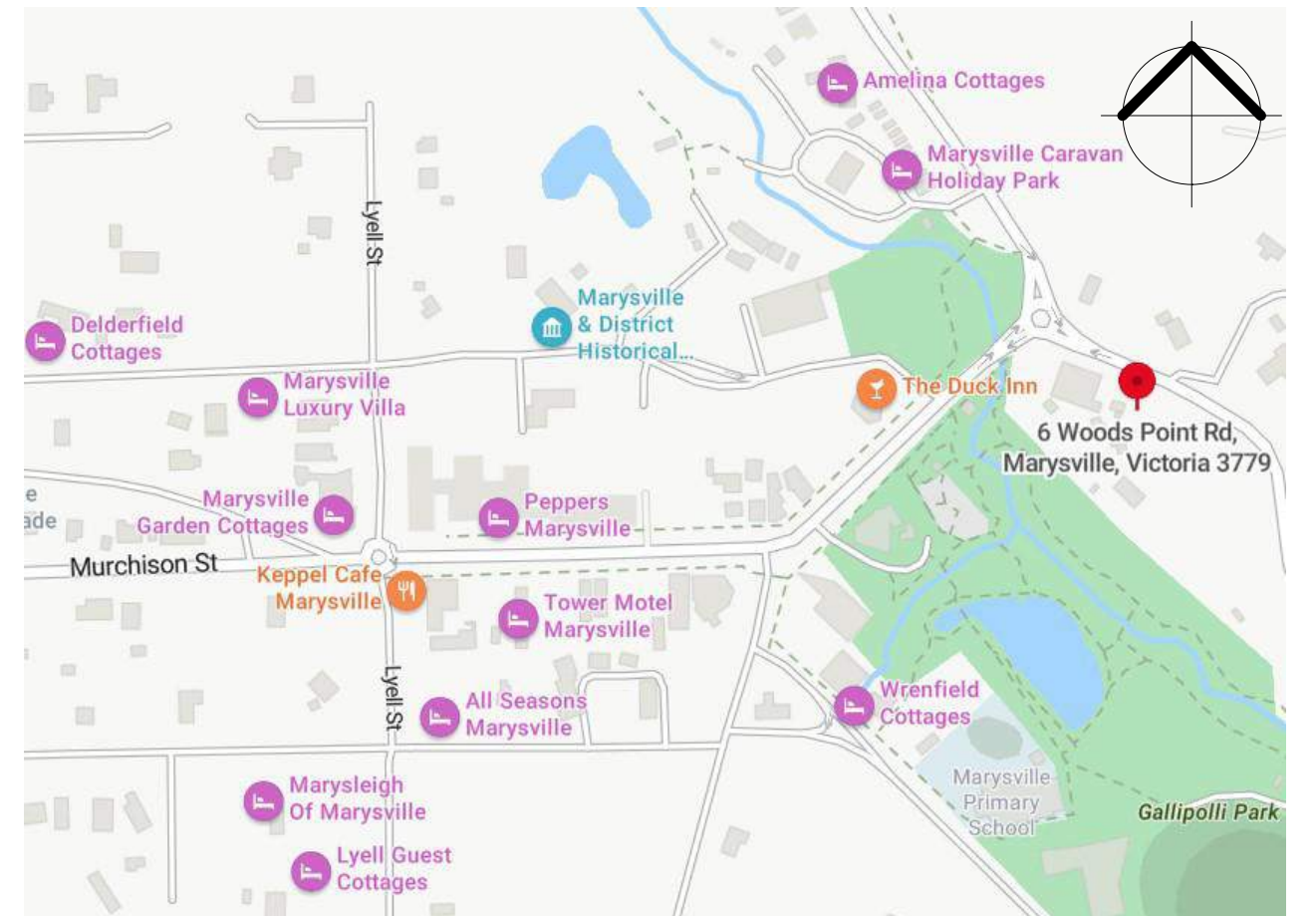
Yours faithfully
Bell Legal & Planning

Angelina Bell
Principal Solicitor

Encl.

PROPOSED TOURIST ACCOMMODATION UNITS
No. 6 WOODS POINT ROAD
MARYSVILLE, VIC

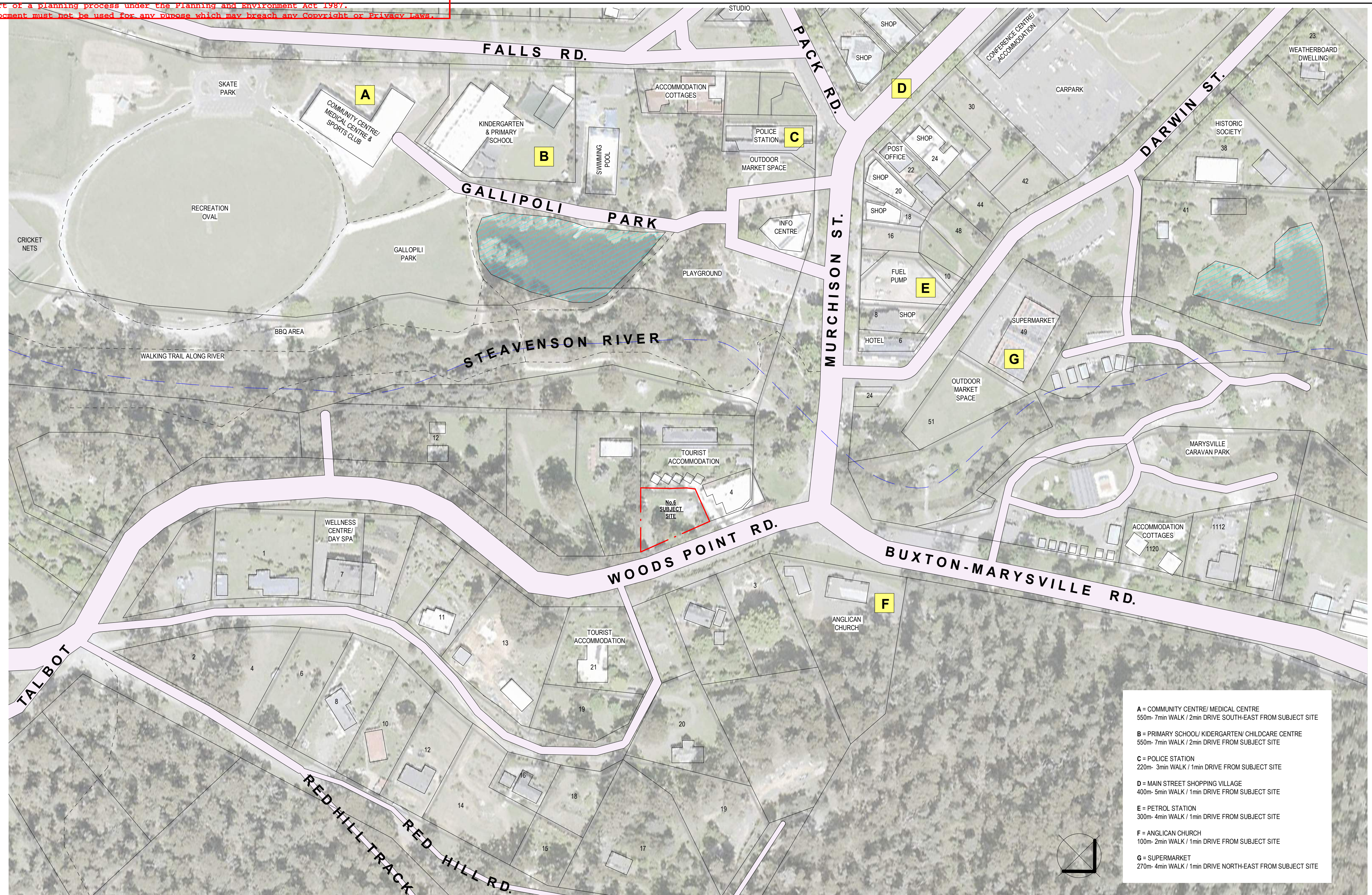
DRAWINGS INDEX		
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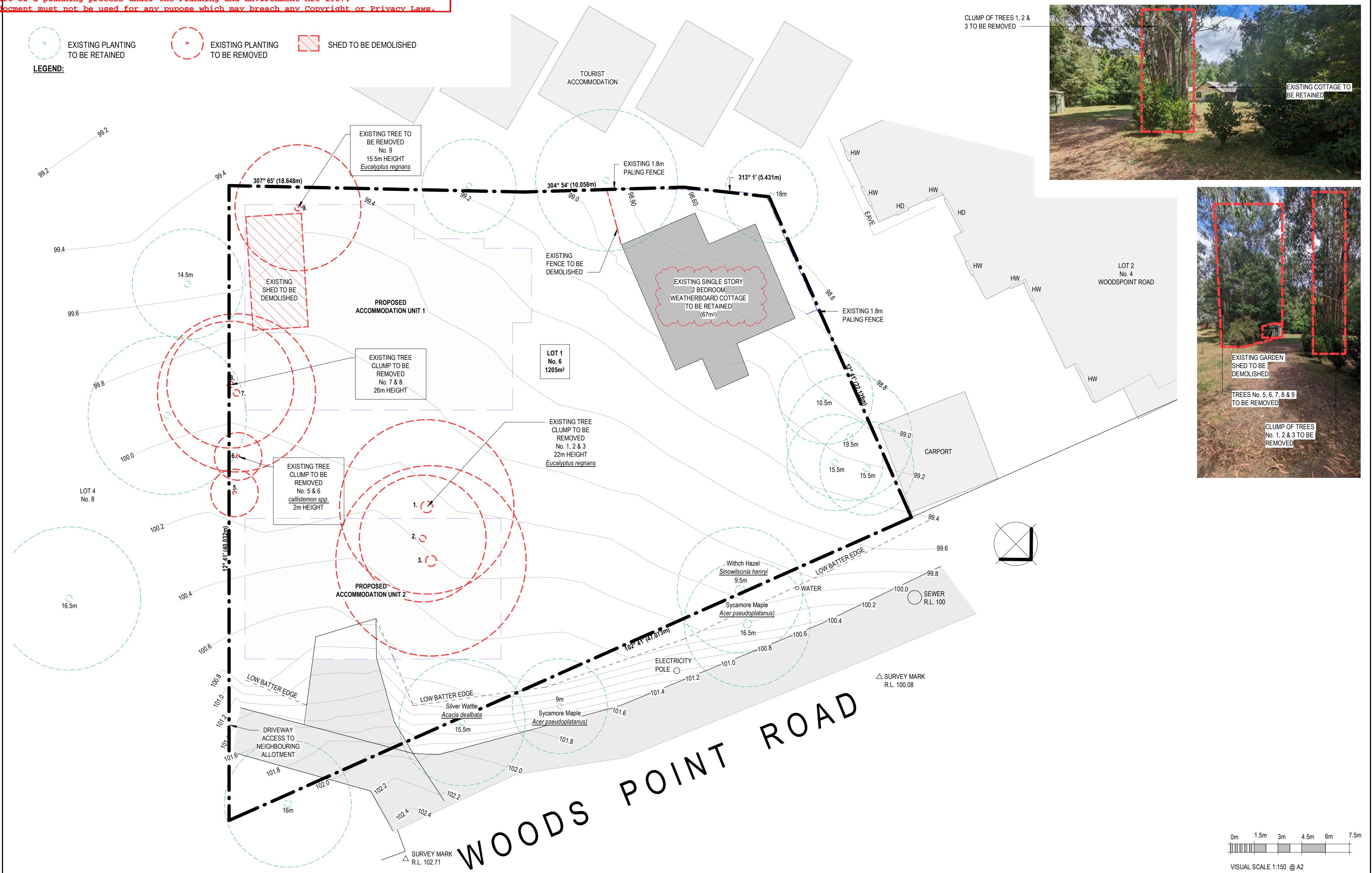
LOCATION PLAN




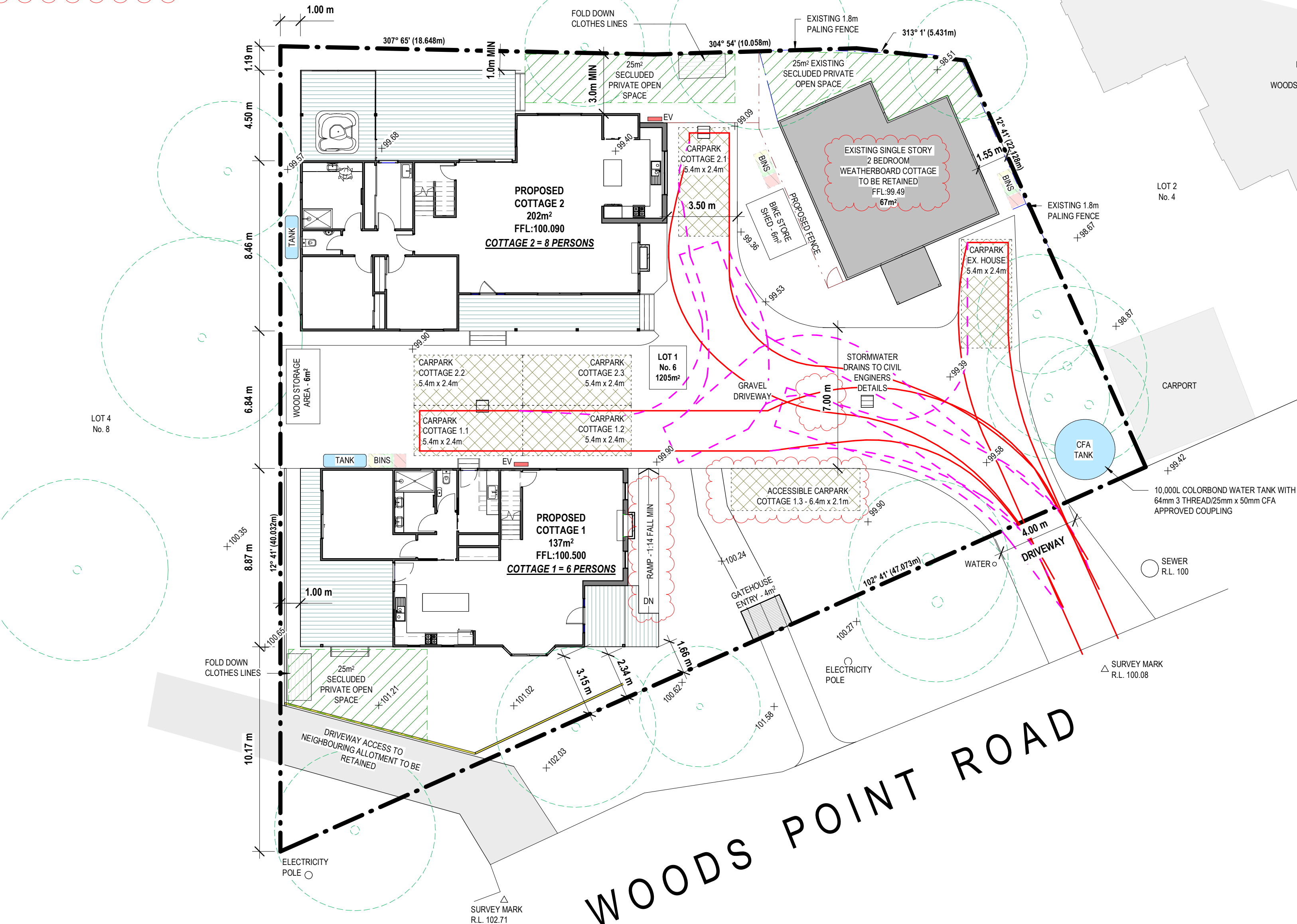
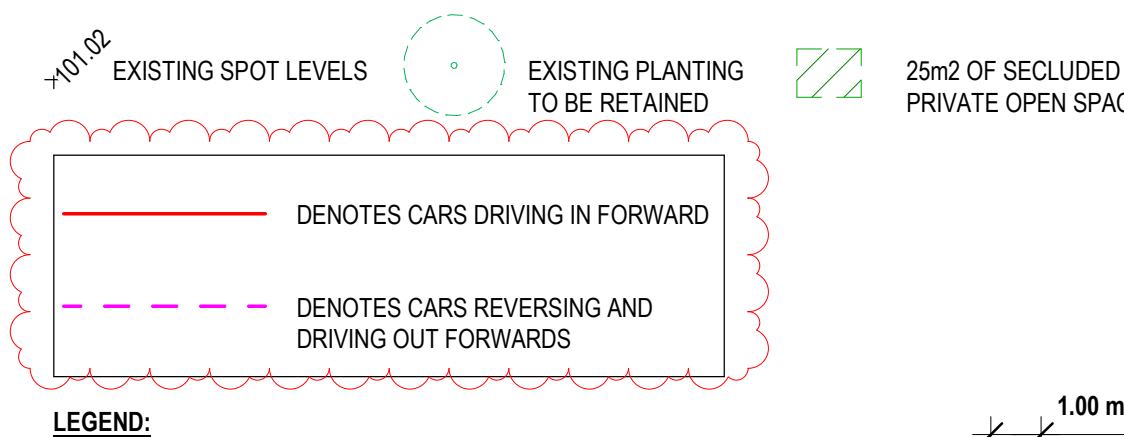
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PL.1	ISSUE FOR PLANNING	25.03.2023							SCALE @ A2:	C0.0	PL.2
PL.2	PLANNING REVISIONS	27.11.2023									



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PL.1	ISSUE FOR PLANNING	25.03.2023						SCALE @ A2:		C0.1	PL.1
								1 : 1500			

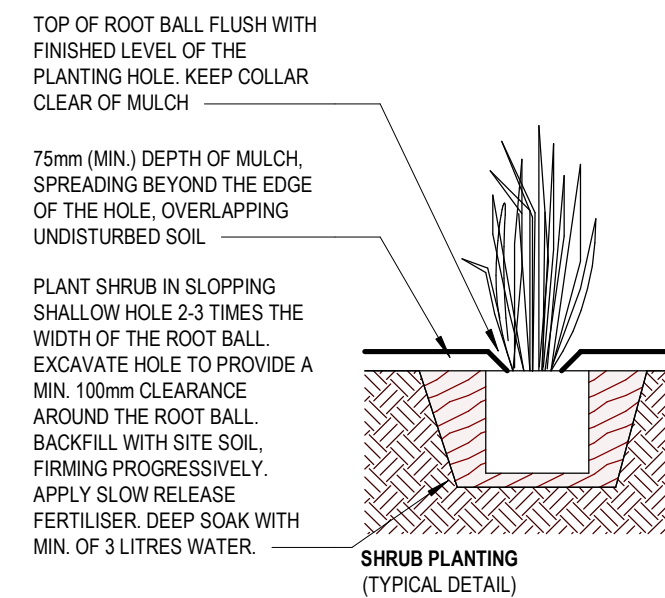
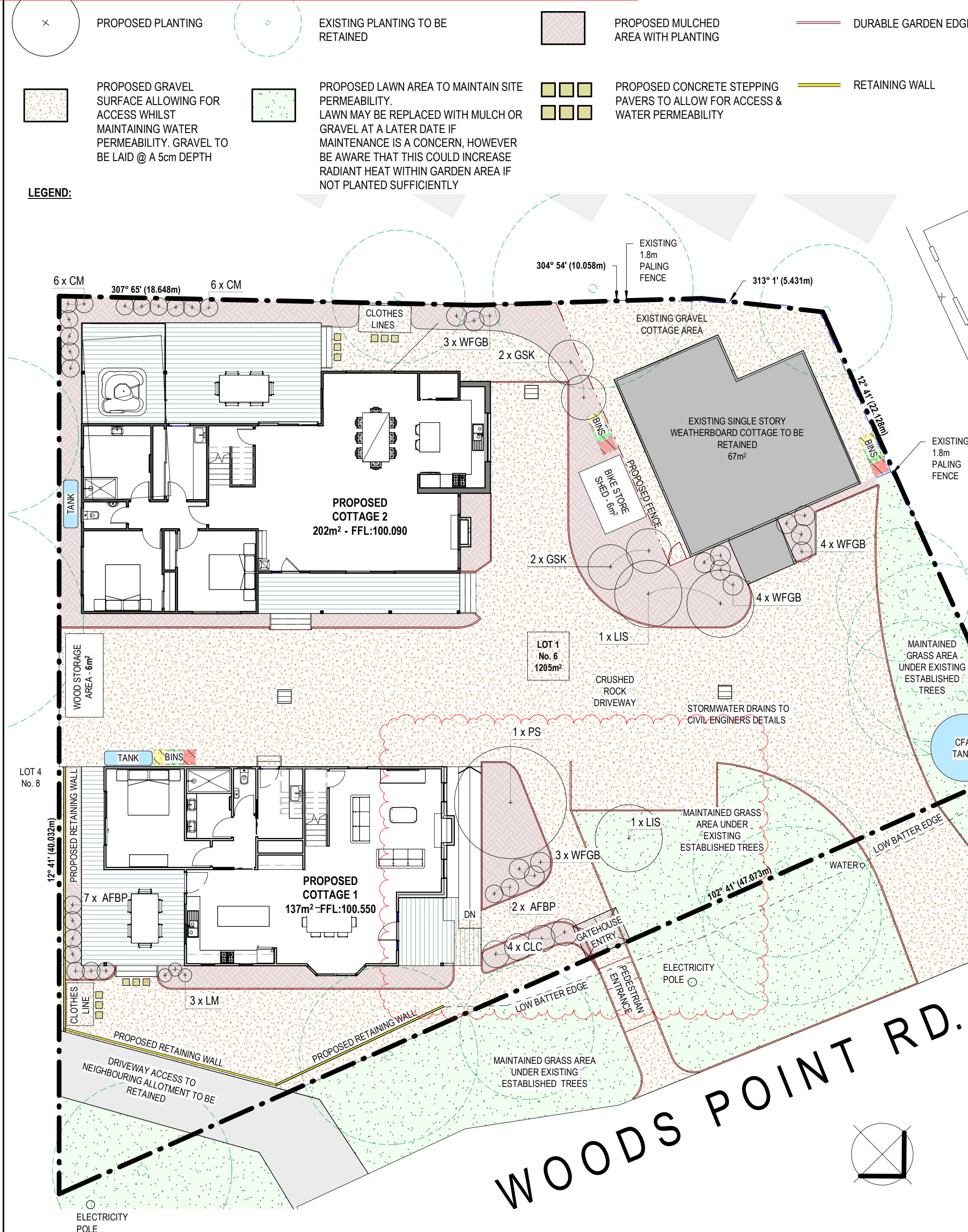


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PL.1	ISSUE FOR PLANNING	25.03.2023						PROPOSED TOURIST ACCOMMODATION UNITS No. 6 WOODS POINT ROAD MARYSVILLE, VIC	EXISTING SITE PLAN & DEMOLITION	SCALE @ A2:	C0.2	PL.2
PL.2	PLANNING REVISIONS	27.11.2023								1 : 150		



TOTAL SITE AREA	- 1205m ²
EXISTING DWELLING	- 67 m ²
COTTAGE 1	- 137 m ²
COTTAGE 2	- 202 m ²
GATEHOUSE ENTRY	- 4 m ²
WOOD STORAGE SHED	- 6 m ²
BIKE STORAGE SHED	- 6 m ²
TOTAL BUILDINGS	- 422 m ²
SITE COVER	- 422 m ² - 35 %
PERMEABLE AREA	- 783m ² - 65 %

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PL.1	ISSUE FOR PLANNING	25.03.2023						SCALE @ A2:	C0.3	PL.2	
PL.2	PLANNING REVISIONS	27.11.2023									



SHRUB PLANTING (TYP)

1 : 50

TREE PROTECTION: ALL EXISTING TREES RETAINED MUST BE MANAGED & PROTECTED IN ACCORDANCE WITH THE AUSTRALIAN STANDARD A.S.4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES.

PRELIMINARY WEED CONTROL: WEED ERADICATION SHOULD BE COMMENCED BEFORE DEVELOPMENT WORKS & BE COMPLETED PRIOR TO PLANTING. IF USING A NON-RESIDUAL, GLYPHOSPHATE HERBICIDE, IT IS IMPORTANT THAT IT IS USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.

SOIL PREPARATION: CULTIVATE GARDEN BED & LAWN SOIL TO A MINIMUM DEPTH OF 250mm. TEST pH OF SOIL & ENSURE IT IS IN THE ACIDIC TO NEUTRAL RANGE (pH 5.5-7.0) ADJUST SOIL pH WITH THE APPLICATION OF LIME OR SULPHUR AS PER PACK INSTRUCTIONS. APPLY GYPSUM. (1.5kg/m²) TO CLAY SOILS TO IMPROVE SOIL STRUCTURE & DRAINAGE. BUILD UP GARDEN BEDS WITH GARDEN BLEND SOIL MIX IF REQUIRED.

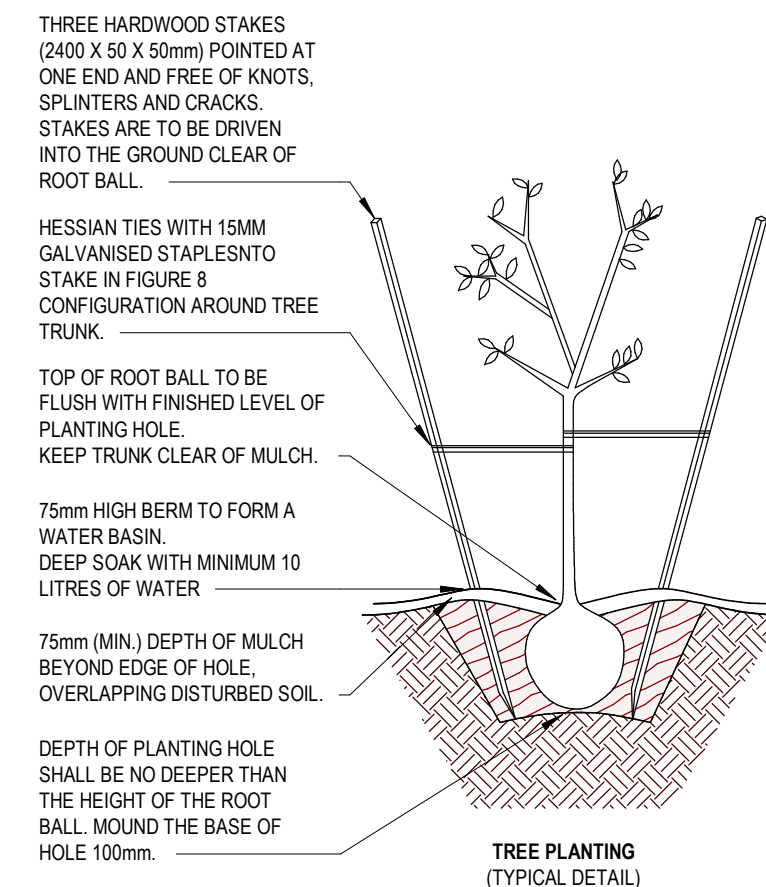
GARDEN EDGING: GARDEN BEDS ARE TO BE EDGED WITH TREATED PINE EDGING.

MULCH: ALL PLANTED AREAS TO BE MULCHED TO A DEPTH OF 75mm - 100mm THICKNESS USING AN APPROPRIATE TIMBER SPECIES SUCH AS PINE OR LOCAL COMMON EUCALYPTUS SPECIES.

IRRIGATION: LOW WATER USE DRIP IRRIGATION OR AQUA HOSE TO BE SUPPLIED TO ALL GARDEN BEDS

DEFECTS PERIOD & MAINTENANCE SCHEDULE: THE LANDSCAPING SHOWN ON THE ENDORSED PLANS MUST BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THIS INCLUDES, BUT IS NOT LIMITED TO; MOWING, PRUNING, WATERING, WEEDING & GENERAL SITE CLEANLINESS. ANY DEAD, DISEASED OR DAMAGED PLANTS ARE TO BE REPLACED. THE LANDSCAPING SHOWN IN THE ENDORSED PLAN MUST BE MAINTAINED BY EITHER, A LANDSCAPE CONTRACTOR, OR THE OWNER/RESIDENT OF THE PROPERTY.

NOTE: ENSURE ALL PLANT QUANTITIES ARE CHECKED ON LANDSCAPE PLAN PRIOR TO ORDERING



TREE PLANTING (TYP)

1 : 50

PROPOSED PLANTING SCHEDULE:

LOW PLANTING:

Botanical name: *Liriope muscari*
Common name: Blue Lily Turf
Mature size: 0.3m Height x 0.4m Width
Code: **LM**
Quantity: 7

Botanical name: *Anigozanthos flavidus* 'Bush Pearl'
Common name: Kangaroo Paw 'Bush Pearl'
Mature size: 0.8m Height x 0.7m Width
Code: **AFBP**
Quantity: 9

Botanical name: *Correa pulchella* 'Little Cate'
Common name: Correa 'Little Cate'
Mature size: 0.4-0.6m Height x 0.5-1m Width
Code: **CLC**
Quantity: 4

Botanical name: *Westringia fruticosa* 'Grey Box'
Common name: Compact Coastal Rosemary 'Grey Box'
Mature size: 0.30-0.45m Height x 0.30-0.45m Width
Code: **WFGB**
Quantity: 14

SHRUBS:

Botanical name: *Grevillea 'Scarlet King'*
Common name: Grevillea 'Scarlet King'
Mature size: 1-2m Height x 1-2m Width
Code: **GSK**
Quantity: 5

TREE:

Botanical name: *Lagerstroemia indica* x *L. fauriei* 'Indian Summer'
Common name: Crepe Myrtle 'Indian Summer'
Mature size: 4m Height x 3m Width
Code: **LIS**
Quantity: 3

Botanical name: *Prunus 'Sekiyama'*
Common name: Ornamental Cherry 'Sekiyama'
Mature size: 4-5m Height x 4-5m Width
Code: **PS**
Quantity: 1

NOTE: LANDSCAPER TO CHECK ALL PLANT QUANTITIES ON PLAN PRIOR TO ORDERING

BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE (Table 6 Vegetation management requirements)

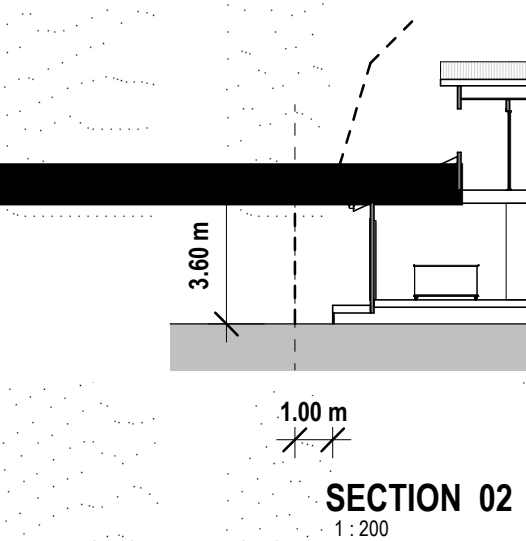
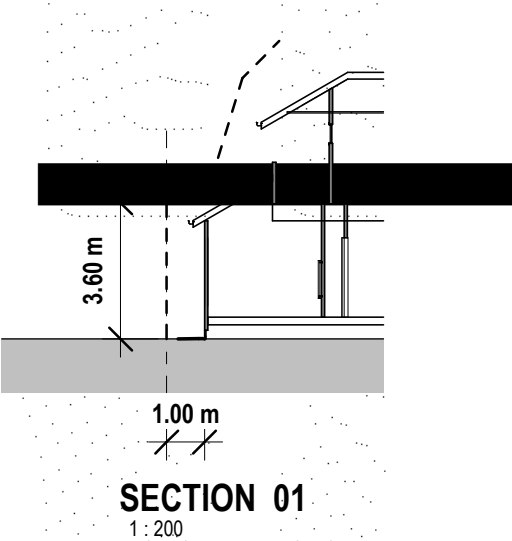
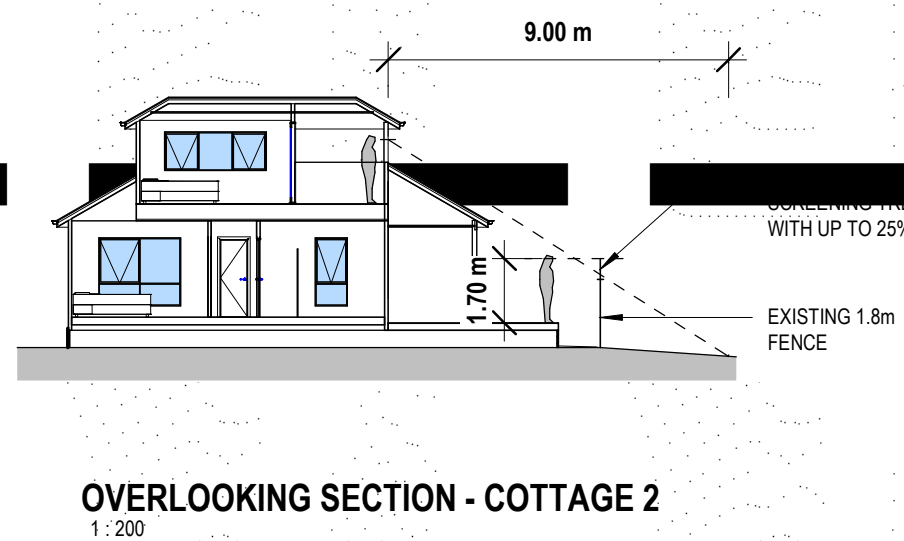
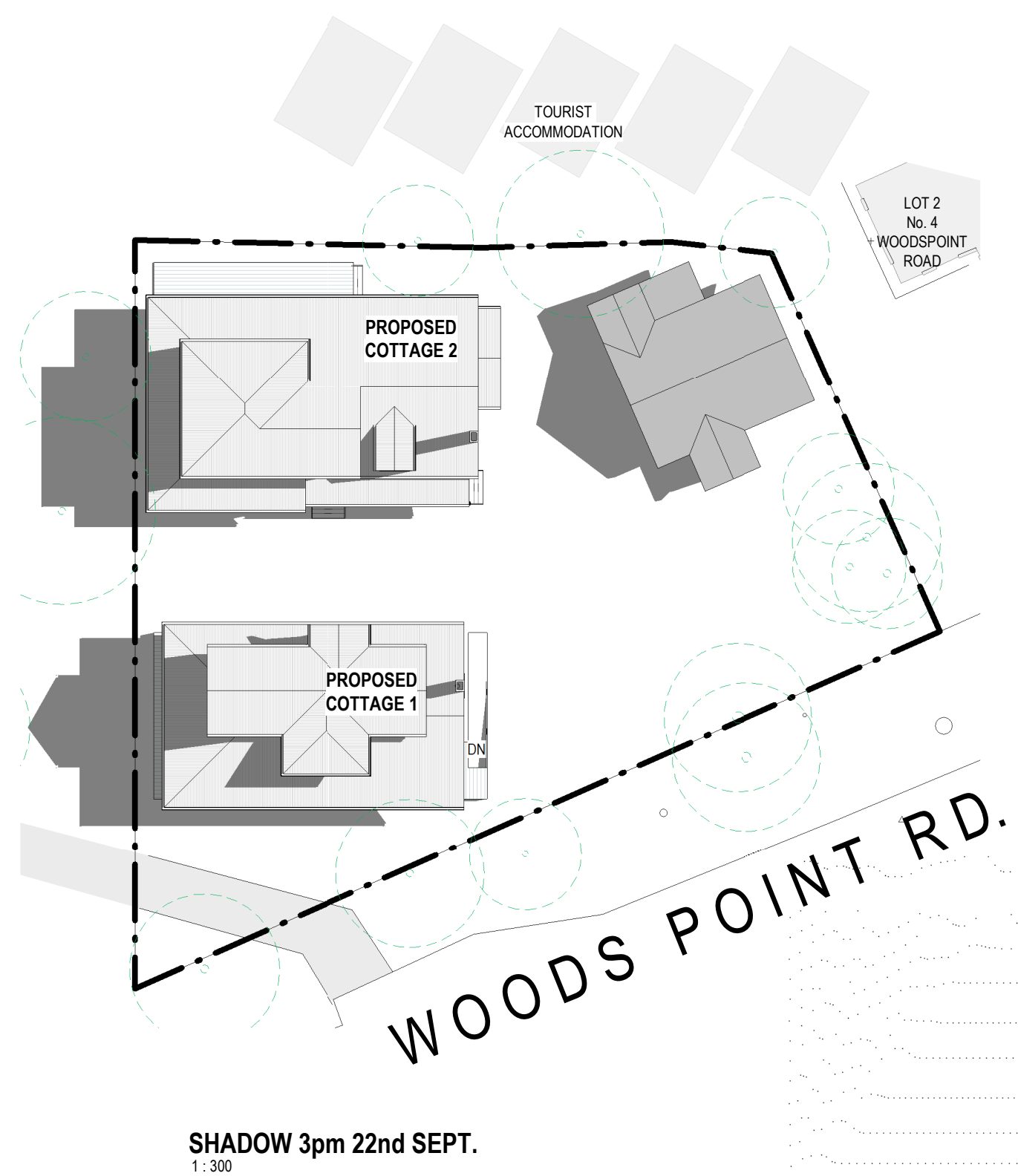
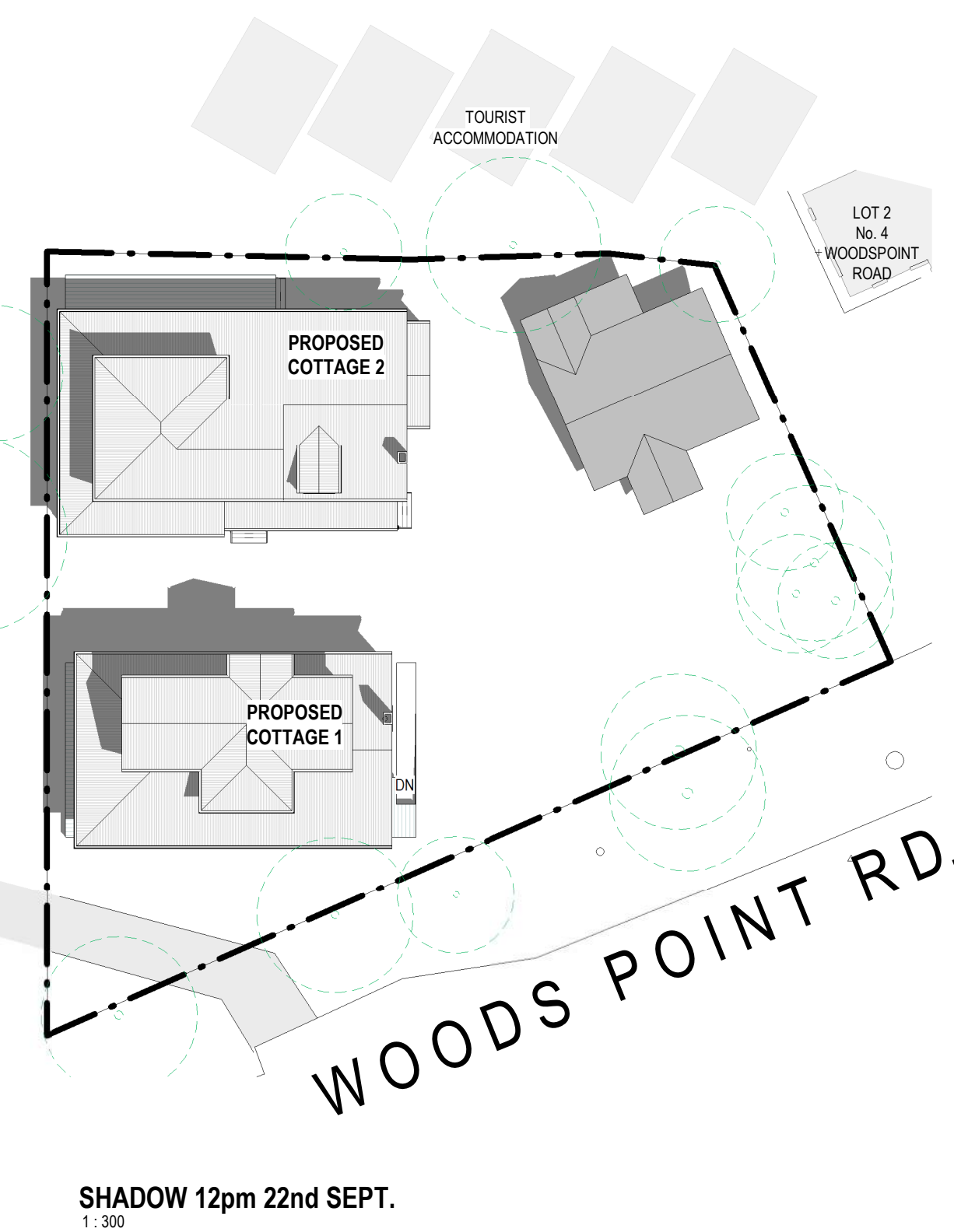
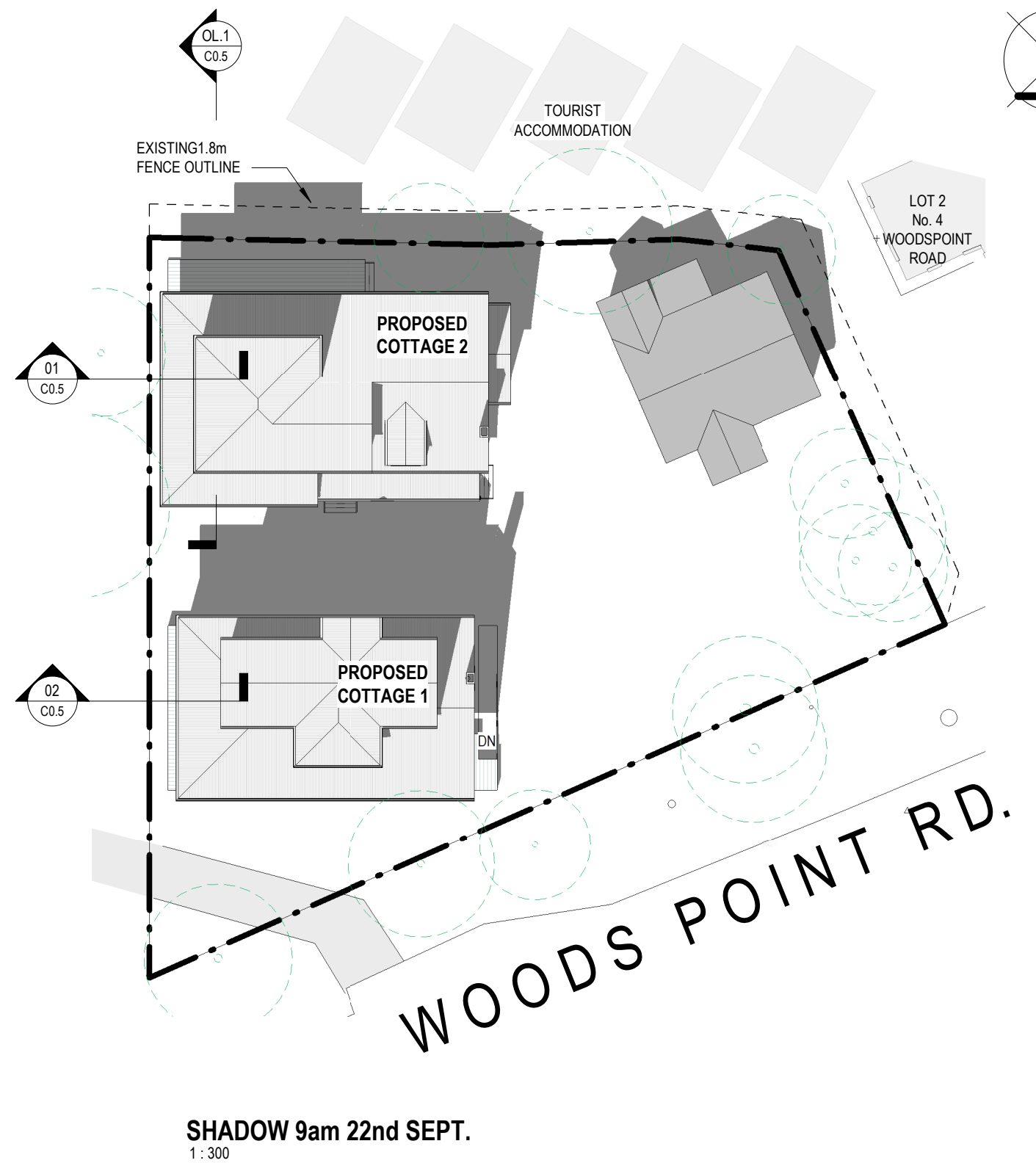
Defendable space for a distance of 50 metres (or to the property boundary, whichever is the lesser) around the proposed buildings must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- 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 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 located under canopy trees.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5 square metres and 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.



VISUAL SCALE 1:150 @ A2

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PL.1	ISSUE FOR PLANNING	25.03.2023						SCALE @ A2:					
PL.2	PLANNING REVISIONS	27.11.2023						As indicated					



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									SCALE @ A2:	C0.5	PL.1
									As indicated		

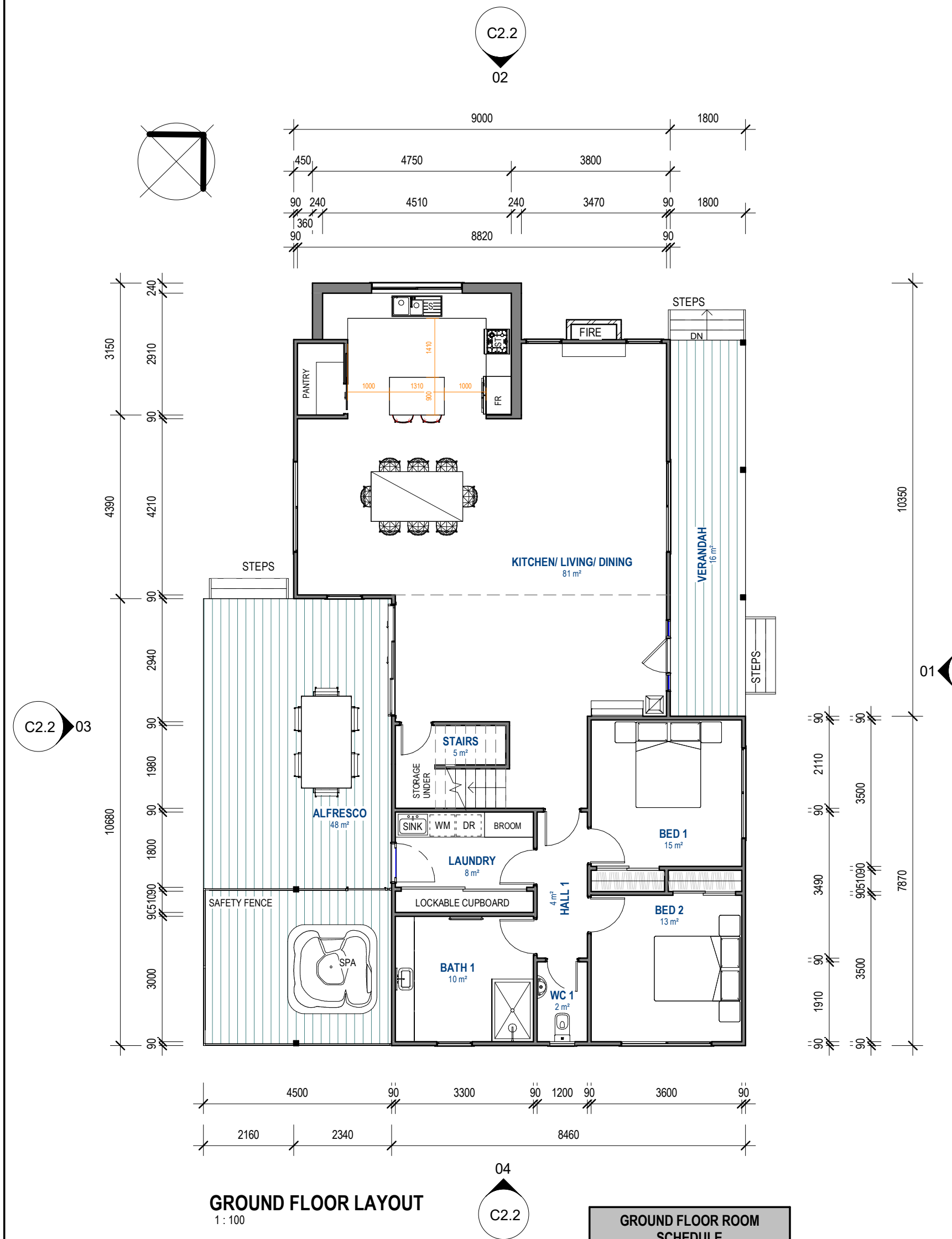


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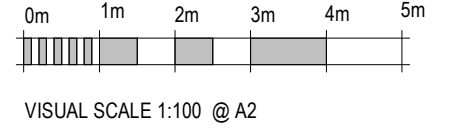
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Rev	Description:	Date:								
PL.1	ISSUE FOR PLANNING	25.03.2023								
								DRAWN: CJ	DRAWING No:	REVISION:
								SCALE @ A2:	C0.6	PL.1



GROUND FLOOR ROOM SCHEDULE		
Name	Area	Sq's
ALFRESCO	48 m ²	5.17
BATH 1	10 m ²	1.07
BED 1	15 m ²	1.58
BED 2	13 m ²	1.36
HALL 1	4 m ²	0.45
KITCHEN/ LIVING/ DINING	81 m ²	8.70
LAUNDRY	8 m ²	0.85
STAIRS	5 m ²	0.57
VERANDAH	16 m ²	1.74
WC 1	2 m ²	0.25
	202 m ²	21.74



FIRST FLOOR ROOM SCHEDULE		
Name	Area	Sq's
BALCONY	3 m ²	0.36
BED 3	11 m ²	1.15
BED 4	13 m ²	1.42
ENSUITE 1	5 m ²	0.55
ENSUITE 2	5 m ²	0.56
HALL 2	2 m ²	0.24
	40 m ²	4.28



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PL.1	ISSUE FOR PLANNING	25.03.2023								SCALE @ A2: 1 : 100	C2.1	PL.1

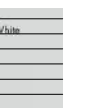


ELEVATION
SCALE: 1:100

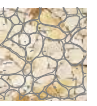
01
C2.1



R-01 DENOTES CORRUGATED
ROOF SHEETS
COLOUR: COLORBOND
SURFMIST



WT1 DENOTES SCYON LINEA
WEATHERBOARDS
COLOUR: TERRACE WHITE (DULUX)

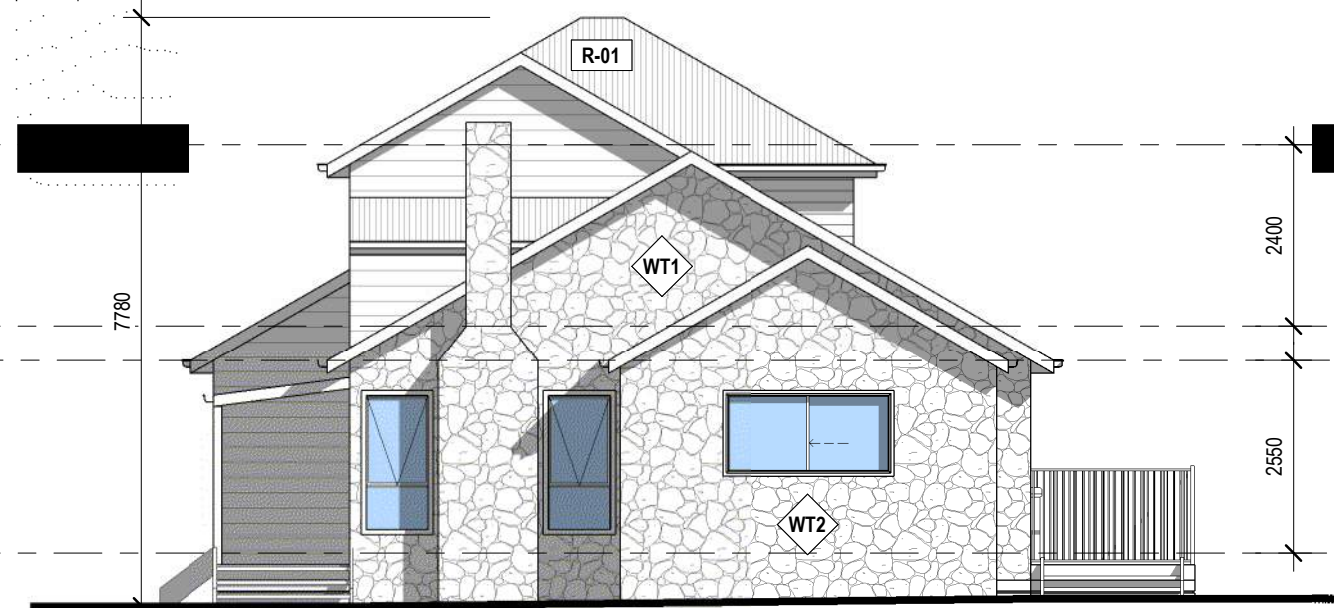


WT2 ECO OUTDOOR NATURAL STONE
CRACKENBACK ®



ELEVATION
SCALE: 1:100

03
C2.1



ELEVATION
SCALE: 1:100

02
C2.1



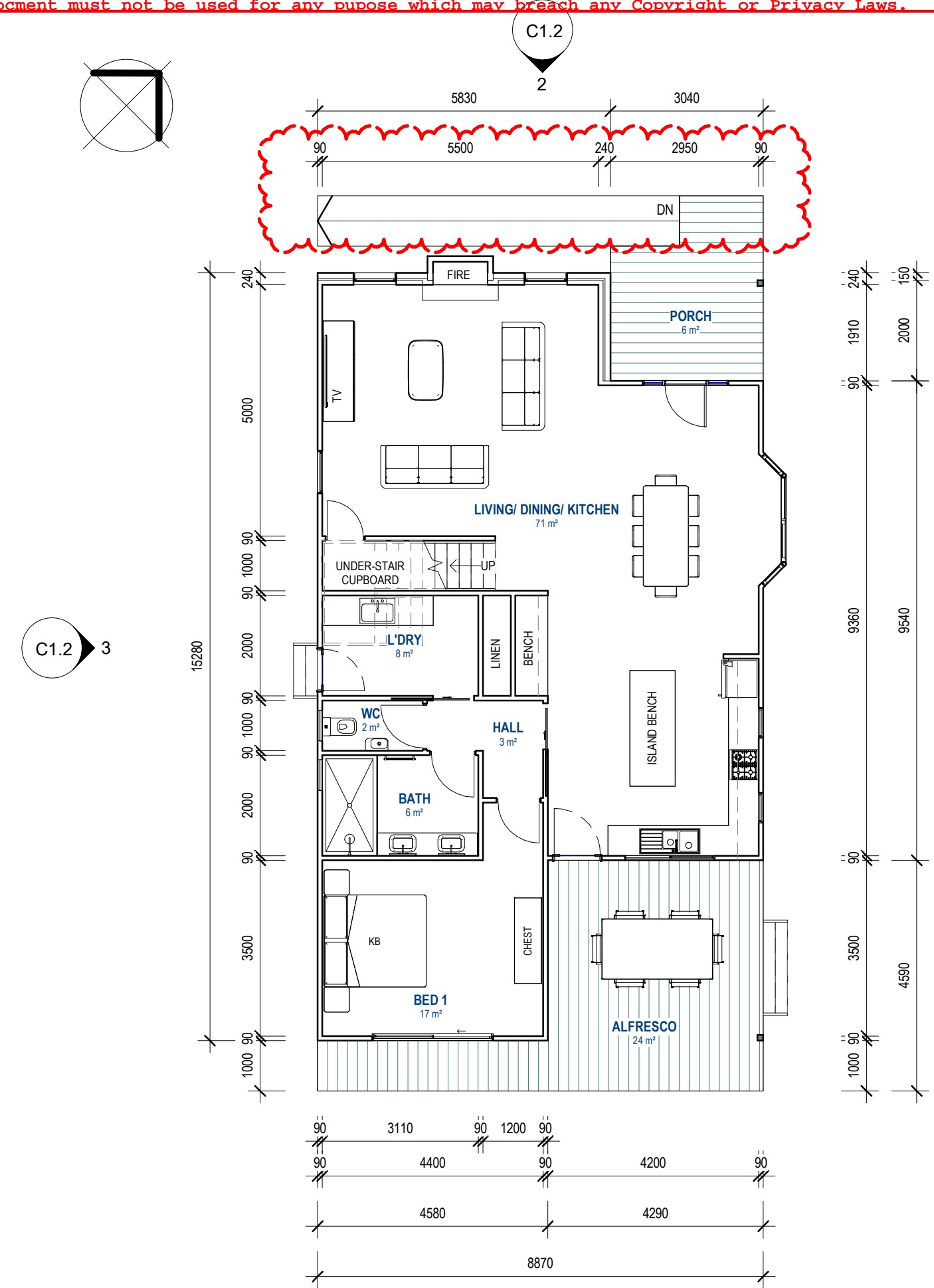
ELEVATION
SCALE: 1:100

04
C2.1



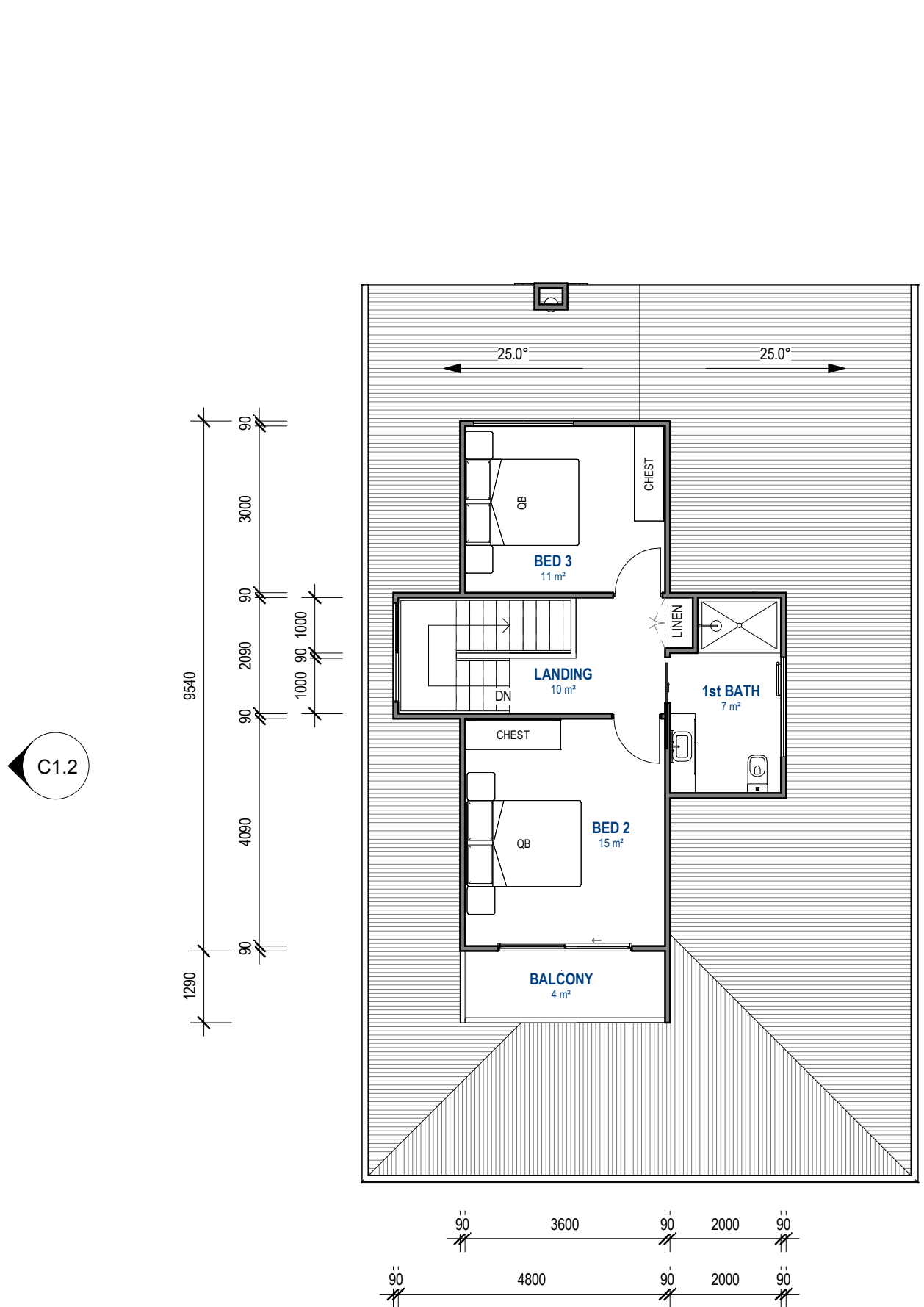
VISUAL SCALE 1:100 @ A2

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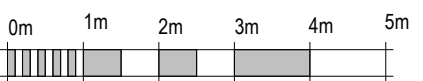
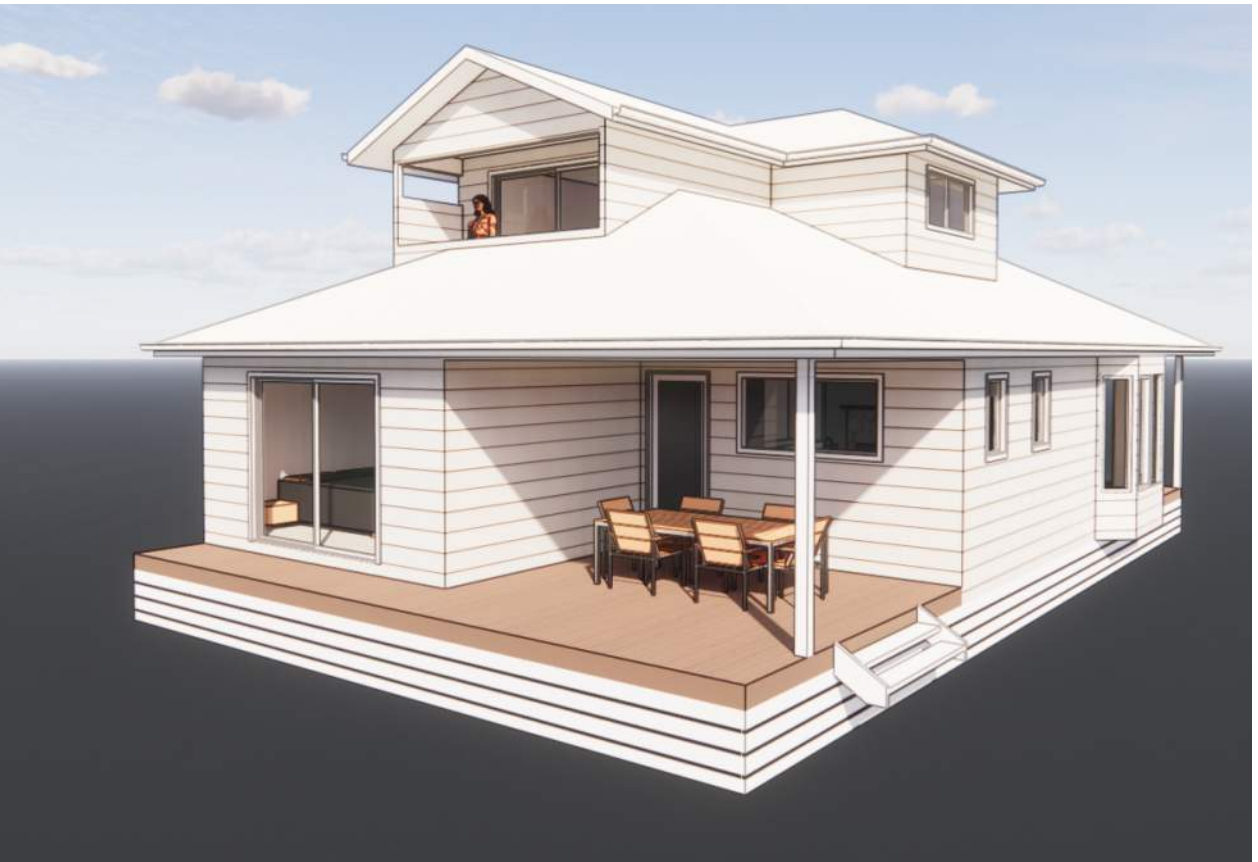
GROUND FLOOR LAYOUT
1 : 100

GROUND FLOOR ROOM SCHEDULE		
Name	Area	Sq's
ALFRESCO	24 m²	2.61
BATH	6 m²	0.67
BED 1	17 m²	1.81
HALL	3 m²	0.37
L'DRY	8 m²	0.81
LIVING/ DINING/ KITCHEN	71 m²	7.60
PORCH	6 m²	0.66
WC	2 m²	0.22
	137 m²	14.75



1st FLOOR LAYOUT
1 : 100

FIRST FLOOR ROOM SCHEDULE		
Name	Area	Sq's
1st BATH	7 m²	0.70
BALCONY	4 m²	0.47
BED 2	15 m²	1.58
BED 3	11 m²	1.16
LANDING	10 m²	1.10
	47 m²	5.01

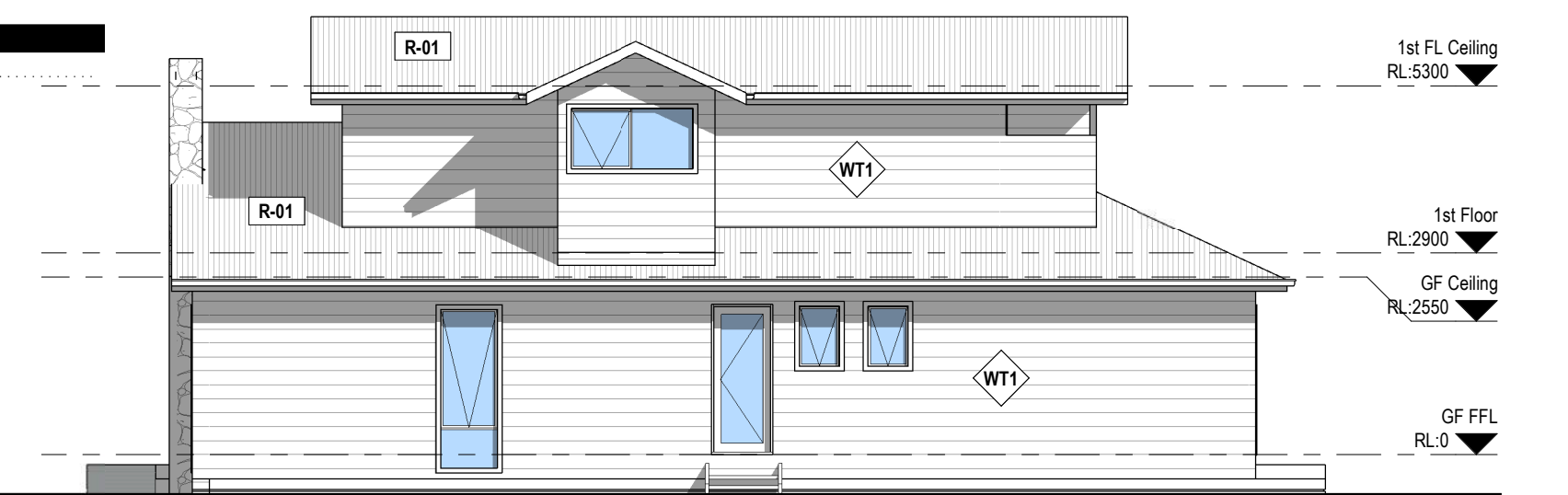


VISUAL SCALE 1:100 @ A2

REVISION SCHEDULE:			IMPORTANT NOTE:		<div><div><div>AGC</div><div>DESIGN DRAFTING</div></div><div>HOUSE DESIGN RENOVATIONS TOWN PLANNING</div></div> <div><div>E: angelo@agcdesigndrafting.com</div><div>M: 0437 274 333</div><div>Building Practitioners No: DP-AD-398</div></div> <div><div>ALL DIMENSIONS ARE IN MILLIMETRES. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.</div><div>DO NOT SCALE OFF DRAWING. COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE</div></div>	CLIENT:	PROJECT:	DRAWING TITLE:	PLANNING			
Rev	Description:	Date:	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.			PROPOSED TOURIST ACCOMMODATION UNITS No. 6 WOODS POINT ROAD MARYSVILLE, VIC	COTTAGE 1 FLOOR PLANS	DRAWN:	CJ	DRAWING No:	REVISION:	
PL.1	ISSUE FOR PLANNING	25.03.2023										
PL.2	RAMP ADDED	27.11.2023										
								SCALE @ A2:		C1.1	PL.2	
								1 : 100				



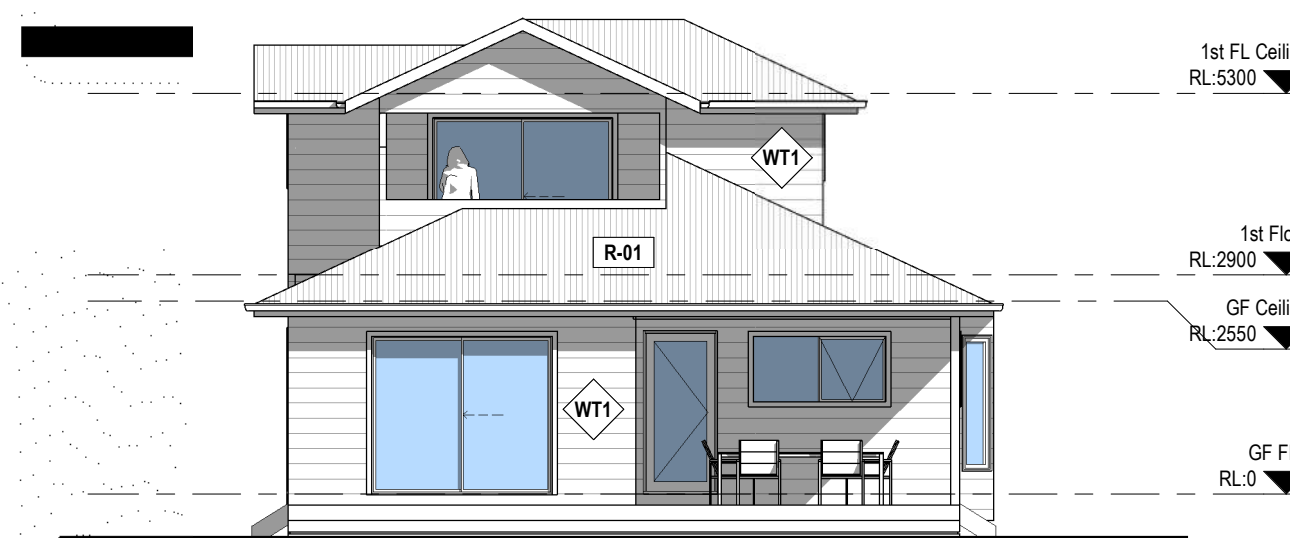
ELEVATION 01
SCALE: 1:100



ELEVATION 03
SCALE: 1:100



ELEVATION 02
SCALE: 1:100

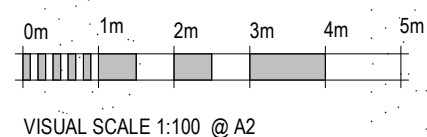


ELEVATION 04
SCALE: 1:100

R-01 DENOTES CORRUGATED ROOF SHEETS
COLOUR: COLORBOND SURFMIST

WT1 DENOTES SCYON LINEA WEATHERBOARDS
COLOUR: TERRACE WHITE (DULUX)

WT2 ECO OUTDOOR NATURAL STONE
CRACKENBACK ®



REVISION SCHEDULE:			IMPORTANT NOTE:		CLIENT:	PROJECT:	DRAWING TITLE:	PLANNING		
PL.1	ISSUE FOR PLANNING	25.03.2023	is to be carried out p							
PL.2	RAMP ADDED	27.11.2023	site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.			PROPOSED TOURIST ACCOMMODATION UNITS No. 6 WOODS POINT ROAD MARYSVILLE, VIC	COTTAGE 1 ELEVATION		No:	REV
								SCALE @ A2:	C1.2	PL.2
								1:100		