Application for a **Planning Permit**

ⓘ Privacy Statement

Any material submitted with this application, including plans and personal information, may 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*. You must not submit any personal information or copyright material of third parties without their informed consent.

Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

✓ No.

Yes. (Name only?)

ⓘ Questions marked with must be completed.

More information about the planning permit application process is found here.

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a VicSmart application?

✓ No

Yes. Please specify which classes:

Pre-application meeting

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

No

✓ Yes. Name and date: Keith Longridge, telephone conversation, 26/11/2025

Applicant details

Name: Nigel Douglas

Organisation (if applicable): B.F.& R. Douglas Buildng Consultants

Address: 98 High st Maryborough Vic 3465

Phone number: 0354611220

Email: nbd75@hotmail.com

Preferred contact (if different to applicant):

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

86 MARYBOROUGH-ST ARNAUD ROAD ALMA 3465

Formal land description:

✓ Lot: 1 on Lodged Plan/Title Plan/Plan of Subdivision: TP84332N

OR

Crown Allotment: Section:

Parish/Township of:

Land owner: P. H. Plasterers Pty Ltd

Current land use and development description:

Farming, including dwelling and storage of farming machinery and materials.

Proposal

Description of the use, development or other matter proposed:

Erection of steel skillion roofed shed 19.6m long x 18.3m wide x 5.9m high, for the purpose of secure and weatherproof storage of farm machinery

Estimated cost of development (if applicable) $60,000

Applicant declaration

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

Signature:

Date: 23/12/2025

Application checklist

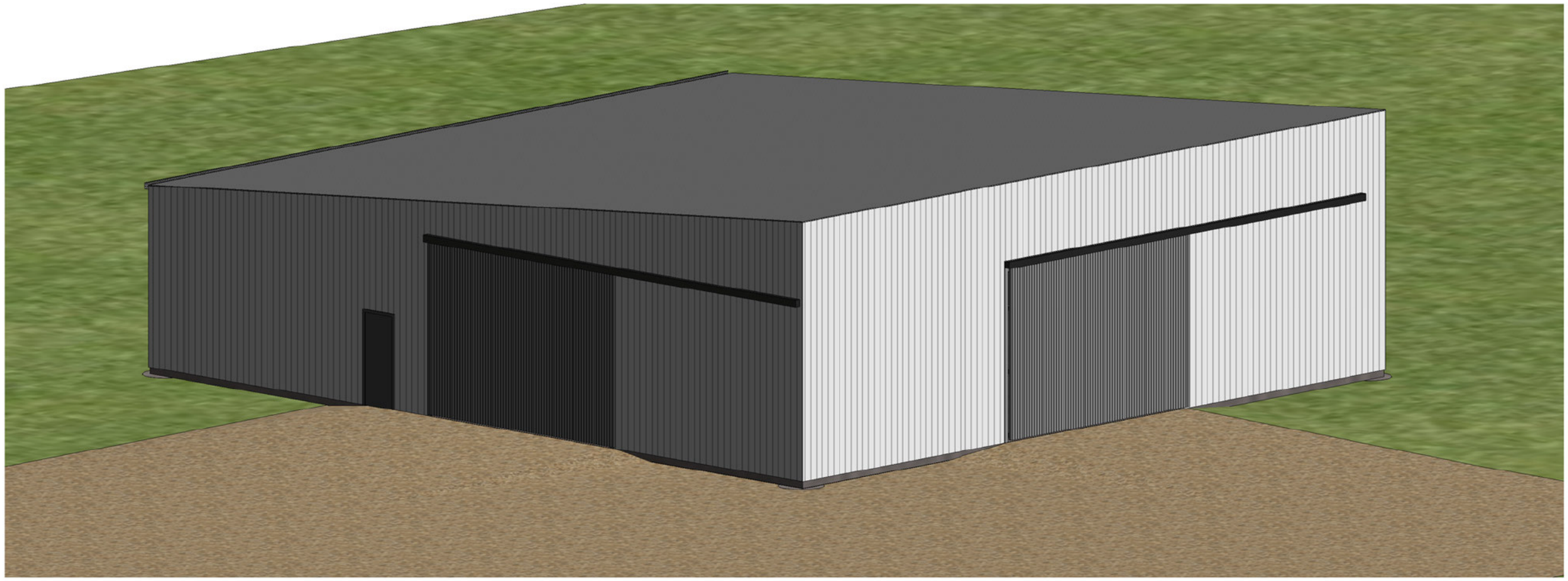
✓ Correctly filled and signed planning permit application form.

✓ Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from Landata.

✓ Plans drawn to scale and dimensioned which show:

- Site shape, size, dimensions and orientation.
- The siting and use of existing and proposed buildings.
- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

✓ Information required by the planning scheme.



VIEW FROM SOUTH WEST

CLIENT: P.H. PLASTERERS PTY LTD

PROJECT: PROPOSED RELOCATED STEEL FARM MACHINERY SHED AT
86 MARYBOROUGH-ST ARNAUD RD,
MARYBOROUGH VIC 3465

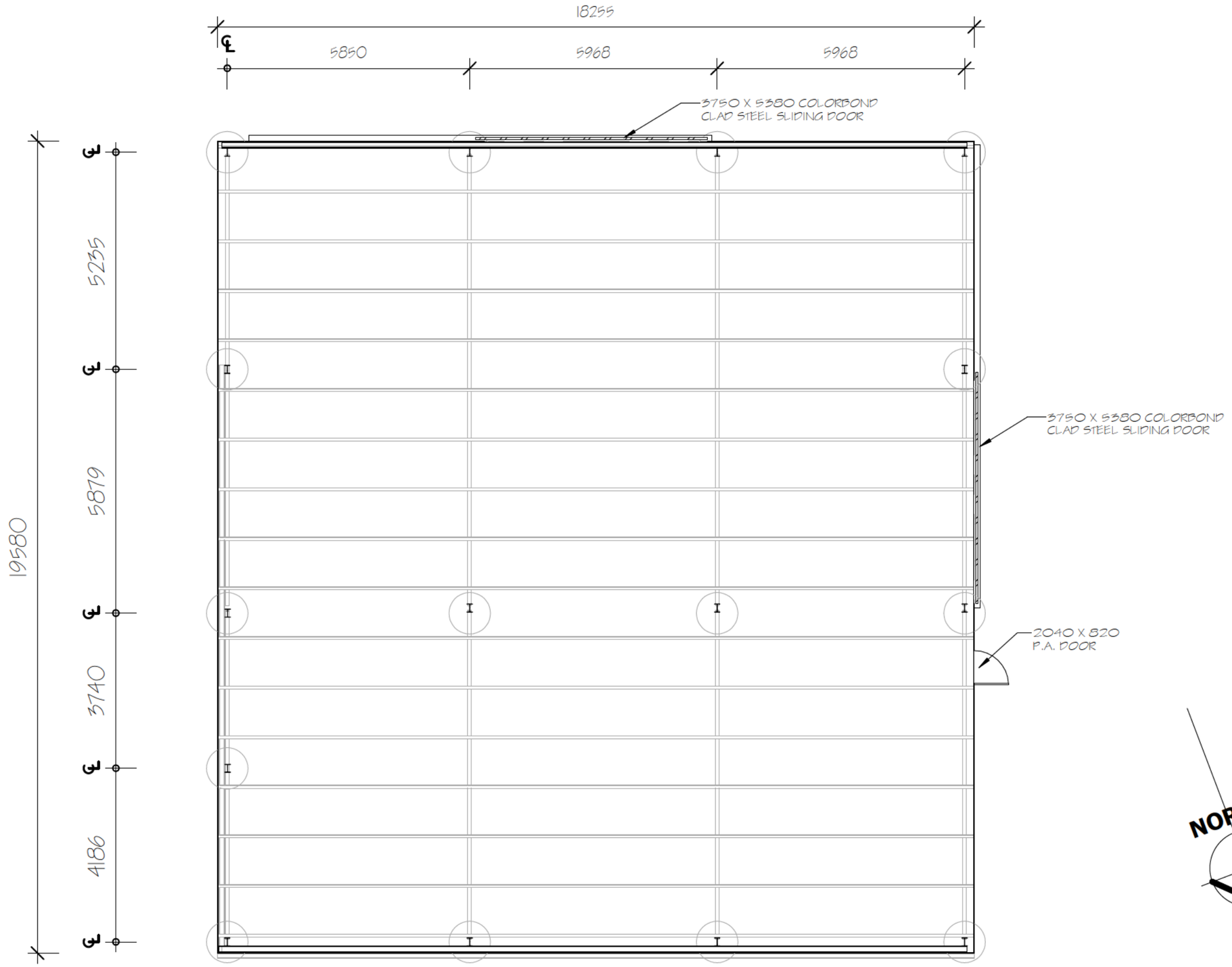
DRAWN: NBD

PROJECT NO: H1033

DATE: 18/02/2026 9:36:59 PM

COMMENCEMENT DATE: 20/08/2021

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:bfdouglas@outlook.com



FLOOR PLAN

356M² SLAB AREA

P.H. PLASTERERS PTY LTD

PROPOSED RELOCATED STEEL FARM MACHINERY SHED AT 86 MARYBOROUGH-ST ARNAULD RD, MARYBOROUGH VIC 3465

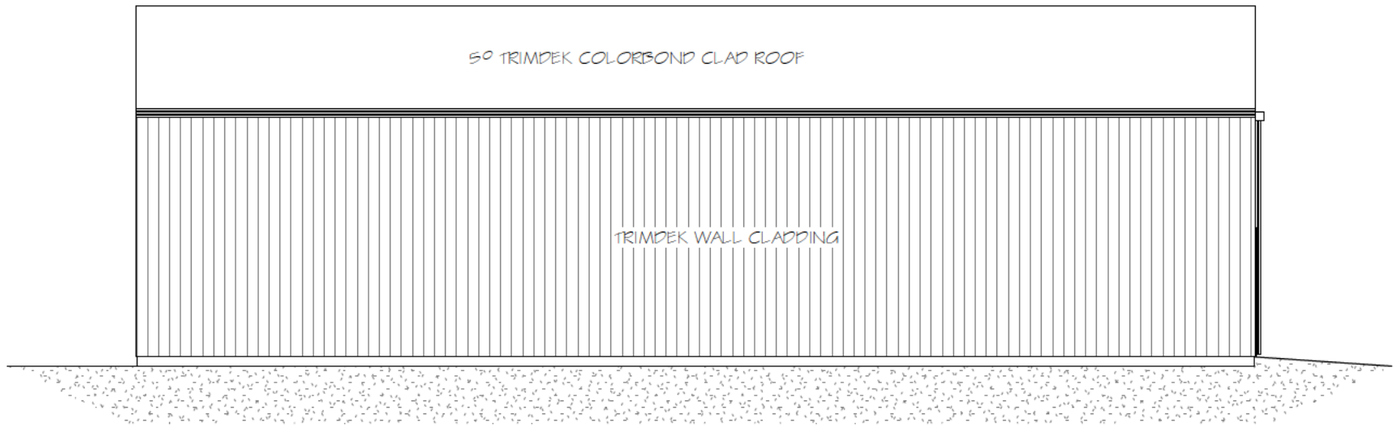
FLOOR PLAN

SHEET NO: A01 | SCALE: 1:100 | PROJECT NO: H1055
DESIGNED: B. DOUGLAS DP-AD1401 | DRAWN: NBD | DATE: 18/02/2026 9:56:59 PM

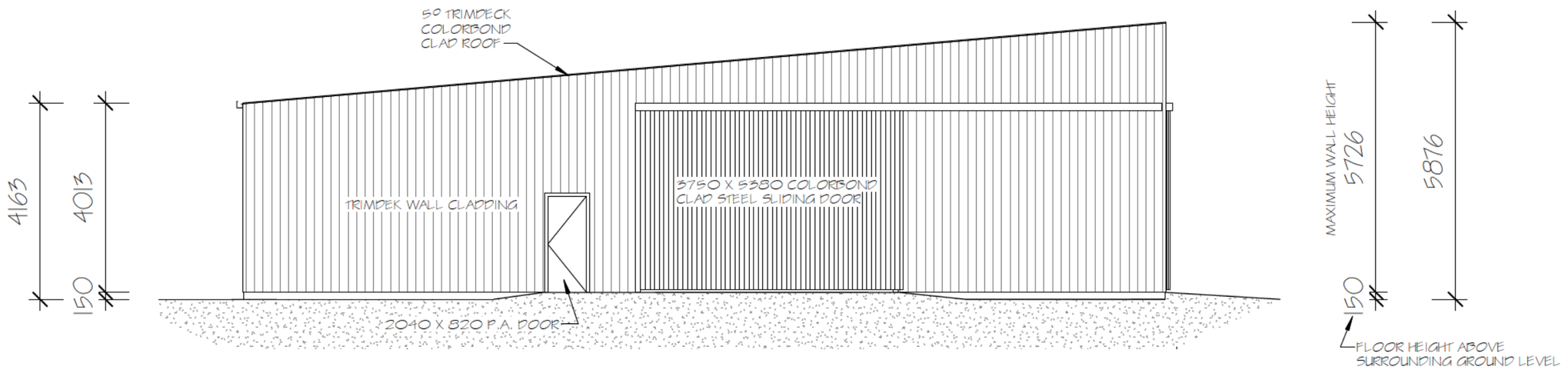
REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:bfdouglas@ourlook.com



NORTH ELEVATION



WEST ELEVATION

P.H. PLASTERERS PTY LTD

PROPOSED RELOCATED STEEL FARM MACHINERY SHED AT 86 MARYBOROUGH-ST ARNAUD RD, MARYBOROUGH VIC 3465

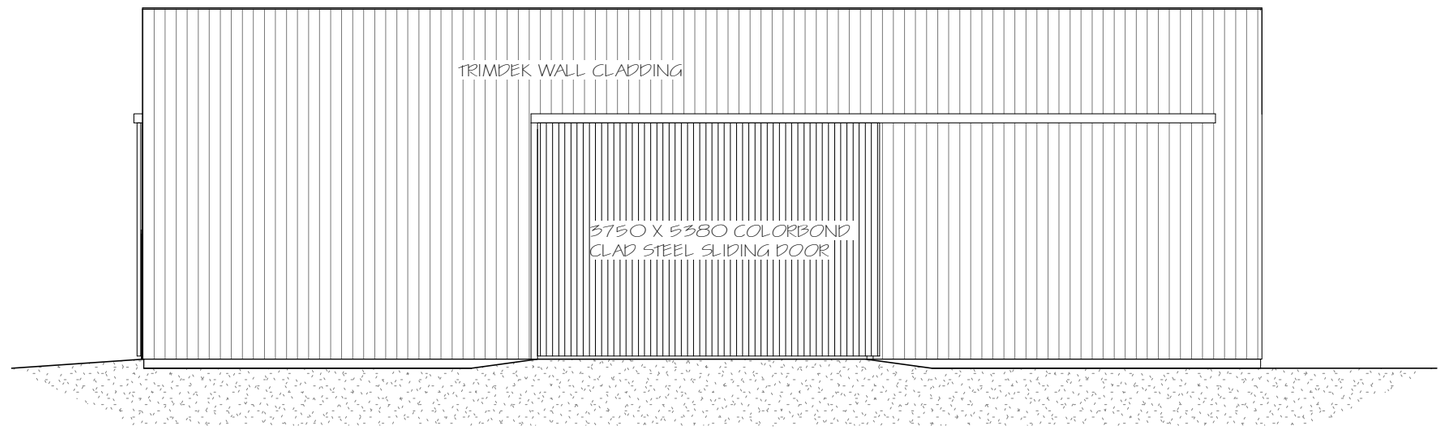
ELEVATIONS

SHEET NO: A02 | SCALE: 1:100 | PROJECT NO: H1055
DESIGNED: B. DOUGLAS DP-AD 14101 | DRAWN: NBD | DATE: 18/02/2026 9:56:59 PM

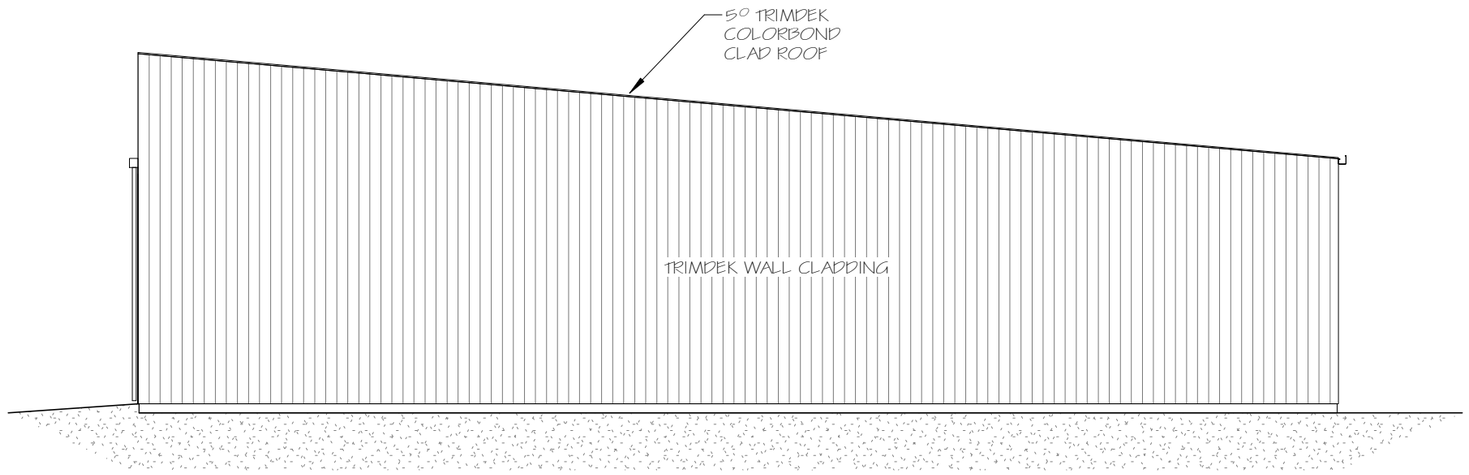
REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:bfdouglas@outlook.com



SOUTH ELEVATION



EAST ELEVATION

P.H. PLASTERERS PTY LTD

PROPOSED RELOCATED STEEL FARM MACHINERY SHED AT
86 MARYBOROUGH-ST ARNAUD RD, MARYBOROUGH VIC 3465

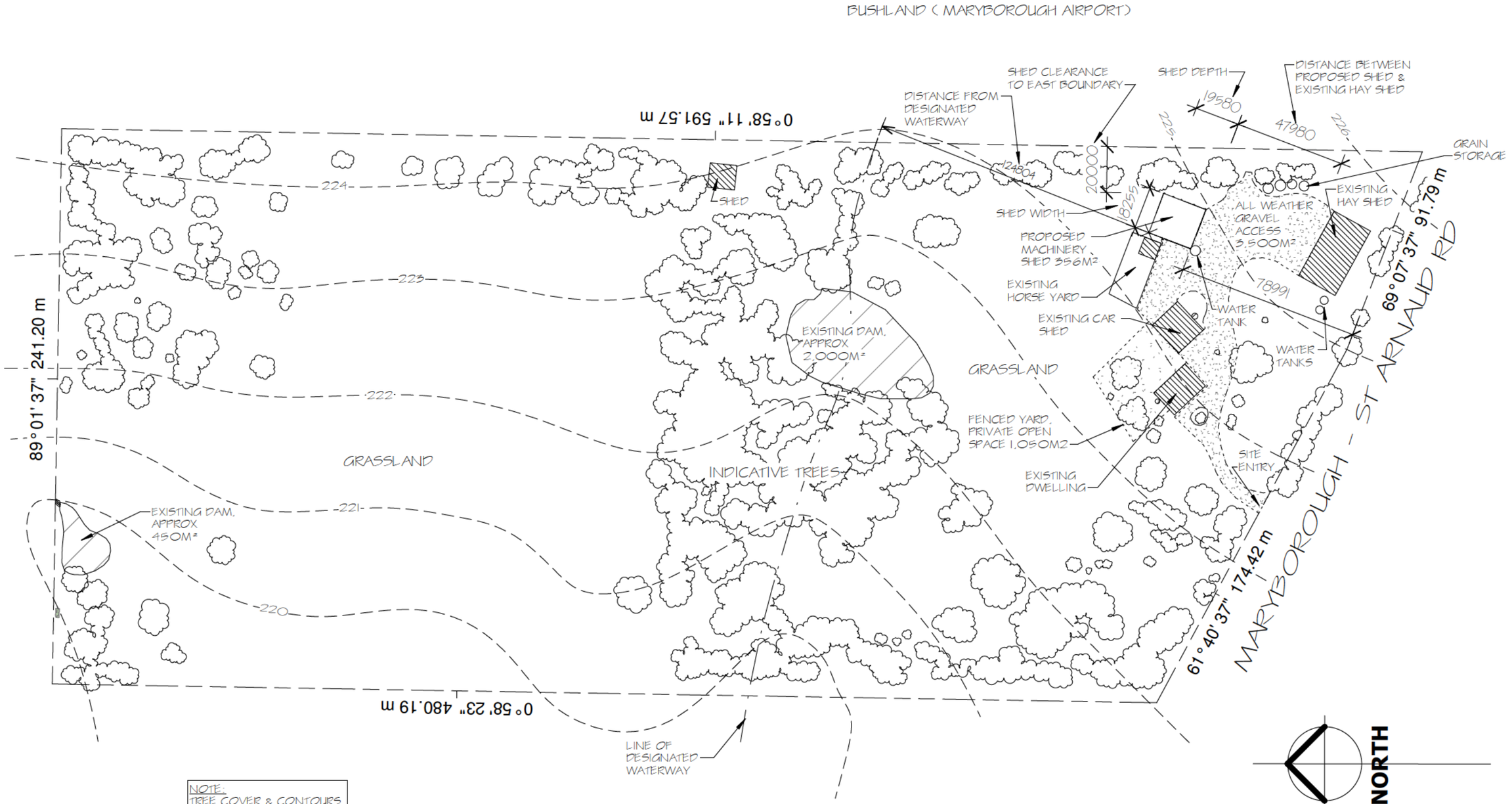
ELEVATIONS

SHEET NO: A03 | SCALE: 1:100 | PROJECT NO: H1033
DESIGNED: B. DOUGLAS DP-AD1401 | DRAWN: NBD | DATE: 18/02/2026 9:36:59 PM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:bfdouglas@outlook.com



NOTE:
TREE COVER & CONTOURS ARE INDICATIVE ONLY

SITE PLAN, 1:1750

PARISH OF MARYBOROUGH
SECTION 17
CROWN ALLOTMENT 8(PT)
DERIVED FROM VOL 9516 FOL 426
TP 84332N
130,299M²

P.H. PLASTERERS PTY LTD

PROPOSED RELOCATED STEEL FARM MACHINERY SHED AT
86 MARYBOROUGH-ST ARNAUD RD,
MARYBOROUGH VIC 3465

SITE PLAN

SHEET NO: A05 | SCALE: 1:1750 | PROJECT NO: H1055
DESIGNED: B. DOUGLAS DP-AD14101 | DRAWN: NBD | DATE: 18/02/2026 9:56:59 PM

REVISIONS:

Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:bfdouglas@outlook.com

B.F.& R DOUGLAS
BUILDING CONSULTANTS

ABN: 44 808 018 147
98 HIGH ST MARYBOROUGH VIC 3465
TEL: 0354611220 EMAIL: bfdouglas@outlook.com

Date: 21st October 2025

The Manager
Planning Department
Central Goldfields Shire Council

Dear Sir/Madam

Re. Planning permit application for proposed relocated steel farm machinery shed at 86 Maryborough-St Arnaud Rd, Maryborough Vic 3465

Design Response

1. The site

The site is a zoned farming and is a gently undulating site with areas of native trees as well as large areas of grassland. There are 2 dams on site, one to the northern end and one centrally located. In the south eastern corner of the site, with easy access to the road, exists the owners primary residence, with car shed (garage) horse yards, a hay shed and some grain storage structures. These buildings are all accessible via an existing all weather gravel access, of approximate size of 3,500m2

2. Streetscape

This section of Maryborough-St Arnaud road consists of mostly hobby farms and residences, well set back on large blocks of land approximately 5-10 Ha in size. The opposite (Southern) side of the road is zoned differently, being rural living, but this has little affect on the streetscape, as frontages are all quite constant at about 250m per property, with setbacks of minimum of 40 metres, with many dwelling not visible at all from the road.

The affects on the streetscape of this proposed shed is minimal. It is proposed to be set back some 78 metres from the front boundary and largely obscured behind the existing hay shed, which is 32 metres long and set back from the front boundary by about 9 metres.

The proposed shed will be largely unnoticed as a part of the collection of existing buildings that has been in place for many years.

3. The design concept.

The proposed shed is a skillion roofed structure, 18.255 metres wide and 19.580 metres deep. The maximum height will be 5.876 metres on the southern side, while the maximum height on the northern side will be 4.163 metres. The shed will be clad with Trimdek on both the walls and the roof, and the large sliding doors on the south and west ends are clad

with a grey colorbond of similar tone. The Trimdek has been previously used, meaning it is dull (similar to a galvanised iron color) and not bright and shiny like new trimdek.

This is an important issue. The shed is actually a 2nd hand structure which was purchased, then dismantled and removed from a business in Maryborough. As such, there is little scope to change the materials, as they have been a part of the structure when the owner acquired and demolished it.

As mentioned above, the shed will be situated on the rear, northern side of the existing all weather gravel access that is used to service the hay shed on its south side. The large sliding doors are located on the south side and west side, and the P.A. door is also situated on the west side.

4. Proposed use

The name of the project is that of a relocated steel machinery shed, and that perfectly describes its proposed usage. The owner was originally a plasterer by trade (as per the company name under which the property is owned) however their primary business nowadays is farming.

The site for this project at only 13 Ha, is obviously too small for a viable farm, (although it is used for farming) and the owner is in control of several other land holdings in the area. This site serves the purpose as the primary place of residence for the owner as well as the primary location for storage of their machinery and materials, as it is more secure to have these things close to where the owner lives, and not isolated on another property where they would be easy targets for theft.

The proposed shed will be used as secure, lockable storage for farm machinery such as trucks, tractors and the various machinery attachments used to run a livestock and cropping enterprise. You will note that the other large shed on the site (23 metres x 18 metres) is used for storage of hay (animal feed) and the like, and is a less secure, but related building found on most farms in this region.

5. Planning overlays

The site is located in a farming zone (FZ), and planning overlays include Bushfire Management (BMO), Salinity Management (SMO) and Vegetation protection (VPO)

BMO Issues regarding the BMO will be addressed in a Bushfire management Plan.
SMO There are no pressing issues as outlined in the planning scheme or associated schedule. There is no loss of vegetation, the development does not involve removal of any trees, does not involve the production of any extra waste water, and is further than 100 metres from the nearest designated waterway. All storm water will be directed to the Legal Point of Discharge as directed by the Central Goldfields Shire Building department, during the building permit process.
VPO There are no issues concerning the VPO as there is no loss of vegetation caused by this proposed development

Nigel Douglas
B.F. & R Douglas Building Consultants

Bushfire Management Plan, 86 Maryborough-St. Arnaud Rd, Alma

Proposed Warehouse Machinery Shed

Property Boundary

Driveway Access

Defendable Space Zone 25m, (or to the property boundary)

Water Supply (10,000lt.)

PHOENIX
Wildfire Management

BUSHFIRE MANAGEMENT PLAN

BAL-29

0 10 20 30 50 100m

NORTH

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable space

Defendable space for a distance of **25** metres around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the 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 next to vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass features of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 sq. metres.
- Trees must not touch or overhang any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL- **29**

c) Water Supply

The following requirements apply:

- An effective capacity of **10,000 lt.**
- Be stored in an above ground water 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.

Where a 10,000 litre water supply is required, the following fire authority access and fittings must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe, BSP 65mm) and coupling (64mm CFA 3 Thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

d) Access

Access required: **Yes**

The following design and construction requirements apply:

- All-weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of at least 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%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (7.1°) entry and exit angle.

Length of access is greater than 100 metres: Yes

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of 8 metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads-such as a T or Y Head- which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Prepared By Hamish MacCallum Phoenix Wildfire Management Version 2 02/02/2026

Bushfire Management Statement

86 Maryborough-St.Arnaud Road, Alma, VIC

Phoenix Wildfire Management
240 White Quartz Road
Fryerstown,3451
0427 403 229
www.phoenixwildfire.com.au

Bushfire Management Statement

For a Warehouse Storage Shed

86 Maryborough-St. Arnaud Road

Alma, VIC

Version Control			
Report Version	Name	Date Completed	Comments
1	Hamish MacCallum	3/12/2025	Version 1 (issued to client)
2			

Disclaimer
Phoenix Wildfire Management has taken care to ensure this document is current at the time of writing. Phoenix Wildfire Management accepts no liability for any loss or damages incurred as a result of reliance placed upon its content.

Hamish MacCallum
Phoenix Wildfire Management
www.phoenixwildfire.com.au

Contents

1. Introduction

This Bushfire Management Report has been prepared on behalf of B.F. & R Douglas Building Consultants to demonstrate how the proposed warehouse machinery storage shed at 86 Maryborough- St. Arnaud Rd, Alma, can respond to the bushfire risk and comply with the Victorian planning and building controls that relate to bushfire, specifically the requirements of, Clause 44.06 Bushfire Management Overlay (BMO) and associated Clause 53.02 Bushfire Planning in the Mount Alexander Planning Scheme. The site is within the declared Bushfire Prone Area and is covered by the BMO.

The purpose of the Bushfire Management Overlay is:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The Bushfire Management Statement contains three components:

A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.

A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2.

A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

This report also includes a **Bushfire Management Plan** (BMP) consistent with the CFA's standard permit conditions and BMP guidance (CFA, 2017).

1.1 Application Details

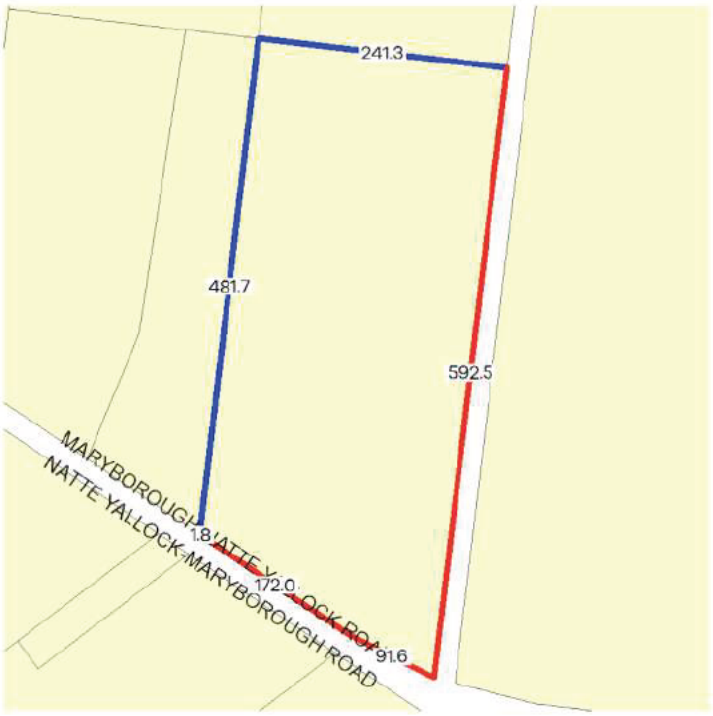
Municipality:	Central Goldfields
Title description:	Lot 1 TP84332
Overlays:	BMO, VPO, SMO
Zoning:	Farming Zone

2. Proposed Development

This application is for the proposed development of a studio accommodation dwelling, positioned to the north of the existing dwelling on the second title.

2.1 Site Description

Site shape:	Trapezoid
Site Dimensions:	See Below
Site Area	See Below
Existing use and siting of buildings and works on and near the land:	The property has an existing dwelling, ancillary shedding and a large hay storage shed ancillary to the farming enterprise.
Existing vehicle arrangements:	Driveway access to the property is via Maryborough - St Arnaud Road.
Location of nearest fire hydrant:	Near the corner of Maryborough-St.Arnaud Rd and Fink st. (approx 590m) 
Features of the site relevant to bushfire considerations:	The site is mostly flat, with reasonable areas of mineral earth driveways, horse yards and low-threat landscapes surrounding the proposed site. Forest vegetation sits to the east of the site over the property boundary.



Area: 130423 sq. m (13.04 ha)
Perimeter: 1581 m
For this property:
Site boundaries
Road frontages

Fig.1 Site area and dimensions.

2.2 Site Details

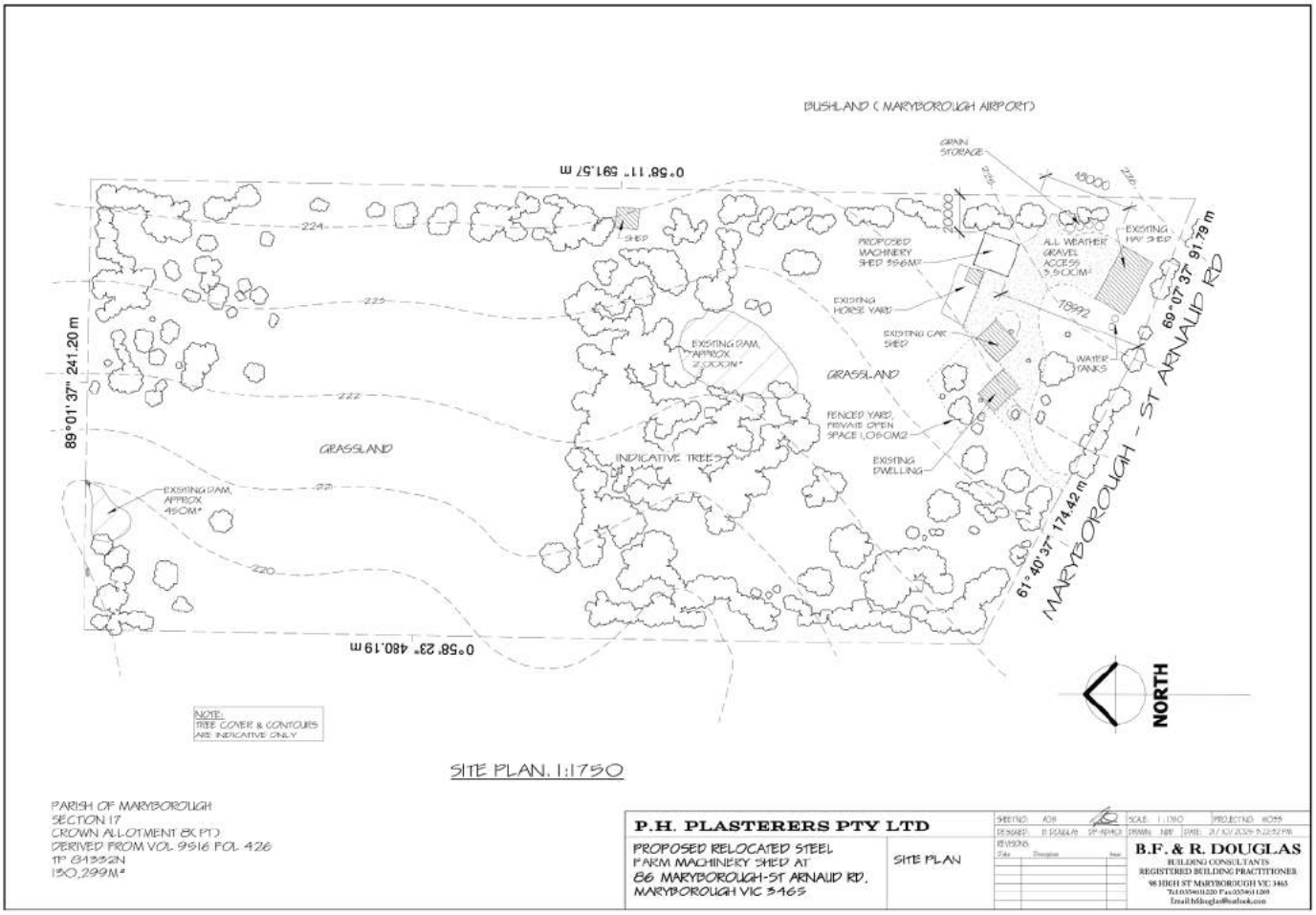


Fig.2 Site Concept plan detailing the proposed site

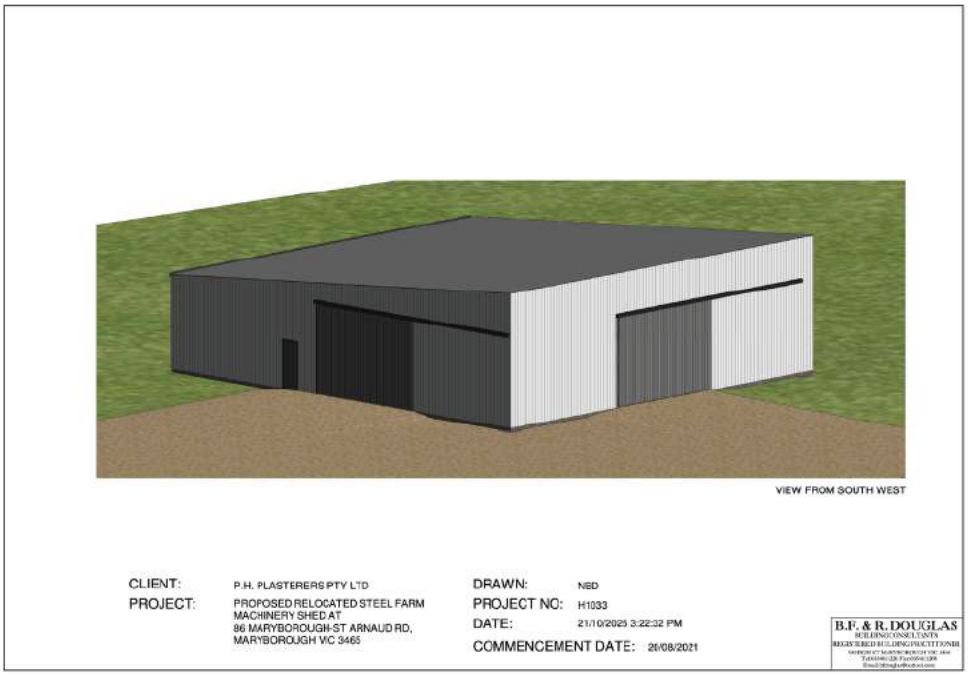


Fig.3 3D image of the proposed development.

3. Bushfire Landscape Assessment

The landscape hazard identification is used to identify the hazards posed by surrounding vegetation, topographic and climatic conditions. It typically looks at the broader variations in the conditions (within 20km surrounding the site) and conditions more local to the site (within 150m). The table below (DELWP technical guide 'Planning Applications in the Bushfire Management Overlay' 2017) describes four broader landscape types representing different landscape risk levels that inform more consistent decision making based on the overall risk.

Landscape Risk Typologies

The landscape scenario that represents this is Broader Landscape **Type 3.** Bushfire can approach from multiple directions and may result in neighbourhood-scale destruction. Access to the nearest place of shelter is Princess Park, Maryborough. There are areas of vegetation near the site that are regarded as being low-threat (mowed grassland), specifically the Maryborough Airport site.

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
• *There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation).* • *Extreme bushfire behaviour is not possible.* • *The type and extent of vegetation is unlikely to result in neighbourhood- scale destruction of property.* • *Immediate access is available to a place that provides shelter from bushfire.*	• *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.* • *Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.* • *Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.*	• *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.* • *Bushfire can approach from more than one aspect.* • *The site is located in an area that is not managed in a minimum fuel condition.* • *Access to an appropriate place that provides shelter from bushfire is not certain.*	• *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.*
I N C R E A S I N G R I S K			

3.1 Likely Fire Behaviour Affecting the Site

Fire behaviour affecting the property at 86 Maryborough–St Arnaud Road, Alma is expected to be moderated by several landscape and site-specific features. The flat terrain limits upslope-driven flame length increases, helping constrain fire intensity during both grass and forest fire runs. Surrounding vegetation is fragmented box–ironbark forest with a strong presence of Yellow Gum (*Eucalyptus leucoxylon*), which typically produces low-hazard, shedding rather than ribboning bark, reducing long-range ember generation compared with higher-risk species such as Stringybark. The absence of an understorey layer further decreases available surface fuel, limiting the likelihood of sustained elevated flame heights within the nearby forested patches.

To the east, the managed grassland areas around Maryborough Airport act as a buffer that can reduce the intensity of a fire approaching from that direction, noting that grassfires can still travel rapidly under strong winds typical of severe FFDI conditions in the region. Even so, grassfire flame heights and residence time remain relatively low, contributing to reduced radiant heat exposure compared with forest fire scenarios.

Overall, the property is most likely to experience short-duration radiant heat, smoke and ember attack, particularly under northwesterly wind patterns that can drive fire activity across the fragmented forest blocks. While local fuel characteristics reduce the risk of high-intensity crown fire development, embers remain a credible impact mechanism given the proximity of forest edges and the potential for spotting over short distances during elevated fire danger periods.

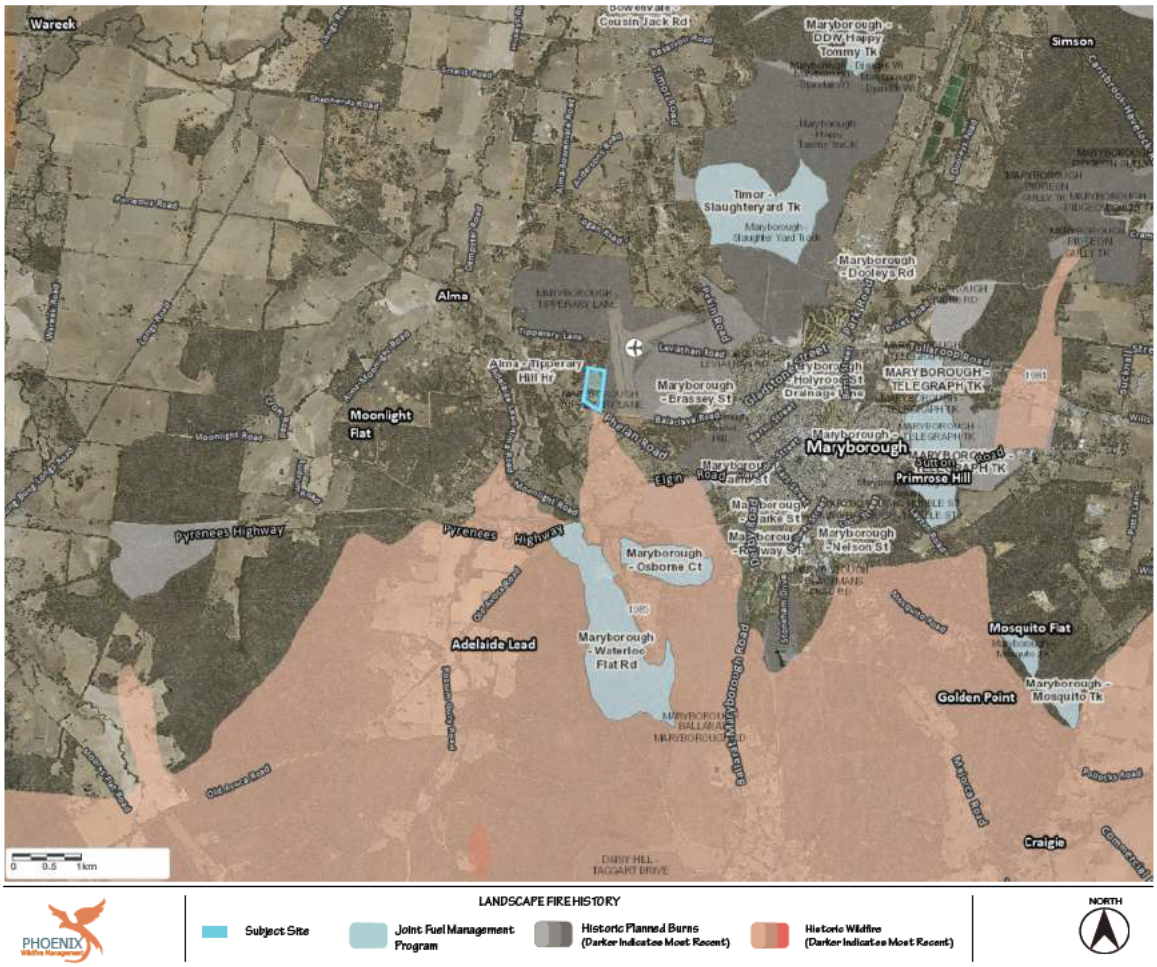


Fig.4 Fire history near the subject site (VICPLAN 2025).

3.2 Bushfire Landscape Assessment Plan

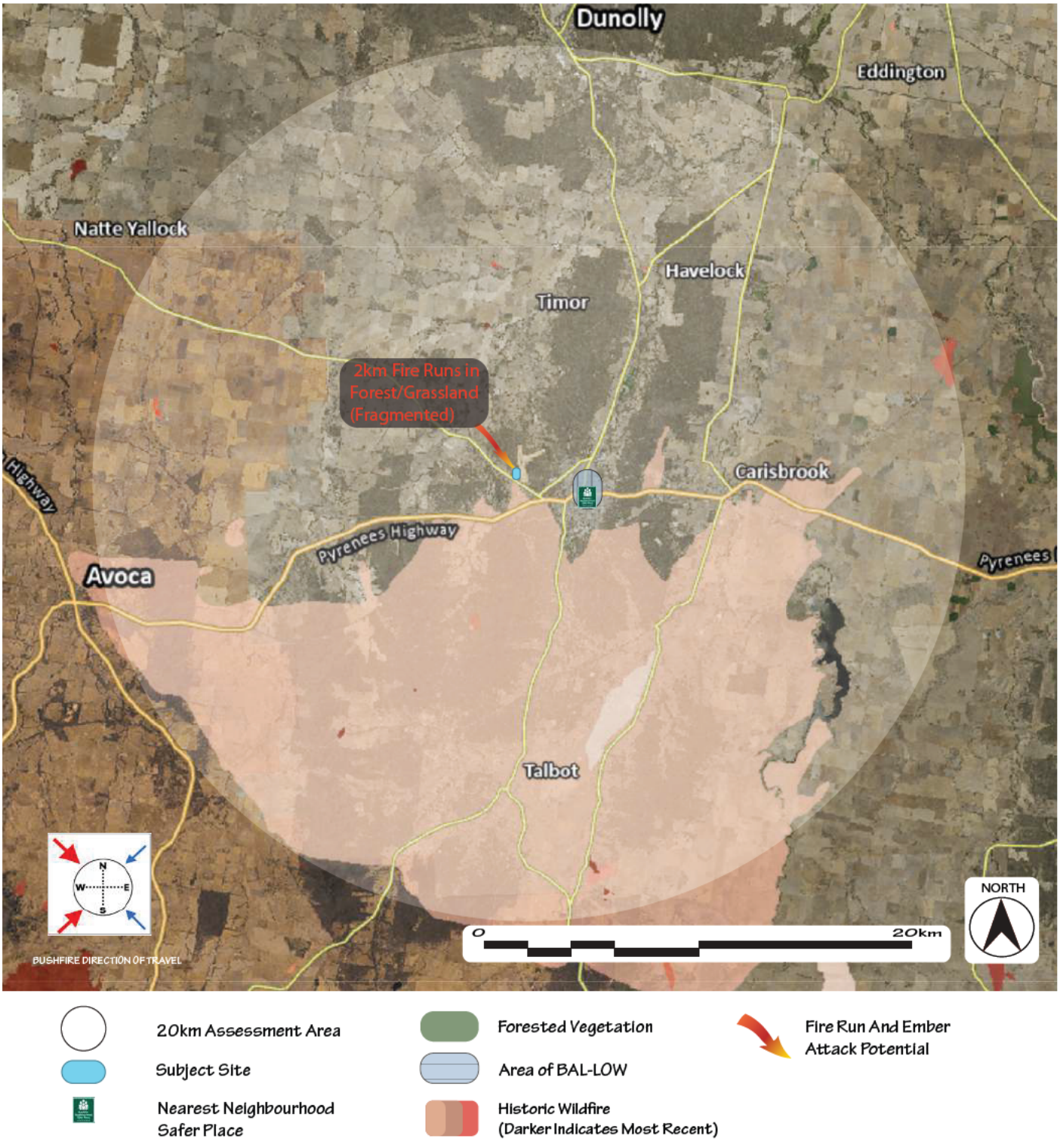


Fig.5 Broader landscape hazard assessment plan.

3.3 Bushfire Place of Last Resort

A 'Neighbourhood Safer Place' (also known as a 'Bushfire Place of Last Resort' or NSP-BPLR) is a place of last resort when all other bushfire plans have failed. BPLR's are:

- Locations that may provide some protection from direct flame and heat from a fire, but they do not guarantee safety.
- Not an alternative to planning to leave early or to stay and defend your property; they are a place of last resort if all other fire plans have failed.
- An existing location and not a purpose-built, fire-proof structure. It is important to know that many NSP-BPLRs are simply a clearing that provides separation distance from the bushfire hazard (e.g. forest).
- Not to be confused with Community Fire Refuges, Relief Centres, Recovery Centres or Assembly Areas, each of which have a different and specific purpose.
- Not an appropriate destination when leaving the area early.
- Not a place of shelter from other types of emergencies (e.g. to escape rising floodwaters or severe weather events).

The nearest NSP is Princess Park, 40 Park Road (between Nightingale Street and Wills Street, Maryborough) a 3 minute drive from the subject site.

Fig.6 Route to nearest NSP, Princess Park, Maryborough.

4. Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2018 Construction of buildings in bushfire prone areas.

Classified vegetation is the vegetation considered to be hazardous and prone to bushfire. The effective slope under the vegetation will increase fire severity and forward rate of spread, fire moving over flat land or downhill will generally burn and move with less intensity. Fire moving uphill (downslope from the site) will have significantly faster rate of spread and increased intensity increasing with the increase in slope.

4.1 Surrounding Vegetation

In accordance with AS 3959-2018 Construction of buildings in bushfire prone areas, the classifiable vegetation types identified on the site are as follows:

- **Grassland Vegetation:** All open grasslands or cropping and pasture where tree cover does not exceed 10% cover.

Grassland within 150 metres of the site is typical agricultural grassland,

Fig.7 Looking to the north from the site, towards the grassland vegetation.

- **Forest Vegetation:** Characterised by tall Eucalyptus spp. with canopies exceeding 30% cover, moderate to high mid level understorey growth.

Forest vegetation within 150 metres (upslope) from the site has characteristics of woodland vegetation (sparse canopy, low bark fuels and little understorey), however the canopy cover exceeds the 30% cover to meet woodland vegetation classification.

Fig.8 Looking to the east to the forest vegetation.

- **Low-Threat Vegetation**: Low-threat vegetation includes grasslands managed in a minimal fuel condition (<100 millimetres in height), maintained lawns, golf courses (fairways), maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. A windbreak is defined as a single row of trees located on a property boundary or fence line or forming a curtilage to a residential dwelling.

Fig.9 Vegetation near buildings is regarded as being low-threat.

4.2 Bushfire Site Hazard Plan

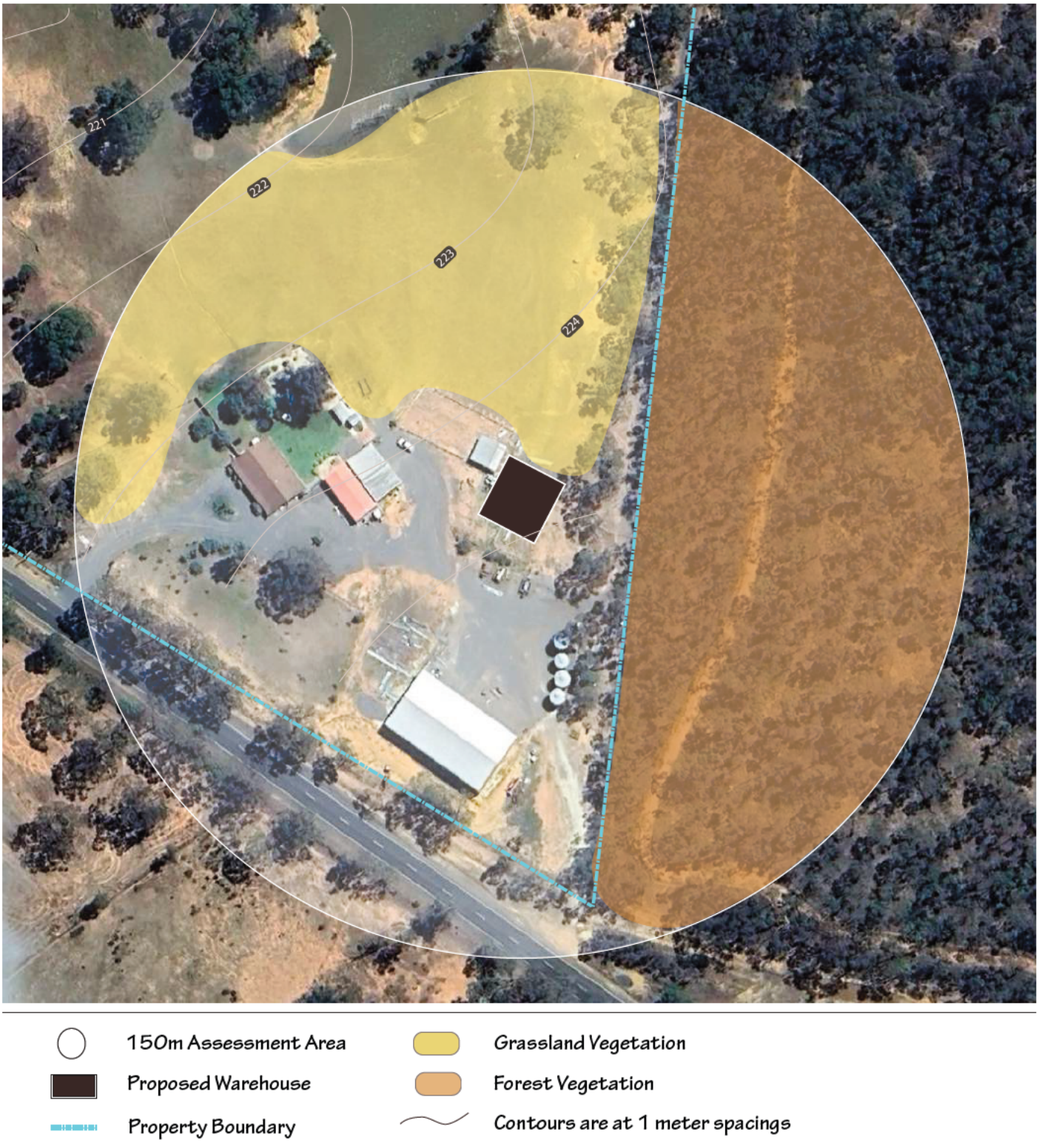


Fig.10 150m Site hazard assessment plan

5. Bushfire Management Statement

This section how the proposed development will respond to the identified bushfire risk in accordance with the requirements of Clause 44.06 and Clause 53.02 of the Central Goldfields Planning Scheme.

5.1 53.02-4.1 Landscape, Siting and design objectives

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

5.1.1 Approved Measure (AM) 2.1 - Landscape

Requirement

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

The broader landscape risk has been identified as Type 3. The broader landscape risk is deemed to be relatively benign, with mostly flat or shallow gradient slopes, fragmented forest vegetation and areas of managed grassland.

5.1.2 Approved Measure (AM) 2.2 - Siting

Requirement

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

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

The proposed site attains the maximum possible separation from the classified vegetation to the east without impacting on the existing infrastructure.

The building is in close proximity to a public road

The proposed warehouse is approximately 120 metres from Maryborough-St.Arnaud Road.

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

The existing driveway meets the requirements of AM 4.1 (see below).

5.1.3 Approved Measure (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.

The proposed warehouse is a steel framed and steel clad structure on concrete foundations.

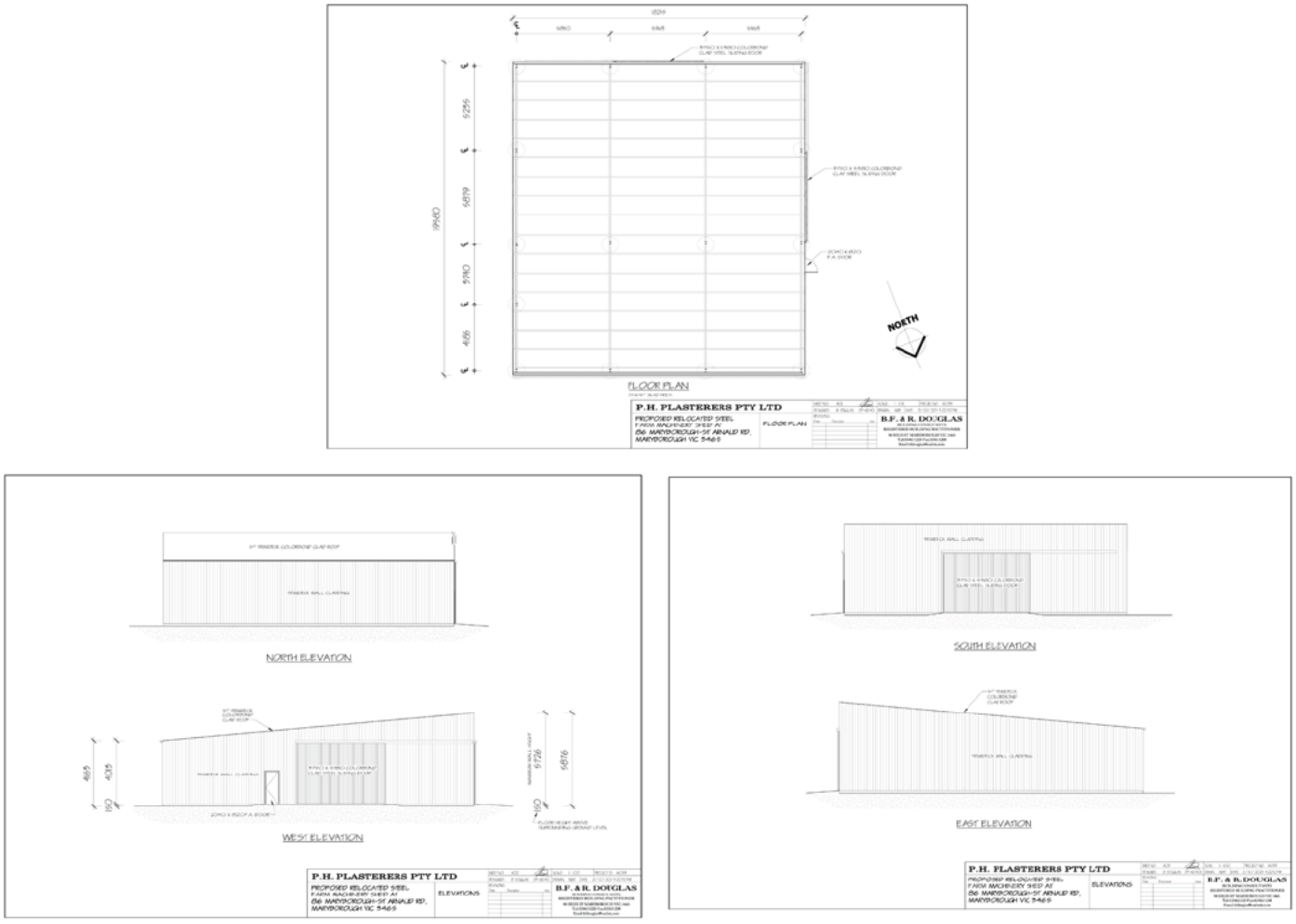


Fig.11 Concept plans for the warehouse/ machinery shed.

6. 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 the building.

In this section it will be demonstrated how the proposed development will respond to the identified bushfire risk.

6.1 Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with:

- *Column A, B, C of Table 2 to Clause 53.02-5 and is managed in accordance with Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or*
- *If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.*

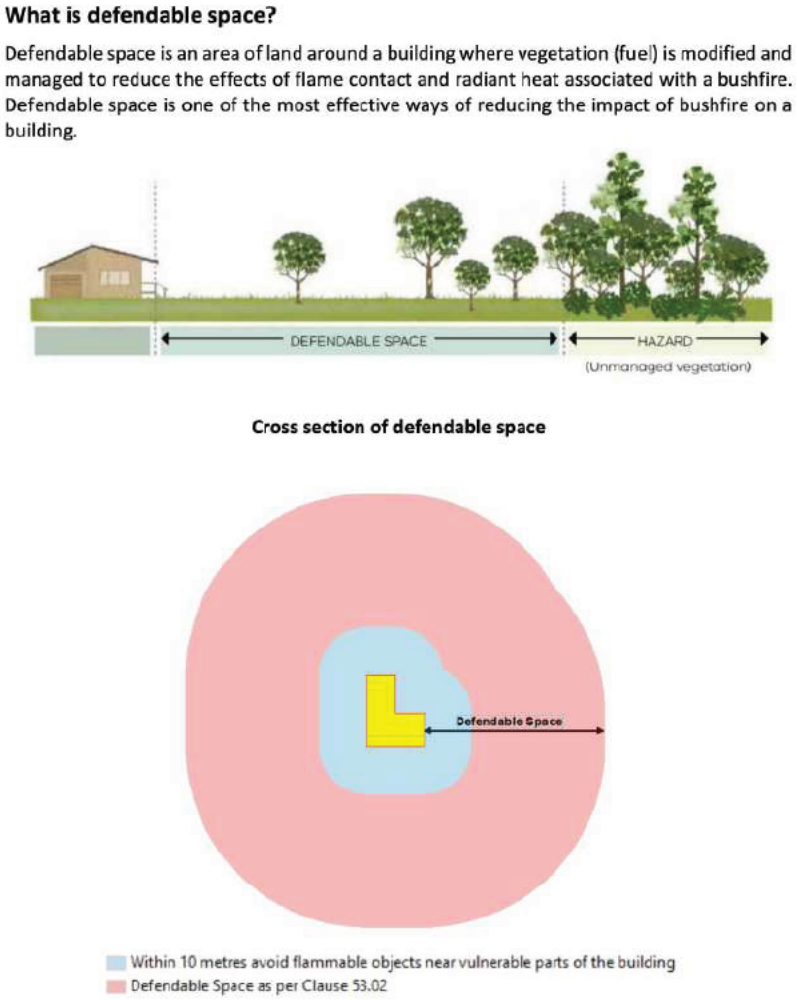


Fig.12 Defendable space detail (CFA 2025)

BAL construction standards and defendable space distances (from Table 2 to Clause 53.02-5)				
Vegetation	**Slope**	**Direction**	**BAL construction standard**	**Defendable space distance (m)**
Forest	Upslope	East	**BAL-29**	**25m**
Grassland	0-5°	Northwest	**BAL-29**	**10m**

Defendable Space

The building will be provided with defendable space in accordance with **Column C (Forest vegetation, upslope).** The defendable space distance required is **25** metres. However, defendable space can be provided to 25 metres, or to the property boundary, whichever is the lesser. See Alt.M 3.3 for further detail.

Bushfire Attack Level (BAL)

The residential building standard for bushfire protection aims to improve the ability of a building to withstand a bushfire attack. This provides greater protection for the occupants who may be sheltering inside while the fire front passes.
The BAL takes into consideration a number of factors, including the Fire Danger Index, the slope of the land, types of surrounding vegetation and its proximity to any building. (VBA, 2023)

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to BAL-29.

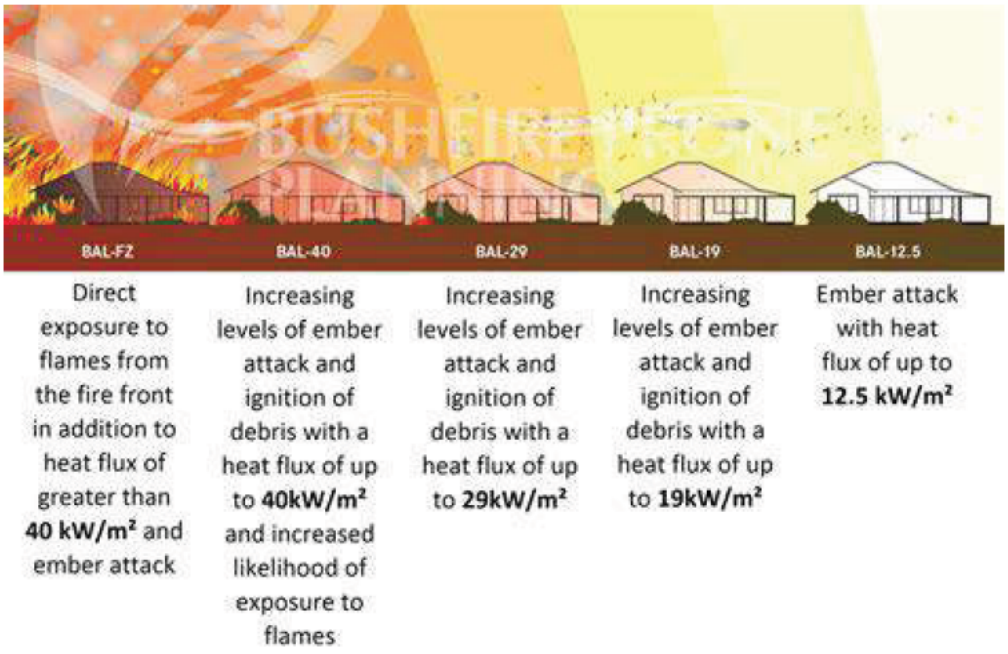


Fig.13 Chart showing radiant heat intensity in relation to BAL construction standards. (CFA 2025)

6.2 Alternative Measures (ALtM)

6.2.1 AltM 3.3 – Defendable Space on adjoining land

The defendable space of 25 metres falls over the property boundary to the east by 5 metres. The orientation of the building means only a small corner of the defendable space area falls over the boundary.

The primary risk to the development is from forest vegetation flat/upslope from the site, and is deemed to have a lower bushfire risk profile due to:

1. Tree spacings being reasonably open, similar to woodland vegetation
2. Low elevated fuel loads due to the low level of understorey vegetation and bark fuels
3. The vegetation is in the eastern sector which is synonymous with lower intensity fire behaviour
4. The forest is fragmented by managed grassland at Maryborough Airport
5. There are mineral earth tracks traversing the forest, providing further fragmentation of ground fuels.

Therefore it is deemed reasonable that defendable space can be provided **to 25 metres**, or to the property boundary, whichever is the lesser.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Source: Prepare. Act. Survive. – Fire Ready Kit available - www.cfa.vic.gov.au

6.3 Defendable Space Plan

Fig.14 Defendable space plan.

7. 53.02-4.3 – Water Supply and Access Objectives

7.1 Approved Measure (AM) 4.1 – Water Supply and Access

7.1.1 Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

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

Lot Size (m^2)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	☑

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

Confirm Static Water Supply meets the following requirements	☑ Is stored in an above ground water tank constructed of concrete or metal ☑ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ☑ Include a separate outlet for occupant use **The following additional requirements apply when 10,000 litres of static water is required:** ☑ Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. ☑ Be located within 60 metres of the outer edge of the approved building. ☑ The outlet/s of the water tank must by within 4 metres of the accessway and unobstructed ☑ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ☑ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Department of Environment, Land, Water and Planning

Water tank requirements

Table 4 of Clause 52.47 sets out the capacity, fittings and access requirements for water supply in the BMO.

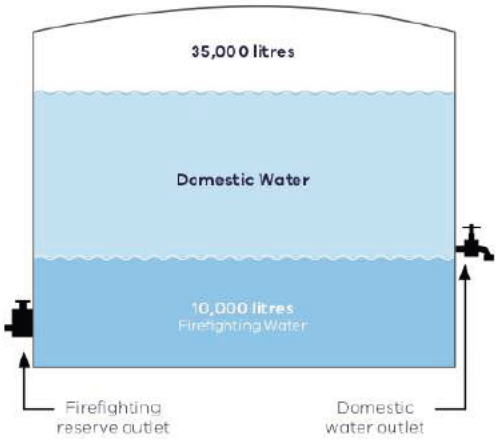
The water supply must:

- be stored in an above ground water tank constructed of concrete or metal
- have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive material, and
- include a separate outlet for occupant use.

Where a 10,000 litre water supply is required the following fire authority fittings apply:

- the water supply must be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- the water supply must be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- the water supply must incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Shared water tank



Water supply identification

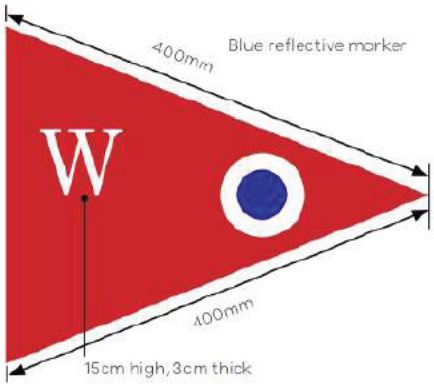


Fig.15 Water supply requirements (Technical Guide | Planning Permit Applications – Bushfire Management Overlay DELWP 2017).

7.1.2 Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

The current access complies with the construction specifications provided in Table 5 to Clause 53.02-5 (see below). The total length from the public road to the proposed warehouse is 120m

Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	☑ Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: ☑ 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%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres ☑ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☑ A turning circle with a minimum radius of eight metres ☑ A driveway encircling the dwelling ☑ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Access

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

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

Width

Dips and gradients

Encroachments

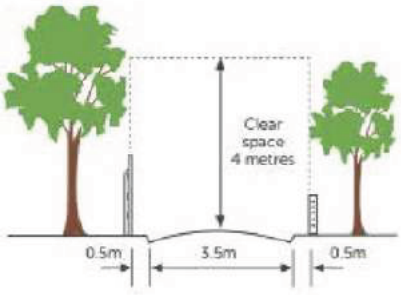


Fig.16 Access requirements (Technical Guide | Planning Permit Applications – Bushfire Management Overlay DELWP 2017).

8 Conclusion

The proposed dwelling has been assessed against the relevant bushfire policies contained in the planning scheme.

This report has concluded:

- The overall broader bushfire risk would not pose a significant threat to future development beyond the expected risks identified using the methodology of AS 3959-2018.
- Providing the proposed dwelling with BAL-29 construction standard and a defendable space of 25 metres (or to the property boundary, whichever is the lesser) can sufficiently mitigate the identified bushfire risk.
- Fuel loads should be kept in a minimum fuel condition by applying the appropriate bushfire protection measures, specifically defendable space vegetation management requirements of Table 6, Cl.53.02 to ensure setbacks from hazardous vegetation is maintained.

9. Attachment 1 – Site Photos

Fig.17 Looking north, along the eastern boundary.

Fig.18 Looking from the proposed site, towards the west.

Fig.19 Looking from the proposed site, towards the south.

Fig.20 Looking from the proposed site, towards the east.

Fig.21 Looking from the proposed site, towards the southeast.

Bushfire Management Plan, 86 Maryborough-St. Arnaud Rd, Alma

Proposed Warehouse Machinery Shed

Property Boundary

Driveway Access

Defendable Space Zone 25m, (or to the property boundary)

Water Supply (10,000lt.)

PHOENIX Wildfire Management

BUSHFIRE MANAGEMENT PLAN

BAL-29

0 10 20 30 50 100m

NORTH

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable space

Defendable space for a distance of **25** metres around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the 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 next to vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass features of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 sq. metres.
- Trees must not touch or overhang any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL- **29**

c) Water Supply

The following requirements apply:

- An effective capacity of **10,000 lt.**
- Be stored in an above ground water 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.

Where a 10,000 litre water supply is required, the following fire authority access and fittings must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe, BSP 65mm) and coupling (64mm CFA 3 Thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

d) Access

Access required: **Yes**

The following design and construction requirements apply:

- All-weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of at least 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%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (7.1°) entry and exit angle.

Length of access is greater than 100 metres: Yes

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of 8 metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads-such as a T or Y Head- which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Prepared By Hamish MacCallum Phoenix Wildfire Management Version 1 03/12/2025

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

VOLUME 09516 FOLIO 426

Security no : 124129190549T
Produced 21/10/2025 02:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 084332N.
PARENT TITLE Volume 09302 Folio 832
Created by instrument K352708 02/05/1983

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP084332N 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: 86 MARYBOROUGH-ST ARNAUD ROAD ALMA VIC 3465

ADMINISTRATIVE NOTICES

[redacted]

Imaged Document Cover Sheet

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Document Identification	**TP084332N**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**21/10/2025 14:47**

TITLE PLAN		EDITION 1	TP 84332N

Location of Land

Parish: MARYBOROUGH
Township:
Section: 17
Crown Allotment: 8 (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 9516 FOL 426
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 26-07-1999
VERIFIED: A.D.

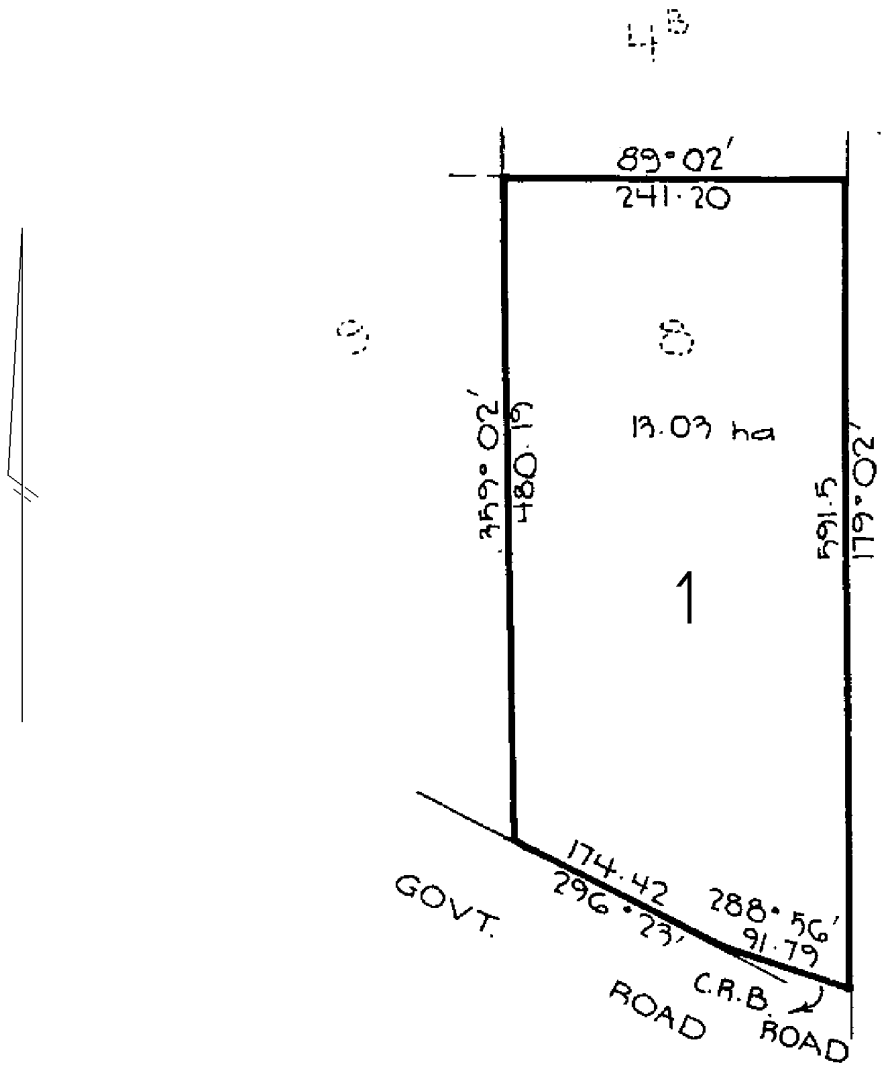

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8 (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets