

BRANDRICK

A R C H I T E C T S

plan for perfection

DESIGN RESPONSE

PROJECT: YORTA YORTA NATION KNOWLEDGE, RESEARCH AND EXHIBITION CENTRE

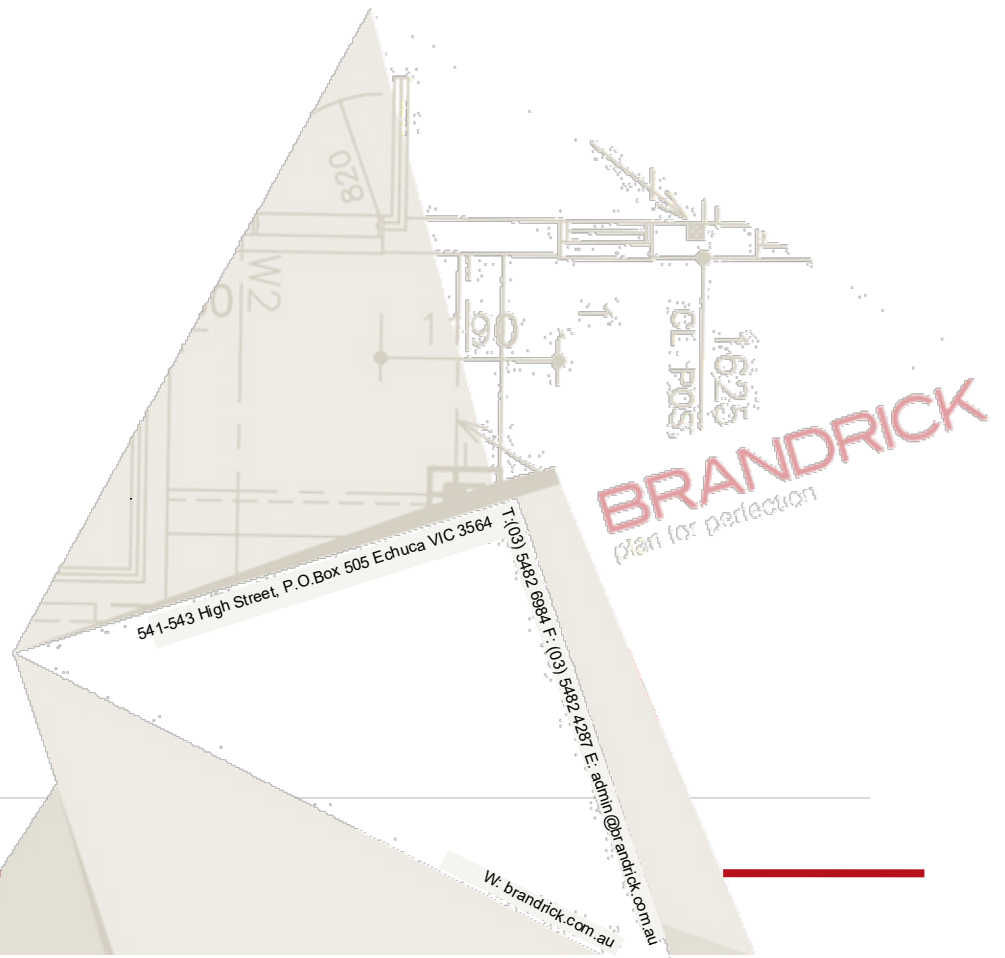
Client: Yorta Yorta Nation Aboriginal Corporation
(Stage 2 Works)

Address: 35 Schier Street
Barmah VIC 3639

Date: November 2023

Project No. 2022-547

Issue No. PI



FOREWORD

This submission has been prepared by Brandrick Architects on behalf of the Yorta Yorta Nation Aboriginal Corporation.

The report will examine the development of the subject site, Stage 2 at 35 Schier Street, Barmah, Victoria, and assess the proposed development against the relevant planning controls affecting the subject site and surrounding areas.

The proposal seeks to extend the existing building to accommodate more elders facilities and office space plus a cultural meeting area / exhibition space.

CONTENTS

Foreword	i
1 Proposal	3
1.1 The Design	3
1.2 Planning Permit Documentation	3
1.3 The Subject Site & Locality	3
1.4 Title Information	5
2 Planning Considerations	6
2.1 Zone	6
2.1.1 Township Zone	6
2.2 Overlays	7
2.2.1 Floodway	7
2.2.2 Land Subject to Inundation	8
2.2.3 Bushfire Management Overlay	9
2.3 Particular Provisions	10
2.3.1 Signs	10
2.3.2 Car Parking	10
2.3.3 Bushfire Planning	11
Areas of Aboriginal Cultural Heritage Sensitivity	12
3 Appendix	13
3.1 Site Photos	13

I PROPOSAL

The proposal is to extend the existing Yorta Yorta Nation Office & Research Hub. The site is located on a corner block at 35 Schier Street in Barmah. The property also fronts Murray Street. The existing research and storage building will be extended out towards the southeast of the property to include more office space, a meeting and cultural / exhibition area together with storage kitchen, toilet and foyer area

The proposed building will comprise of timber floor structure with a mixture of concrete and Corten steel cladding. The roof will be all metal sheeting. Construction shall meet requirements in accordance with a BAL of 29

Existing nett floor area is approx. 540sqm excluding toilet and fireproof storage. With the additional proposed floor area, we have a nett area of building total of sqm of main exhibition / place of assembles of 267sqm. Based on the planning scheme parking requirements a total of 18No spaces are required for Stage 1, (24 provided) with an additional 20No required for Stage 2. Our proposal provides an additional 4No spaces providing 28 in total including 2No disables spaces and an additional loading bay which could accommodate 2No spaces when loading is not required. We seek therefore a reduction in car parking provisions onsite of 10No spaces. In support of this application we note the available street parking available on Mahoneys Street and the nearby parking area adjoining the Murray River Reserve on Evans Street. We propose the finished floor level to the same level as the researching building at 97.20 AHD which is 300mm above the 1% flood level, being 69.90 AHD.

New signage is proposed on site, appropriate to the use of the building. Signage shall be submitted as a separate application.

I.1 THE DESIGN

The proposal for the site includes:

- Connection of the proposed building to the existing structure as well as creation of a new entry and interface fronting Murray Street.
- Additional car parking space, including disabled parking, and loading bay. Though seeking a reduction in car parking number by 10No

I.2 PLANNING PERMIT DOCUMENTATION

This report is to be read in conjunction with the following enclosed documents prepared for the project:

- Application for Planning Permit;
- Architectural drawings;
- Survey Report: Existing Conditions Survey;

I.3 THE SUBJECT SITE & LOCALITY

The land known as 35 Schier Street, Barmah has 3 parcels on the title. The total site area is approx. 5050.2sqm.

The site is zoned Township Zone (TZ) with Bushfire Management Overlay (BMO); Land Subject to Inundation Overlay (LSIO); and Rural Floodway Overlay (RFO). The land is also in an area of Aboriginal Cultural Heritage Sensitivity and is in a designated Bushfire Prone Area.

Utilities available to the site:

- Power: POWERCOR
- Water: Goulbourn Valley Water
- Sewer: Goulbourn Valley Water
- Telephone: Telstra

I.4 TITLE INFORMATION

Current properties registered on the proposed site:

Address:	35 Schier Street, Barmah, VIC, 3639
Standard Parcel Identifier:	1\TPI18823 2\TPI18823 3\TPI18823
Local Government:	Moira Council
Legislative Council:	Northern Victoria
Legislative Assembly:	Shepparton
Council Property No.	138958

2 PLANNING CONSIDERATIONS

The purpose of the Shire of Moria Planning Scheme is:

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.

2.1 ZONE

2.1.1 TOWNSHIP ZONE

The development site is subject to:

- 32.05 Township Zone (TZ)

The purposes of this zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

2.1.1.1 RESPONSE

Under clause 32.05-2 a permit is required as per Section 2 – Table of uses. The use of the building is for offices, knowledge, research and exhibition purposes and will be an addition to the office and research building completed in 2020 for archival storage.

We aim to retain as many trees as possible. We propose to remove any trees that might pose a fire risk to the existing and new building or cause any structural damage.

Provision of services to the site include electricity, telecom, sewer and fire services.

We have provided a new entry foyer to the front of the site for public entrance and to in the adjoining meeting place to be formally welcomed by an Acknowledge to Country.

Car parking has been provided for both the public and staff use in Stage 1 of the development, however additional disabled parking is provided and a loading zone is provided for catering purposes. The overall requirement of parking for Stages 1 & 2 would now comprise 38No, 28No are provided thus a reduction of 10No spaces is sort as part of this permit.

The proposed building has been designed so that public access is directed away from the office building adjoining this property with the public access being prominently located along Murray Street. The proposed building respects the residential neighbours properties by providing a separation between these 2 function and providing a focal point for visitors crossing the Murray River. The rear of the proposed building will provide a connection to the offices allowing staff access between the two uses. The scale of our building reflects it's use, although slightly larger than the existing buildings surrounding, through the use of curves and Corten steel we propose to blend into the surrounding landscape, and have a consistent palette of materials

2.2 OVERLAYS

2.2.1 FLOODWAY

The development site is subject to:

- 44.03 Rural Floodway Overlay (RFO)

The purposes of this provision are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

2.2.1.1 RESPONSE

A permit is required under the schedule of this overlay for “*an extension to a non-habitable building provided that the total area of the building is less than 200 square metres.*” The total area of the proposed building is to be approx. 541sqm therefore a permit is required.

The timber floor will be raised up on concrete stumps at an average of approximately 760mm above natural ground level allowing any flood water to flow under and around the proposed development – posing minimal obstruction to the floor of water thus resulting in minimal damage to the development.

Goulbourn Broken Regional Floodplain Management Strategy (2018-2028)

The proposed finished floor level is to be at 97.20 AHD which sits 300mm above the 1% flood level. The floor level of the Stage I works is also 97.20 AHD.

The Goulbourn Broken Catchment Management Authority has proposed two actions to take place in Barmah. The first action is Flood Mitigation Infrastructure and the second is Total Flood Warning Systems. Part of the Flood Mitigation Infrastructure includes the construction of levees throughout Barmah. The Total Flood Warning Systems aims to educate the locals of Barmah through the use of a local flood guide.

The 1% flood level for Barmah is 96.9 AHD. The property fronts Murray street which acts a levee due to its elevation of approximately 96.7 AHD according to the Regional Floodplain Management Strategy (2018-2028). Schier street has an approx. elevation of 96.2 AHD.

2.2.2 LAND SUBJECT TO INUNDATION

The development site is subject to:

- 44.04 Land Subject to Inundation (LSIO)

The objectives of this policy are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

2.2.2.1 RESPONSE

A permit is required under the schedule of this overlay for “*an extension to a non-habitable building provided that the total area of the building is less than 500 square meters.*” The total area of the proposed building is to be approx. 541sqm therefore a permit is required.

The timber floor will be raised up on concrete stumps at an average of approximately 760mm above natural ground level allowing any flood water to flow under and around the proposed development – posing minimal obstruction to the floor of water thus resulting in minimal damage to the development.

2.2.3 BUSHFIRE MANAGEMENT OVERLAY

The development site is subject to:

- 44.06 Bushfire Management Overlay

The objectives of this policy are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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.

2.2.3.1 RESPONSE

A permit is required to construct or carry out works associated with a place of assembly building. Therefore, a permit is required for the proposed development. No schedule is applicable to this site.

Please refer to Bushfire Management Plan prepared by Restwell Consulting Services.

2.3 PARTICULAR PROVISIONS

2.3.1 SIGNS

The development site is subject to:

- 52.06 Signage

The purposes of this provision are:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

2.3.1.1 RESPONSE

A permit is required for signage under category 3 for business identification sign. No conditions have been noted.

The proposed signage.

2.3.2 CAR PARKING

The development site is subject to:

- 52.06 Car Parking

The purposes of this provision are:

- 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.

2.3.2.1 RESPONSE

Clause 52.06 applies to “an increase in the floor area or site area of an existing use,” therefore, this particular provision applies to the proposed development.

The number of car parks required for a place of assembly / offices is $0.3 \times$ number of person accommodated at any period of net floor area. The total net floor area is 625sqm, which requires 22 car parks on site. We have provided 24 car parks on site in Stage 1 of the works with an additional – car spaces provided in the Stage 2 development. Due to the huge number of car spaces available adjacent to the site we are seeking a reduction in car parking in relation to the proposed works, with an additional number being available to the street. This includes 3 disabled car parks and an unloading zone.

2.3.3 BUSHFIRE PLANNING

The development site is subject to:

- 53.02 Bushfire Planning

The purposes of this provision are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

2.3.3.1 RESPONSE

The building is sited to ensure proximity to a public road and access can be provided to the building for emergency service vehicles.

Trees will be trimmed to not overhang any part of the building during the declared fire season.

The building is proposed to be constructed in accordance with BAL 29.

A static water supply of 10,000L has been provided on site for firefighting and property protection, under Stage 1 of these works.

AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

The development site is located in an Area of Aboriginal Cultural Heritage Sensitivity. The proposed activities are exempt based on an alteration of buildings; therefore, a Cultural Heritage Management Plan has not been prepared for this project.

Department of
Premier and Cabinet

Process List

Project Name: 269-01-18
Project Location: 35 Schier Street, Barmah
Date: 27-Aug-2018

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	Yes
Answer:	<u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u> YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN <u>FOR THIS PROJECT</u>	

3 APPENDIX

3.1 SITE PHOTOS
