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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**35 Coast Road CANN RIVER VIC 3890 Lot: 2 PS: 527888**
The application is for a permit to:	**Use and development of a Waste Transfer Station**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1	Use of the land for Waste Transfer Station
35.07-4	Construct or carry out a building or works for use of a Waste Transfer Station
44.06-2	Use of the land for industry
44.06-2	Construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works
52.17	Remove, destroy or lop native vegetation, including dead native vegetation
The applicant for the permit is:	**Beveridge Williams & Co Pty Ltd**
The application reference number is:	**5.2026.371.1**

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 made to the Responsible Authority in writing,**
- **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.

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

If you object, the Responsible Authority will tell you its decision.

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Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 21 October 2026 2:02 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Appendix A - Certificate of Title.pdf; Appendix F - 2503995 - Photo Montage.pdf; 2503395 - 35 Coast Road Cann River - Cover Letter.pdf; Appendix E - Approved CHMP 19947 Cann River 15.08.2026.pdf; Appendix B - Cann River Transfer Station Drawings and Layout.pdf; Planning_Permit_Application_2026-10-21T14-01-30_38098464_0.pdf; attachment_errors.txt; 2503395 - 35 Coast Road Cann River - Town Planning Report.pdf; Appendix C - 26027 EGSC Cann River Waste Transfer Station Final.pdf; Appendix D - Updated 261004 EGSC Cann River Transfer Station_BMS.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: East Gippsland Shire Council C/- Beveridge Williams

Email address: mcdowellj@bevwill.com.au

Postal address : 1 Glenferrie Road Malvern 3144

Preferred phone number:

Secondary phone number:

Street number: 35

Street name: Coast Road

Town: Cann River

Post code: 3890

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: Yes

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : The land is a large rural parcel maintained by Council. Some vegetation is present. Please see town planning report for further details.

Description of proposal : It is proposed to construct a waste transfer station on the land. Please see town planning report for further details.

Estimated cost of development: $1,000,000

Has there been a pre-application meeting: Yes

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Officer's name: Petra Wood and Andrew Bates

Full copy of Title: Appendix A - Certificate of Title.pdf

Plans: Appendix B - Cann River Transfer Station Drawings and Layout.pdf

Planning report: 2503395 - 35 Coast Road Cann River - Town Planning Report.pdf

ExtraFile: 5

1. Supporting information/reports: 2503395 - 35 Coast Road Cann River - Cover Letter.pdf

2. Supporting information/reports: Appendix C - 26027 EGSC Cann River Waste Transfer Station Final.pdf

4. Supporting information/reports: Appendix D - Updated 261004 EGSC Cann River Transfer Station_BMS.pdf

3. Supporting information/reports: Appendix E - Approved CHMP 19947 Cann River 15.08.2026.pdf

5. Supporting information/reports: Appendix F - 2503995 - Photo Montage.pdf

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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Beveridge Williams

Our Reference: 2503395
21 October 2026

ACN 006 197 235
ABN 38 006 197 235

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

Statutory Planning Team
East Gippsland Shire Council

Via email

Dear Statutory Planning Team

RE: LODGEMENT OF PLANNING PERMIT APPLICATION
PROPOSED TRANSFER STATION
35 COAST ROAD, CANN RIVER

Beveridge Williams acts on behalf of the East Gippsland Shire Council Waste Management Team to submit a planning permit application for the use and development of a transfer station at 35 Coast Road, Cann River.

The proposed facility will support the existing Cann River Landfill by allowing residual waste, recyclables and green waste to be consolidated and transferred to appropriate processing facilities.

Please find attached the following documentation:

- Planning Permit Application Form;
- Town Planning Report;
- **Appendix A -** Certificate of Title;
- **Appendix B -** Site Plan and Drawings;
- **Appendix C -** Environmental Assessment;
- **Appendix D -** Bushfire Management Statement and Bushfire Management Plan;
- **Appendix E -** Cultural Heritage Management Plan; and
- **Appendix F -** Photo Montage.

The proposal has been designed in response to the environmental, bushfire and cultural heritage characteristics of the land. It is located near the existing landfill, is well separated from sensitive uses and will support improved waste recovery and re-use across the municipality.

We trust that the enclosed information will enable Council to assess the application. It is respectfully requested that a planning permit be granted.

Yours sincerely,

J McDowell

JUSTIN MCDOWELL
Town Planner
BEVERIDGE WILLIAMS

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Town Planning Report

Proposed Transfer Station

35 Coast Road, Cann River

Client
Waste Management Team
East Gippsland Shire Council

Issued
21/10/2026



Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

Beveridge Williams

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Client:	Waste Management Team
Issued:	21/10/2026
Version:	1.0
Prepared by:	JM
Checked by:	CC
Project Manager:	
Project Number:	2503395

Surveying
Asset Recording
Civil Engineering
Infrastructure Engineering
Traffic & Transport Engineering
Environmental Consulting
Water Resource Engineering
Strata Certification (NSW)
Town Planning
Urban Design
Landscape Architecture
Project Management

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
1.0	Report	21.10.2026	CC

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Appendix

APPENDIX A: CERTIFICATE OF TITLE
APPENDIX B: SITE PLAN AND DRAWINGS
APPENDIX C: ENVIRONMENTAL ASSESSMENT
APPENDIX D: BUSHFIRE MANAGEMENT STATEMENT AND BUSHFIRE MANAGEMENT PLAN
APPENDIX E: CULTURAL HERITAGE MANAGEMENT PLAN

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1. INTRODUCTION

Beveridge Williams acts on behalf of the East Gippsland Shire Council Waste Management Team to submit a planning permit application for a transfer station at 35 Coast Road, Cann River.

The proposed facility is located within close proximity to the existing landfill and will allow various forms of waste to be consolidated before it is transported to larger facilities. The facility will temporarily store residual waste, recyclables and green waste. It will also feature a small re-use workshop, where items can be repaired and sold to the public, supporting sustainability objectives and providing an additional service to the community.

This report has been prepared in support of the application. It includes a description of the subject site and context, outlines the facilities of the proposed transfer station, summarises specialist recommendations and undertakes a planning assessment of the proposed transfer station. We find that the proposed transfer station has a strong justification in planning policy, and recommendations of specialists can be implemented within the design.

Table 1: Property Details

Address	35 Coast Road, Cann River 3890
Formal Description	Lot 2 PS527888
Municipality	East Gippsland
Site Area (approx.)	47.14 ha
Zoning	Farming Zone - Schedule 1 (FZ1)
Overlays	• Bushfire Management Overlay (BMO) • Design And Development Overlay - Schedule 7 (DDO7)
Area of Aboriginal Heritage Sensitivity	Yes
Bushfire Prone Area	Yes

2. SUBJECT SITE AND CONTEXT

35 Coast Road, Cann River is located within a rural area, and is surrounded by forest vegetation on its north, west, south and northeast sides. It is located south-west of the township of Cann River and is approximately 1.5km from the Princes Highway entry to the township. The land comprises a rural property of 47.14ha formed in an irregular shape. It is formally known as Lot 2 on Plan of Subdivision No. 527888.

The property has road-frontage to the Princes Highway on its north side, Coast Road on its west side and an unmade, unnamed road reserve on its south side. The Cann River Water frontage reserve, which is otherwise known as Crown Allotment 12A, Parish of Tonghi abuts the full length of the subject site's eastern boundary.

An aerial view with relevant features of the site and surrounds labelled is provided at ***Figure 1.*** Photos of the two existing access points to the subject site from Coast Road, as referenced on the image at ***Figure 1,*** are provided at ***Figure 2***. Photos of the man-made swale drain within the subject site are provided at ***Figure 3***. A photo montage of other on-site features and surrounding roads and properties is provided at ***Figure 4.***

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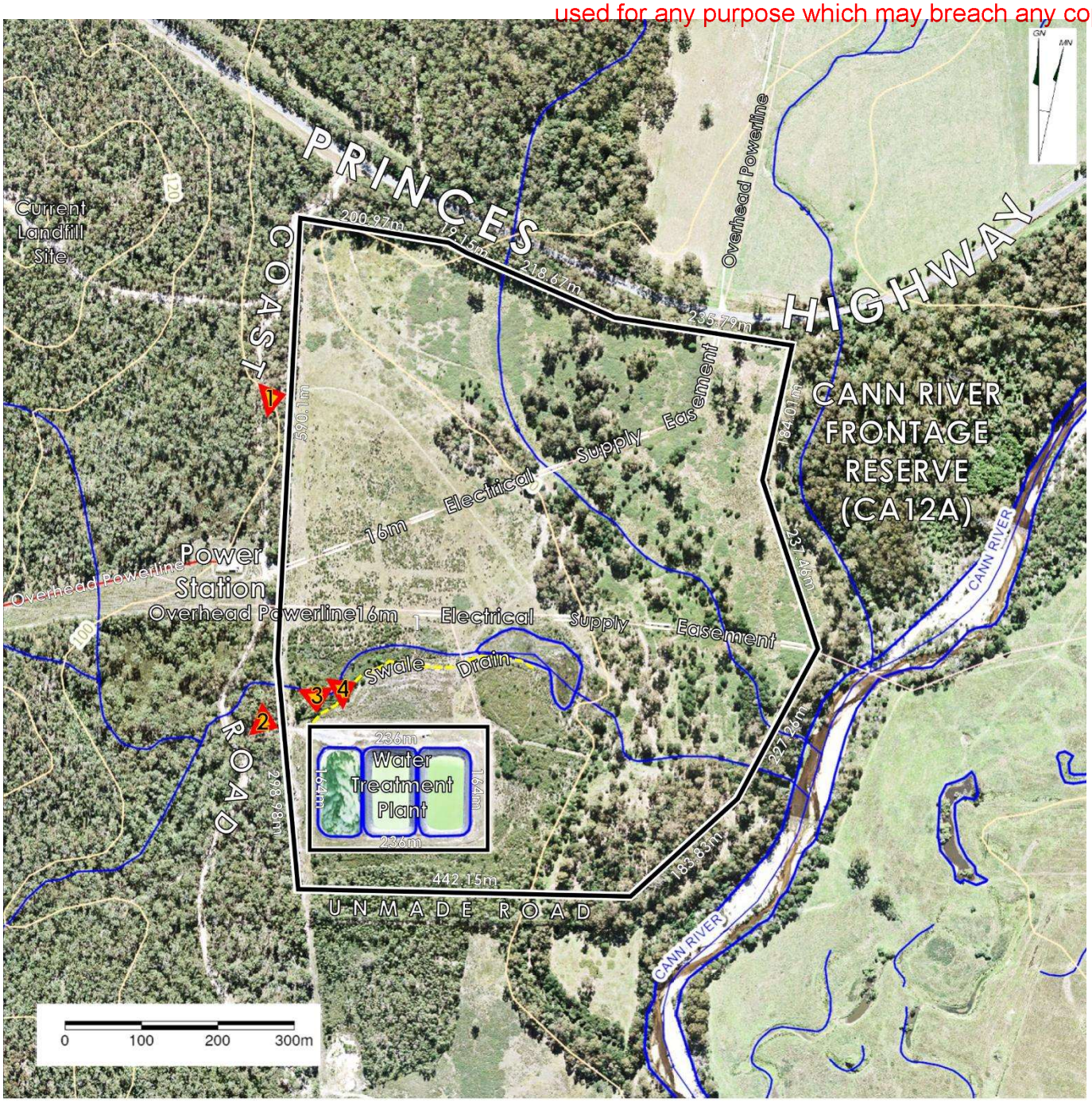


***Figure 1**: Aerial view of the subject site, with relevant features and the location and directions of the photos showing the 2 existing site access points & swale drain displayed at Figures 2 & 3* labelled

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Figure 2 *Photos of the two access points to the subject site, as identified in Figure 1*



***Figure 3**: Photos of the shallow man-made swale in the southern portion of the subject site, as identified in Figure 1*

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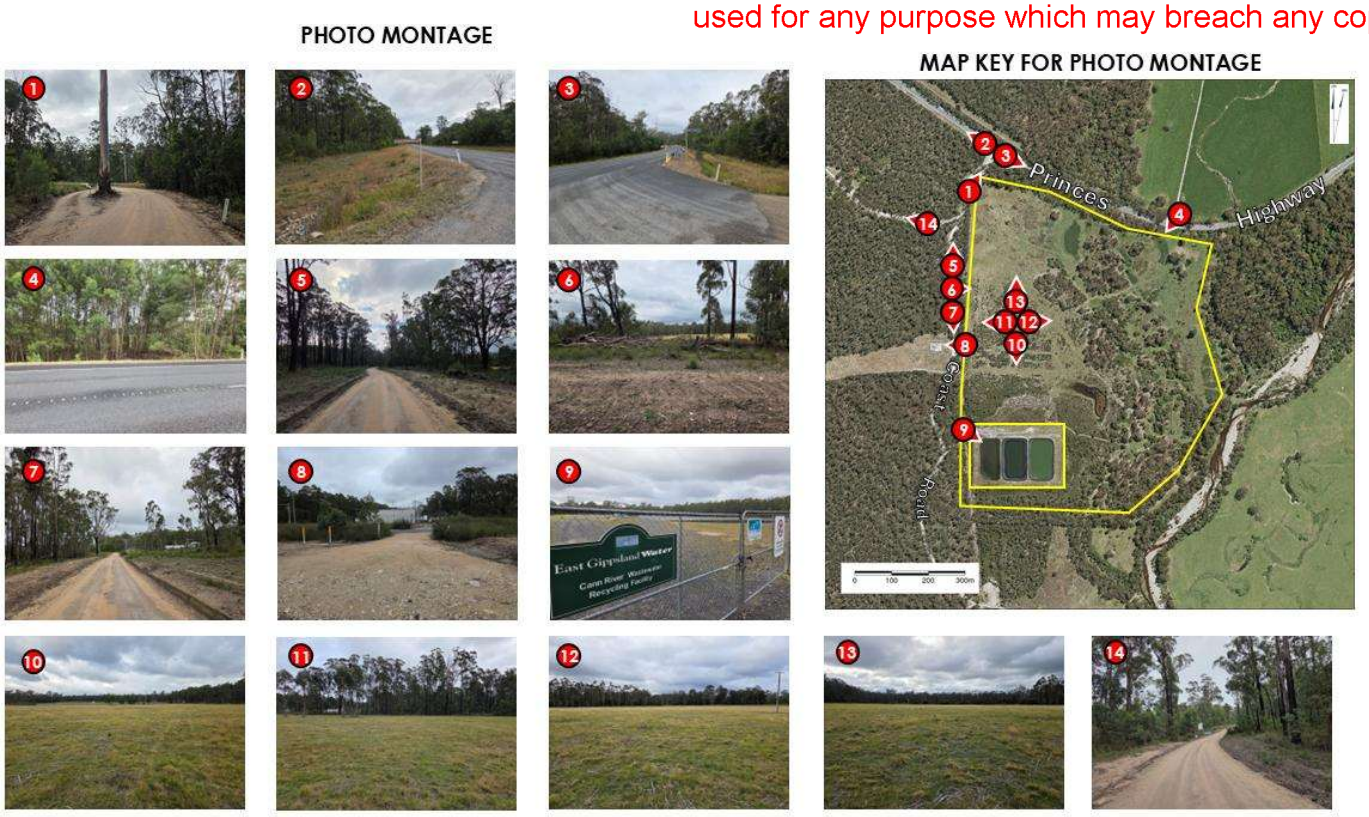


***Figure 4**: Photo Montage of the subject site and surrounding improvements*

As can be seen from the image at ***Figure 1-4***:

- A land-locked, rectangular lot, known as 85 Coast Road, has been excised from the south-west portion of the subject land. This property has area of approximately 3.9ha and accommodates three large water treatment ponds that are under the control of East Gippsland Water. It is access from Coast Road via the crossover shown at photo 2 in ***Figure 2*** and a driveway that runs through the subject site;
- The land is criss-crossed by two overhead powelines;
- A broad, shallow man-made swale drain runs through the southern portion in an east-west direction. This swale takes overflow water from the treatment ponds and directs it into a declared watercourse that falls in an easterly down to Cann River;
- The land is otherwise characterised by a mix of gently undulating pasture and a strip of woodland vegetation that runs through the eastern half in a north-south direction;
- Access to the land is available from Coast Road via 2 gravel crossovers, i.e. one near the southern end of the frontage. This crossover was created to provide access to the East Gippsland Water treatment plant and is shown as Photo 2 in ***Figure 2***. A second smaller gravel crossover is located near the north end of the frontage. It provides access to the open pasture in the northwestern portion of the land and is shown as Photo 1 in ***Figure 2***;
- Coast Road is a winding gravel road that weaves in and out of its road reserve with some undulations. There is no formal Council drainage assets on either side of the road;
- There is an unmanned power station operating on the opposite side of Coast Road from the subject site;
- The current Cann River Landfill site is accessible via a gravel driveway that branches off Coast Road near the north end of the abuttal;
- Most of the properties around the subject land contain forest vegetation with some cleared areas; and,
- The Cann River Landfill is located to the west of the subject land.

A zoning map for the site and surrounds is provided at ***Figure 5***.

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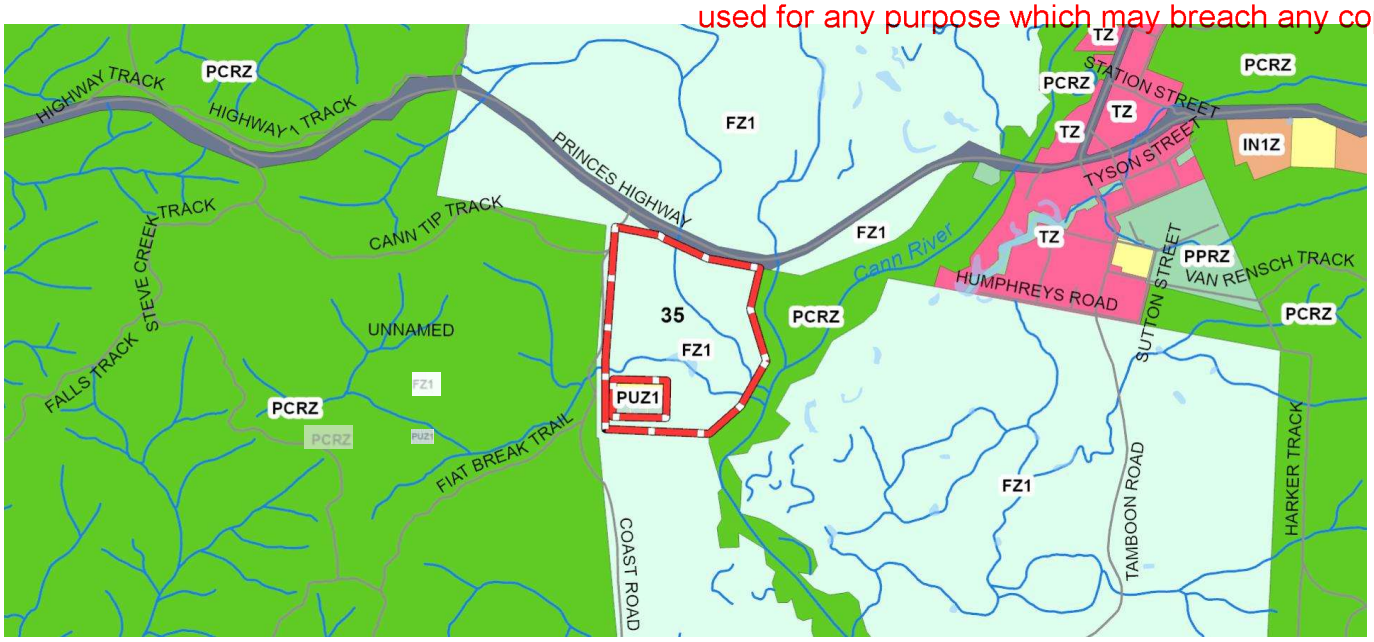


***Figure 5**: Zoning Map, with the subject site outlined red (Source: VicPlan)*

As can be seen from the image at ***Figure 5***:

- Cann River township is located to the east of the property;
- The subject property, along with land to its north and south, is located within the Farming Zone;
- The property abuts the Princes Highway along portion of its north boundary. This road is in a Transport Zone 2;
- Land to the east and west of the subject property is located within the Public Conservation Resource Zone; and,
- The land-locked, rectangular lot that has been excised from the south-west portion of the subject property, i.e. 85 Coast Road, is located within the Public Use Zone to reflect its use as a water treatment plant.

As can be seen from the image at ***Figure 6***, the subject site and surrounds are affected by the Bushfire Management Overlay.

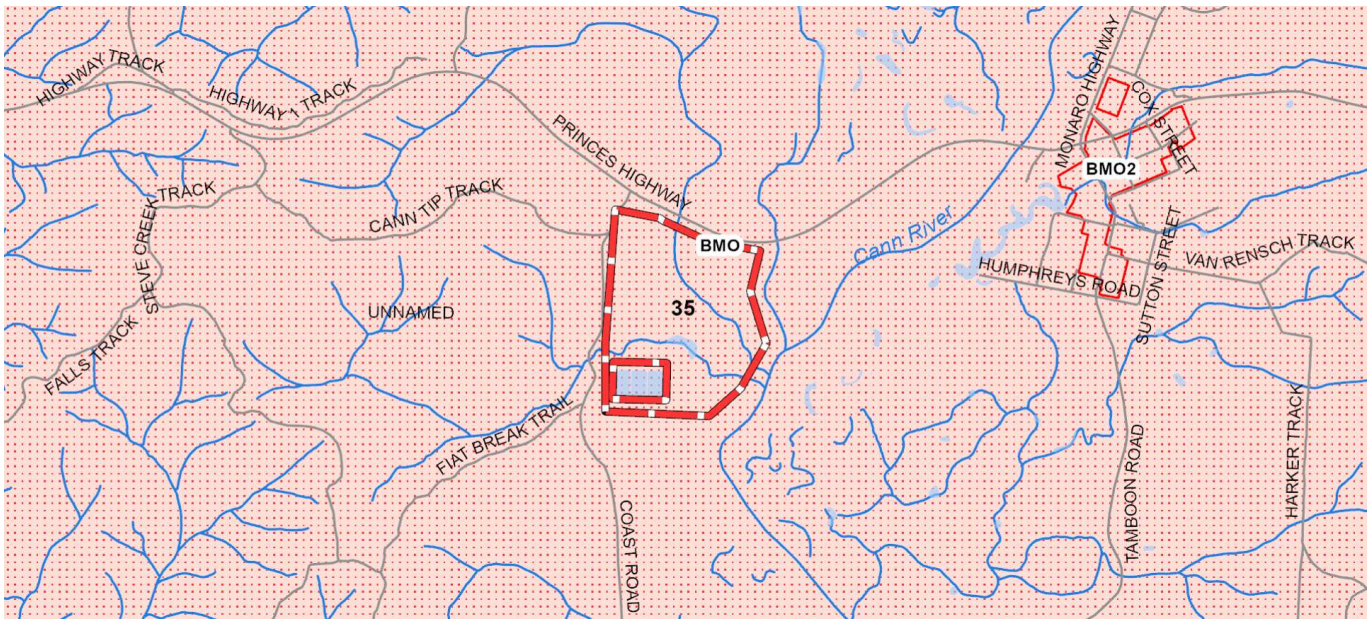


***Figure 6**: Bushfire Management Overlay Map, with the subject site outlined red (Source: VicPlan)*

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As can be seen from the image at ***Figure 7***, the northern portion of the subject site is affected by the Design & Development Overlay (Schedule 7).

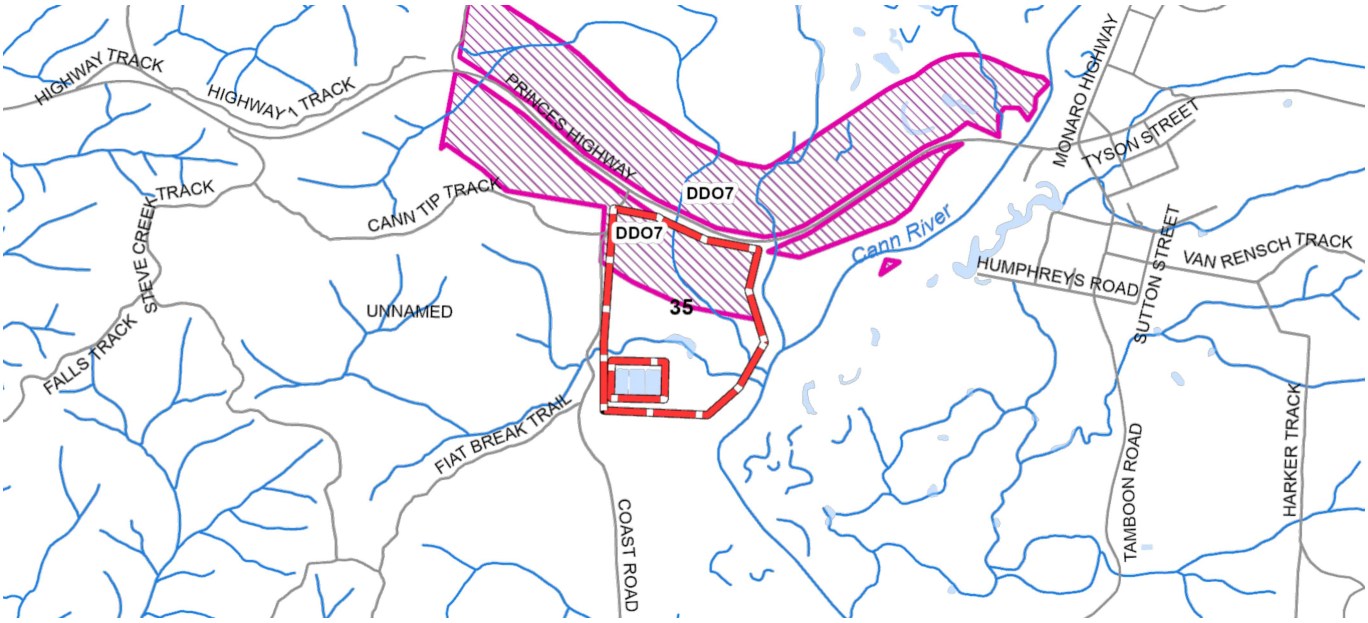


***Figure 7**: Design & Development Overlay Map, with the subject site outlined red (Source: VicPlan)*

As can be seen from the image at ***Figure 8***, the eastern portion, along with 4 distinct locations in the centre and southern portions of the land are identified as having potential sensitivity to Aboriginal Cultural Heritage.

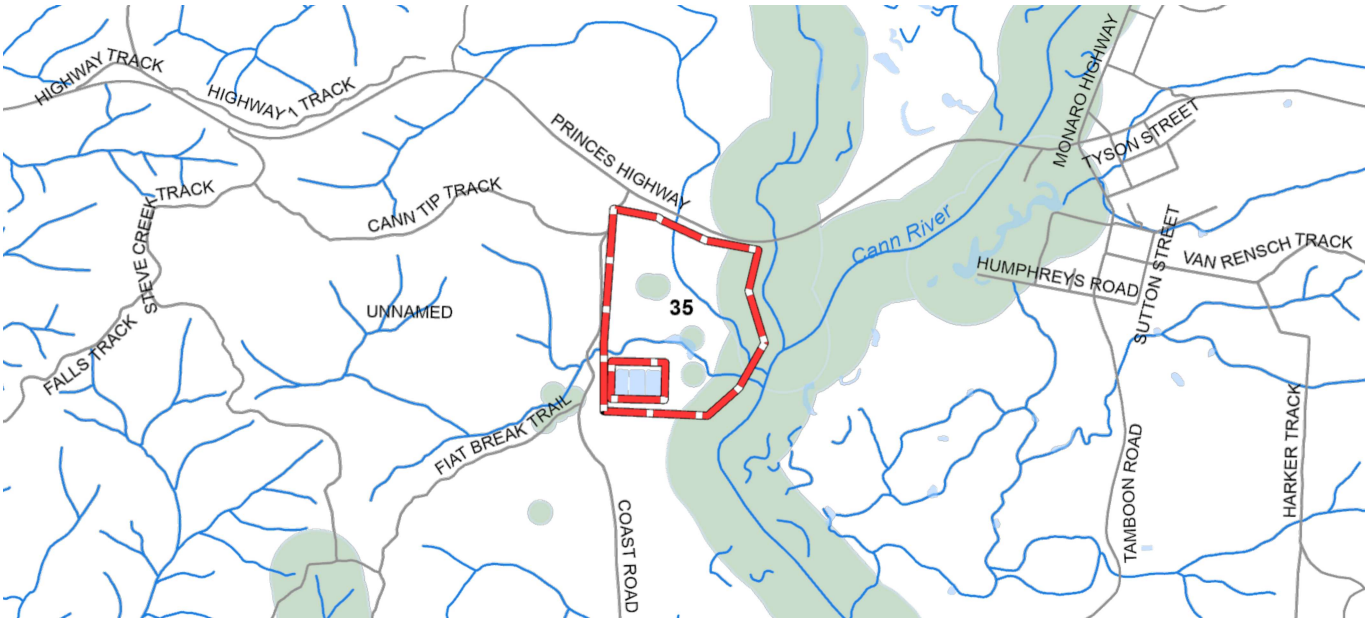


***Figure 8**: Aboriginal Cultural Heritage Sensitivity Map, with the subject site outlined red (Source: VicPlan)*

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2.1 East Gippsland Catchment Management Authority Consultation

The preparation of this application has included detailed discussions with the East Gippsland Catchment Management Authority (EGCMA). The EGCMA held a joint site visit with our client on 11 May 2026 and has provided written confirmation of advice.

In particular, written advice from the EGCMA has included:

- The development is not likely to be subject to riverine flooding.
- There is support for a vegetated corridor between the floodplain and Old Coast Road, to the north of the site.
- There is support for the proposed shallow surface water swales for drainage of the site, provided conditions specified in the 26 May 2026 letter are met.

It is requested that previous advice is reviewed by the EGCMA during their formal assessment.

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3. THE PROPOSAL

It is proposed to construct and use a waste transfer station on the subject site. The facility will consolidate recyclable materials and green waste to allow the transfer of larger batches to Council's processing facilities in the western portion of the Shire. This will support the ongoing operations of the resource recovery team and ensure that the waste network can be maintained in the long term.

The facility will primarily be used by Council waste disposal vehicles, but will also be open to the general public, allowing hard rubbish to be dropped off, and to support re-use opportunities on the land. The transfer station will support the existing landfill, which is located on the opposite side of Coast Road. No increase in traffic is anticipated, with the facility to absorb existing vehicle movements to the nearby landfill.

The proposed site layout plan is displayed at ***Figure 9***.

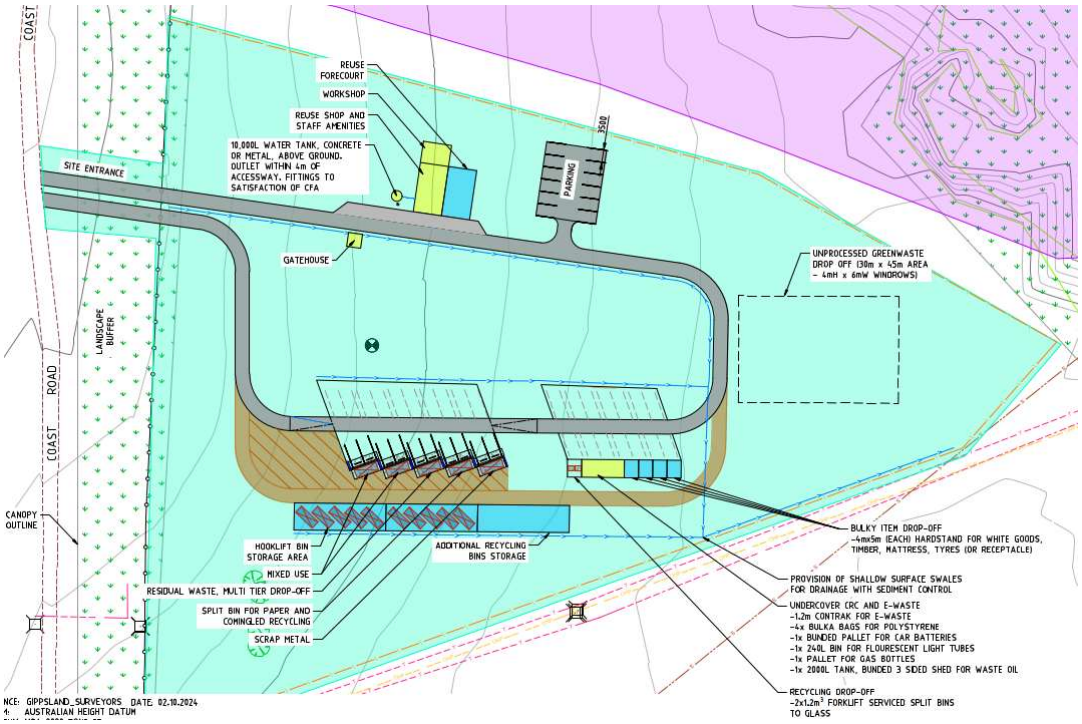


***Figure 9**: Proposed site plan (Source: Appendix B)*

As can be seen from Figure 9, entry to the site is provided from the eastern frontage, connecting to Coast Road near the entry to the existing landfill (**Appendix B**). The northern portion of the facility will include a gatehouse, re-use shop with workshop, staff amenities and car parking. The eastern part of the site includes an unprocessed green waste drop off point. The southeastern portion of the land will allow for dropping off bulk items (e.g. white goods, timber, mattresses, tyres), CRC / e-waste, car batteries, gas bottles and waste oil. The south-western part of the land will be used for mixed use, residual waste, paper recycling and scrap metal. Refer to **Appendix B** for further details.

As can also be seen from the plan at ***Figure 9***, the facility is proposed to be accessible via a loop road that will provide access to a parking bay that is open to the public. Community members will be able to drop off waste and utilise the re-use 'tip shop' from this car park.

The facility will generally be managed by a single staff member. Like other existing transfer stations across the municipality, it is proposed for effluent to be managed through portable toilets, which is appropriate for non-residential uses with minimal employees.

Stormwater quality will not be impacted by the facility. Waste will be stored in large plastic bins and containers, under cover, or within sheds. The only waste exposed to the elements will be green waste. Green waste will be regularly collected from the facility and transferred to a composting facility, ensuring that material does not break down on site.

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Accordingly, no material will be exposed to stormwater, except fresh green waste, ensuring that stormwater quality is maintained.

The southern portion of the facility includes further storage locations that will only be accessible to staff.

The majority of the facility is comprised of open areas, with only the 'tip shop' and E-waste areas to be undercover (see the yellow portions of ***Figure 9***).

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4. TECHNICAL INVESTIGATIONS AND DESIGN CONSIDERATIONS

4.1 Aboriginal Cultural Heritage

Aboriginal cultural heritage sensitivity has been carefully considered through the preparation of a Cultural Heritage Management Plan (CHMP). The siting of the facility has responded to cultural heritage, resulting in the proposed design. Artifacts found are unlikely to be in situ due to past use of the land. The CHMP was approved 15/09/2026.

4.2 Bushfire Management

Obliqua have prepared a Bushfire Management Statement and Bushfire Management Plan for the project (**Appendix D**). As specified by **Clauses 44.06** and **53.02-4**, the report includes the following:

- A Bushfire hazard site assessment,
- A Bushfire hazard landscape assessment,
- A Bushfire management statement, and
- A Bushfire management plan.

The report finds that the landscape is at high risk of bushfire, and defendable space must be maintained on the site to only allow a maximum of 12.5kW/m² to impact the facility.

To achieve this, defendable space of 57m must be maintained around the proposed buildings. The proposed defendable space exceeds this distance, providing a minimum setback of 57m from the broader site area of the facility, rather than the buildings themselves. The required and precautionary buffers are shown in the Defendable Space Plan at ***Figure 10*** below.

As can be seen, the proposed development exceeds the required setback distance, and therefore appropriately responds to bushfire risk.

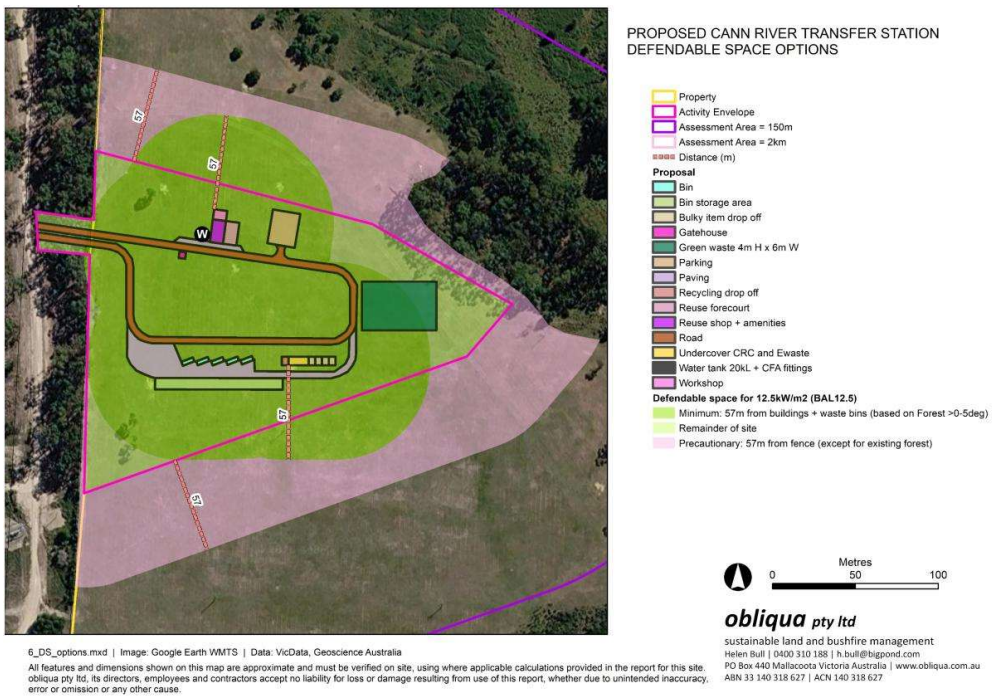


***Figure 10**: Defendable Space Plan (Source: Appendix D)*

4.3 Flora and Fauna

Ecological NRM have prepared an Environmental Assessment for the project (**Appendix C**). The report includes a desktop assessment of the land, as well as findings of the field survey. They found that the majority of the site is vegetated with non-native species and is regularly cleared. Ecological NRM conclude that 0.15 hectares of native vegetation removal is required, resulting in an offset of 0.066 General Habitat Units (indicative cost of $8,052).

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5. PLANNING ASSESSMENT

5.1 East Gippsland Regional Catchment Strategy

The East Gippsland Regional Catchment Strategy (EG RCS) seeks to provide for the integrated management of natural resources. The vision is to maintain healthy waterways and manage invasive species.

The subject stie is identified by the Strategy as being located within the Far East Gippsland region. The strategy describes this area as having large tracts of native vegetation, agricultural production and high value streams, of which Cann River is one.

Climate change and pests are identified in the Strategy as being the key threats to natural systems within the catchment.

The proposed facility is located on a predominantly cleared portion of the land where most vegetation is comprised of non-native pasture grasses. This will ensure it minimises native vegetation loss to the greatest extent possible, noting that some removal will still be required to provide adequate access to the land, construct the facility and maintain a defendable space buffer around it for bushfire protection. Nonetheless, the majority of the site will remain undisturbed, allowing existing vegetation to remain in place and continue to protect water quality in Cann River.

Overall waterway health will be better protected by the proposed new facility than the existing landfill operation, insofar as waste will be enclosed in bins, with regular collection of materials to avoid on-site composting. The application supports low-emission waste disposal methods, as well as the re-use of materials. This will assist in the reduction of greenhouse gas emissions of the municipality.

In this manner, the proposed facility accords with the objectives and vision of the East Gippsland Regional Catchment Strategy.

5.2 Planning Policy Framework

Clause 02.04 includes Council's strategic framework plan, which shows the site on the boundary of state forest. Further detail at ***Figure 11***, which shows that state forest is located to the east and west of the subject site. The subject site is not located within a state forest, allowing development to occur without reducing land available for this purpose.

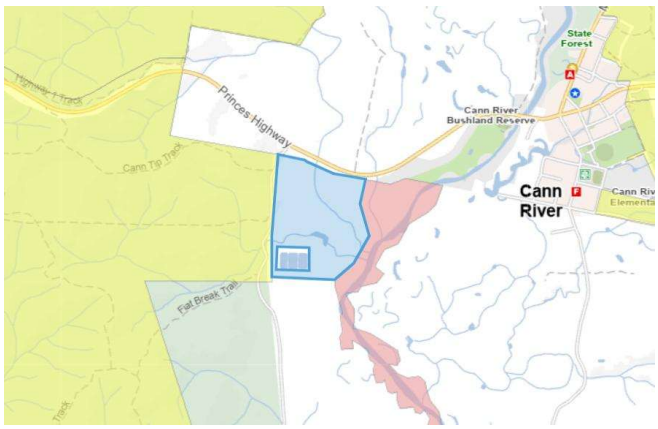


***Figure 11**: Image showing the subject site relative to State Forest Mapping locations (Source: Mapshare 2026)*

Clause 02.01 describes Cann River area as within the agricultural hinterland. This is reflected by some surrounding agricultural uses to the north and south. The proposed transfer station is well placed, as this rural land is at a distance from the facility, and will be able to continue to be used for agricultural purposes without issue.

Clause 02.03-2 considers the environmental and landscape values of the municipality. The proposal will conserve the natural environment by mitigating external impacts in accordance with the recommendations of the specialist assessments. The proposal is located on rural land and will not result in the clearing of state forest land. The development has been designed and located to minimise vegetation removal to the greatest extent possible, noting

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that other constraints, such as protection of cultural heritage and avoidance of waterways also played a part. The facility has a setback of around 240m from the Princes Highway, which will minimise its visual impact from the road. Existing, screening vegetation is extensive across the northern portion of the site and Princes Highway road reserve. This will further protect the visual amenity of tourists, locals and road users generally.

Clause 02.03-4 seeks to protect natural resources, including agriculture, forestry, water and minerals. The application will utilise some agricultural land, however, this is considered necessary to establish the facility, which must be located away from residential areas. The site selected is within close proximity to the existing landfill and removed from sensitive uses. Accordingly, the application is considered a good outcome that allows for the efficient operation of the municipality.

Clause 12.01-1L and 12.01-2L consider biodiversity values and native vegetation management. As noted in the report prepared by Ecologic NRM, the location of the facility is in a cleared area of the land that is vegetated with predominately non-native species. Accordingly, the extent of vegetation removal required to construct and manage the proposed facility is minimal. Maintaining the majority of native vegetation on the site in its current state while providing new infrastructure to the community in the form of a waste transfer station is a good ecological outcome.

Clause 12.03-1L seeks to protect water quality in natural systems. The application will not significantly impact stormwater flows, as the vast majority of the site will remain permeable. Stormwater falling upon canopies and buildings will be collected in tanks on site for re-use as a fire-fighting water supply and/or site activities. All waste (except green waste) will be stored in large bins or containers, meaning that stormwater will be separated from the material and no runoff can occur. Green waste will be stored at the facility, but only temporarily so that no composting will commence on site. This will ensure that nutrient levels in stormwater run off from the facility are no different than stormwater running off as sheet flow over the surrounding pasture & woodland vegetation, or through the man-made swale drain in the southern portion of the land. As such, the development is designed to protect water quality on and around the site.

Clause 13.02 considers bushfire risk and recommends that population growth be directed into areas with a low risk of impact so as to reduce the vulnerability of communities to harm in the event of a bushfire. Bushfire risk has been assessed in detail by the Bushfire Management Statement and led to the creation of a Bushfire Management Plan (**Appendix D**). The transfer station does not involve residential development and has been found to be capable of being maintained in a manner that does not increase the risk to life or property in the event of a bushfire. Hence, it accords with **Clause 13.02**.

Clause 13.06-1S considers the need to ensure that air quality is managed so as to avoid impacts upon people near potentially impactful facilities. The proposed transfer station will be located at a sufficient distance from both Cann River and sensitive receptors on surrounding rural properties. Hence, any potential impacts upon air quality will have no tangible impact upon the surrounding community. The setbacks achieved mean that referral of the proposal is not required under **Clause 53.10** (Uses and activities with potential adverse impacts).

Clause 13.07-1S discusses land use compatibility. The proposed design ensures that the transfer station is located at an adequate distance from sensitive receptors to ensure that there are not interface conflicts. Moreover, its operation, which will effectively replace some of the existing activities at the nearby landfill site with more sustainable waste management methods, will not impact the surrounding forest or agricultural land uses.

Clause 14.01-1S seeks to preserve productive farmland. The application will slightly decrease the amount of agricultural land available. However, the property has not been used for agriculture since its purchase a few years ago and has site constraints that limits its capacity for intensive agriculture, i.e. a lack of irrigated water supply, proximity to a sensitive environment, i.e. Cann River, etc. The broader benefit the new transfer station to the farming community and its location away from sensitive uses, but near the existing landfill significantly outweigh the limited loss to agricultural capacity in this part of the Shire.

Clause 14.01-1L-01 seeks to limit subdivision and the construction of dwellings where they will disrupt agricultural activity. Neither of these actions is proposed by the application.

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Clause 14.02-1S and **14.02-2S** seek to preserve waterway and groundwater quality. As discussed, previously, the waste will be stored within bins and containers, separating the material from stormwater. Green waste will be exposed to rainfall, but it will only be stored on the land for short periods of time, ensuring that it does not start to decompose and increase nutrient levels. These measures will ensure that there is no significant change to the quality of stormwater leaving the site or groundwater. We note that the majority of the site will remain in its current, permeable form.

Clause 15.01-6S seeks to ensure development respects rural character. The proposed new facility will be screened from the Princes Highway by copses of relatively dense vegetation. It will also enjoy a significant setback (around 275m) from the northern boundary. The combination of these two circumstances will ensure that the facility remains largely invisible to passing traffic, which will mostly be travelling at 100km/h. In this manner the rural character of the area and scenic views from the Princes Highway will be largely unaffected by the development.

Clause 15.03-2S considers Aboriginal cultural heritage. The facility has been located so as to avoid a site of Aboriginal cultural heritage significance in the northern portion of the land. This will ensure it accords with the Cultural Heritage Management Plan (**Appendix E**) that has been prepared in support of the application.

Clause 19.03-5S seeks to reduce waste and maximise resource recovery. The waste transfer station places a strong emphasis on resource recovery. This includes separating waste into a wide variety of categories, which can then be processed correctly. For example, green waste material is contained separately and is available to be directed to a composting facility. The re-use workshop and shop is an important feature that allows items to be re-used or re-furbished and sold on-site to the public. This reduces reliance on landfill and provides a variety of retail items to the community.

Clause 19.03-5L seeks to establish environmentally sound, equitable and efficient facilities that support the transition to a circular economy. The facility will support a good environmental outcome by directing resources to be re-furbished and sold on site or separated and disposed of in the best available system. In particular, green waste produces much lower emissions when composted rather than sent to landfill. These aspects of the proposed new facility will assist the community in its transition to a circular economy.

5.3 Zones and Overlay Provisions

Zone Provisions

The site is within the Farming Zone – Schedule 1 (FZ1). The FZ1 seeks to provide for agricultural uses and preserve agricultural land. It also seeks to support rural communities through employment generation.

Industry, including a waste transfer station, is a Section 2 Use in the Zone. This means that a permit is required for the proposed land-use under **Clause 35.07-1**. A permit is also required under **Clause 35.07-4** for buildings and works associated with a Section 2 Use. We note that the stream to the south is more than 100m from the proposal. So, the proximity of the proposed buildings and works to a declared watercourse is not a permit trigger under **Clause 35.07-4**.

The key decision guidelines, and our response, are summarised in the below table.

Table 2: FZ1 Application Response to Key Decision Guidelines

General	
• *Any Regional Catchment Strategy and associated plan applying to the land.*	The East Gippsland Regional Catchment Strategy applies to the land and is considered at Section 5.1 of this report. As discussed, the proposal, which supports waterway health and reduces greenhouse gas emissions. It also achieves the objectives and vision of the Strategy.
• *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*	The waste transfer station is small in scale and will include a single staff member. Like other facilities of this scale, it will utilise a portable toilet. As such, no effluent disposal system is proposed or required. Otherwise, the limited extent of the building and works proposed and the low key nature of the proposed use mean that the land has the capacity to accommodate the use.

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• *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*	The transfer station has been designed so that it will retain a setback of more than 500m from sensitive receptors and not add nutrients to stormwater runoff or groundwater. These design features ensure that it will be compatible with the surrounding land-uses, which are state forest, agriculture and the Cann River frontage reserve.
• *How the use and development makes use of existing infrastructure and services.*	The proposed transfer station is opposite the existing landfill. As the facilities will service the same catchment, no change is anticipated to traffic movements along the adjoining road network.
Agricultural Issues and the impacts from non-agricultural uses	
• *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*	The proposal will utilise Farming Zoned land on a permanent basis. However, the subject site is not affected by Environmental Significance Overlay (Schedule 2 – High Quality Agricultural Land). Hence, it is not identified under **Clause 14.01-1L-02** as requiring protection for agricultural use. There are also no agricultural land uses abutting the subject site that require protection. Hence, loss of the 47ha of marginal, semi-treed farmland that this site offers will not cause an excessive impact on the capacity of the area to meet community food security and economic needs. By the same token, this site is well suited to establishing the proposed facility as it is near the existing landfill and well away from residential areas. So, there will be no amenity impacts or disruptions to operating farms or the community more general. On top of this the facility can be constructed to manage groundwater and soil quality in a way that will protect agriculture in this part of the Shire.
• *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*	The facility will be well separated from agricultural land and not increase impacts upon road use, or natural systems. Hence, it will not limit surrounding agricultural activities.
• *The capacity of the site to sustain the agricultural use.*	The land has some limited ability to be used for agricultural purposes. However, placing the facility in a remote location, away from the township, is considered a good outcome, despite the small loss of agricultural land. The remainder of the site will support natural systems, which benefits agriculture more generally.
• *Any integrated land management plan prepared for the site.*	The land will not be used for agriculture, and therefore no Integrated Land Management Plan is required. Vegetation is already present outside the footprint and bushfire buffer of the site. This vegetation will remain in place, thus retaining the natural environmental values surrounding the transfer station.
Environmental issues	
• *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*	The proposed facility is designed to collect stormwater falling on canopies and buildings to preserve a fire-fighting water supply with the remainder used for on-site activities or outfall via swales within the site. All 'non-green' waste will be stored in bins, ensuring it is separated from stormwater. Green waste will be temporarily stored outside, but will be collected before it decomposes. This will ensure that it does not change nutrient levels in surrounding waterways or ground water. Accordingly, the quality of stormwater exiting the site will be maintained at current levels. The quantity of stormwater is expected to be low, as the vast majority of the site remains permeable.

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• *The impact of the use or development on the flora and fauna on the site and its surrounds.*	The proposal will require the removal of minimal vegetation from the immediate location of the future transfer station. The ecological assessment (**Appendix C**) has found that the area selected is generally cleared, except for the new accessway. Where vegetation removal is unavoidable, an offset credit equivalent to 0.066 General Habitat Units is required at an approximate cost of $8,052.
• *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*	The application minimises vegetation loss to the greatest extent possible. Vegetation outside of the footprint of the facility will be maintained, supporting ecological outcomes.
• *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*	No effluent disposal system is necessary for the facility, as the single staff member will be provided access to a portable toilet that is designed to allow collection of wastewater and disposal off-site.
Design and siting issues	
• *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*	The site is treed with woodland vegetation through its eastern half, with screening trees lining the northern perimeter and the road reserve abutting the north boundary. This means that the facility will be largely obscured from the view of traffic travelling along the Princes Highway. On top off this, the facility also has a setback of around 275m from the road, which will further serve to limit vistas towards it.
• *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*	The facility requires limited servicing infrastructure, with an electricity supply the only reticulated service to be connected. Stormwater falling on roofs and canopies will be collected for re-use on site.
• *Whether the use and development will require traffic management measures.*	The application will rely on the same road network as the existing landfill, with the entry to both facilities on Coast Road. Traffic will not significantly change, as vehicles presently visiting the landfill to deliver recyclable waste will, instead, access the new facility.

Overlay Provisions

The **Bushfire Management Overlay (BMO)** seeks to strengthen community resilience to bushfire. A permit is required for use and development of land for industry (**Clause 44.06-2**).

Application requirements seek, as appropriate:

- *A bushfire hazard site assessment;*
- *A bushfire hazard landscape assessment;*
- *A bushfire management statement; and,*
- *A bushfire management plan.*

The above requirements were considered by the specialist bushfire material, provided in **Appendix D**. Overall, it is found that the site can be developed as proposed while managing bushfire risk in an appropriate manner. Additional setbacks are provided on top of the minimum 57m from buildings in response to the elevated level of bushfire risk in this part of the Shire.

The **Design and Development Overlay – Schedule 7 (DDO7)** applies to *Highway Corridors, Princes Highway & Great Alpine Road*. The objectives of Schedule 7 to Clause 43.02 are:

- *"To ensure that development in the Highway corridors in non-urban areas is managed to minimise adverse effects on the safe and efficient flow of traffic along the highways.*

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- *To encourage high standards of design and the use of appropriate materials in building and works to be constructed within the highway corridors.*
- *To prevent linear or ribbon development along the Highway corridors.*
- *To protect significant native vegetation in the Highway road reserves."*

Clause 43.02-2 requires a permit to construct a building and carry out works, and no exemption applies from the schedule.

The image at ***Figure 12*** shows the footprint of the proposed development within the land relative to the extent of the property that is affected by Design & Development Overlay (Schedule 7).

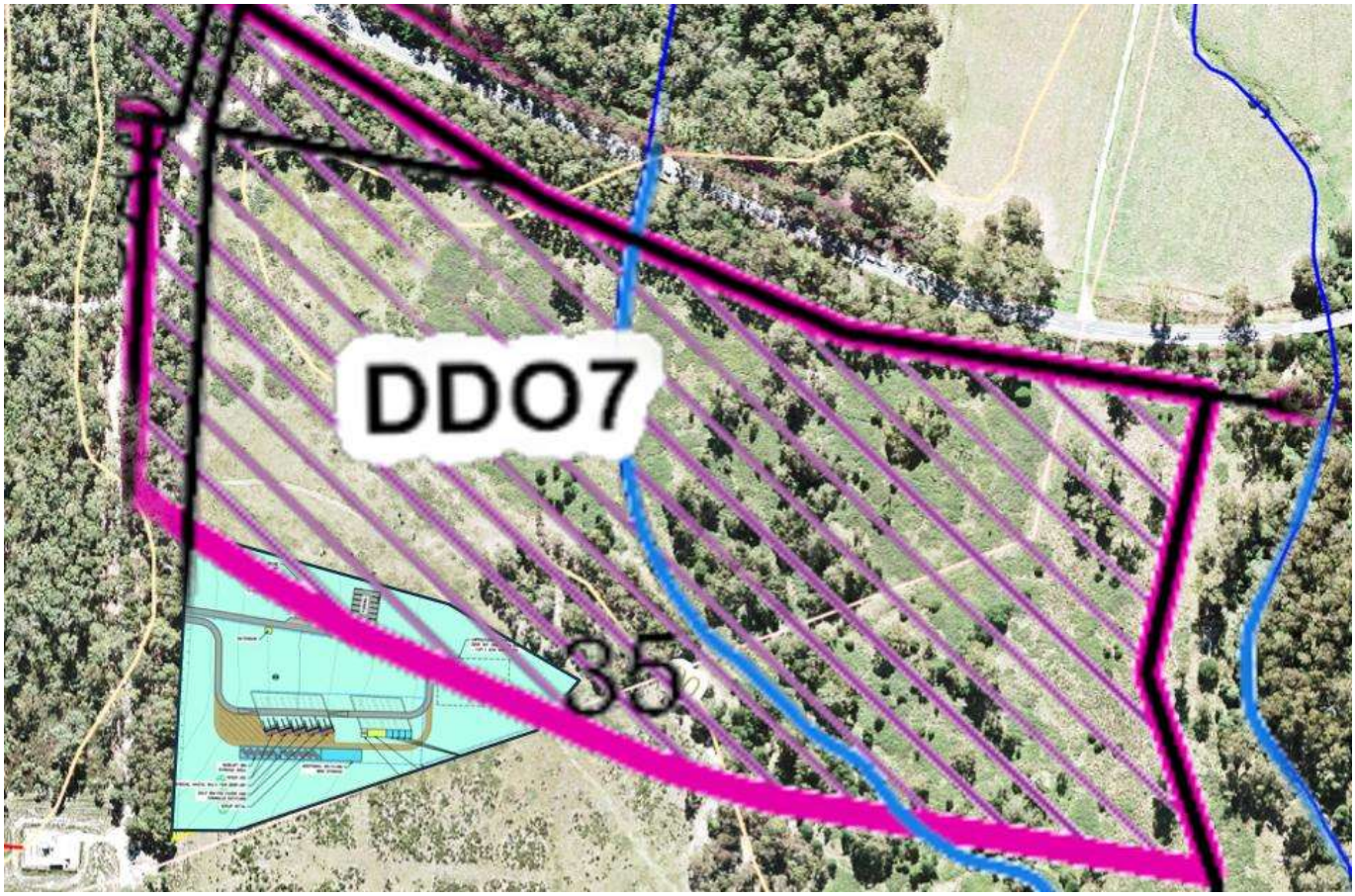


Figure 12: Image showing the extent to which DDO7 affects the site, relative to the footprint of the proposed development (Source: VicPlan 2026 & GeoVic 2026)

As can be seen at **Figure 12**, the proposed building and works, will sit within the portion of the property that is affected by DDO7. Hence, they require a planning permit under **Clause 43.02-2**.

As discussed previously, one of the key considerations in designing the proposed facility was to limit the extent to which it would be visible to passing traffic on the Princes Highway. In this regard, it is noted that:

- The facility will sit 240m from the north boundary and around 275m from the highway pavement itself;
- There is a very effective screen of established vegetation growing along the northern fringe of the property and the southern verge of the Princes Highway. This fringe all but completely blocks vistas into the site from passing traffic;
- Traffic passing the site on the Princes Highway will typically be travelling at 100km/h; and,
- The buildings associated with the facility itself will somewhat resemble farm buildings. So, they will not look out of place in this environment.

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With regard to the Decision Guidelines at point 6.0 of **Clause 43.02**, it is noted that the facility:

- *Will be managed by the Council to ensure that staff and users do not lead to adverse effects on the safe and efficient flow of traffic along the highways;*
- *Uses materials that are similar to other farm buildings, i.e. steel sheds and canopies and small self-contained buildings, within the highway corridors.*
- *Does not represent, or contribute to linear or ribbon development along the Highway corridor;*
- *Protects significant native vegetation in the Highway road reserves;*
- *Will retain all screening landscaping and vegetation already growing between it and the highway corridor;*
- *Is laid out in a low density fashion so as to minimise any impression of visual bulk or impacts upon the area;*
- *Generally accords with the purpose of the Zone by mitigating impacts upon the environment and natural systems; and,*
- *Will not lead to additional traffic and has ample space to accommodate carparking, access, egress and loading & unloading.*

Other Planning Considerations

The site is within a bushfire prone area. This will generally be considered during the preparation of the Bushfire Management Statement, which is required under the BMO (**Appendix D**).

The site is within an area of Aboriginal Cultural Heritage Sensitivity, which has been carefully considered during the preparation of the CHMP (**Appendix E**).

5.4 Particular Provisions

The provisions of **Clause 53.02** are discussed in detail in the Bushfire Management Statement and Plan prepared by Obliqua, which accompanies this application.

Clause 53.10 Uses And Activities With Potential Adverse Impacts seeks to identify activities that require appropriate design to mitigate amenity impacts. **Clause 53.10-1** requires a transfer station that accepts organic waste to be referred to the EPA under Section 55 of the Act if it is within 500 metres of sensitive land uses. The proposed facility is more than 500m from sensitive uses, demonstrating that it will not create amenity issues that that EPA referral is not necessary. This is demonstrated in the plan at ***Figure 13***, which shows the lack of sensitive land uses within 500m of the proposed development site.

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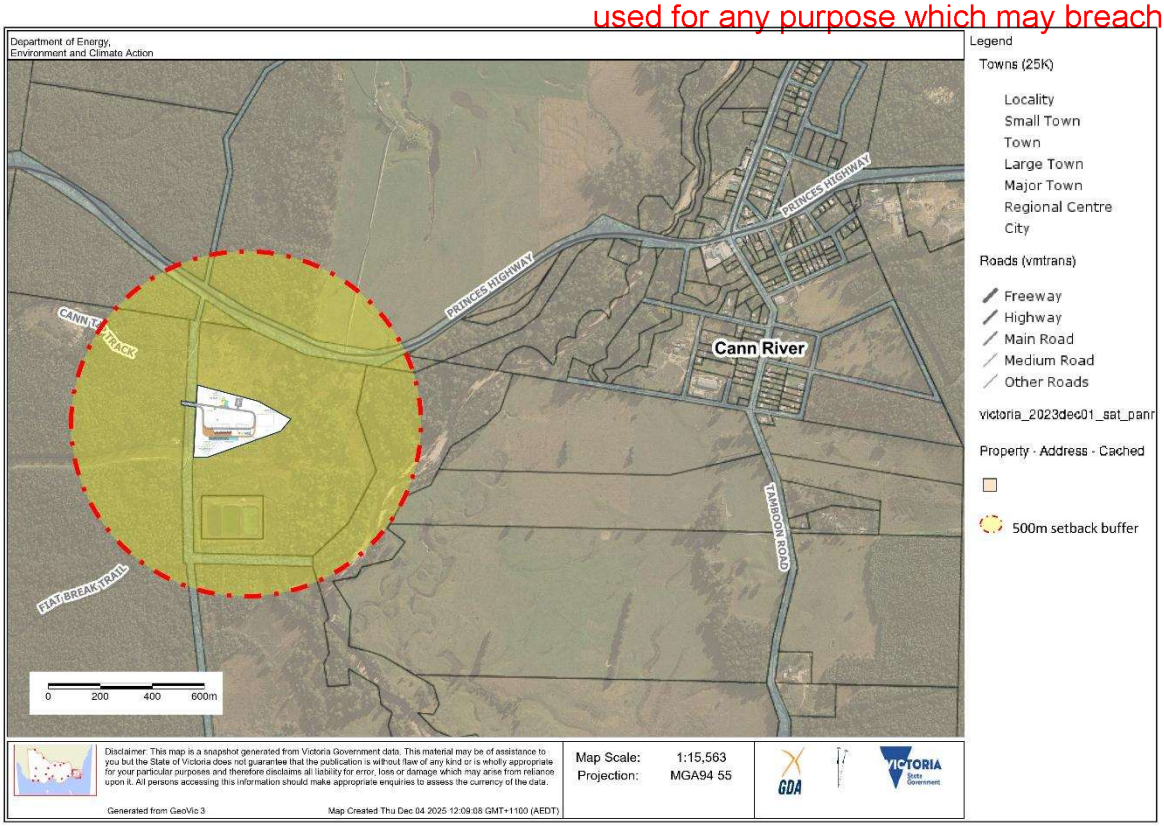


***Figure 13**: Map showing the features within 500m of the subject site (Source: GeoVic 2026)*

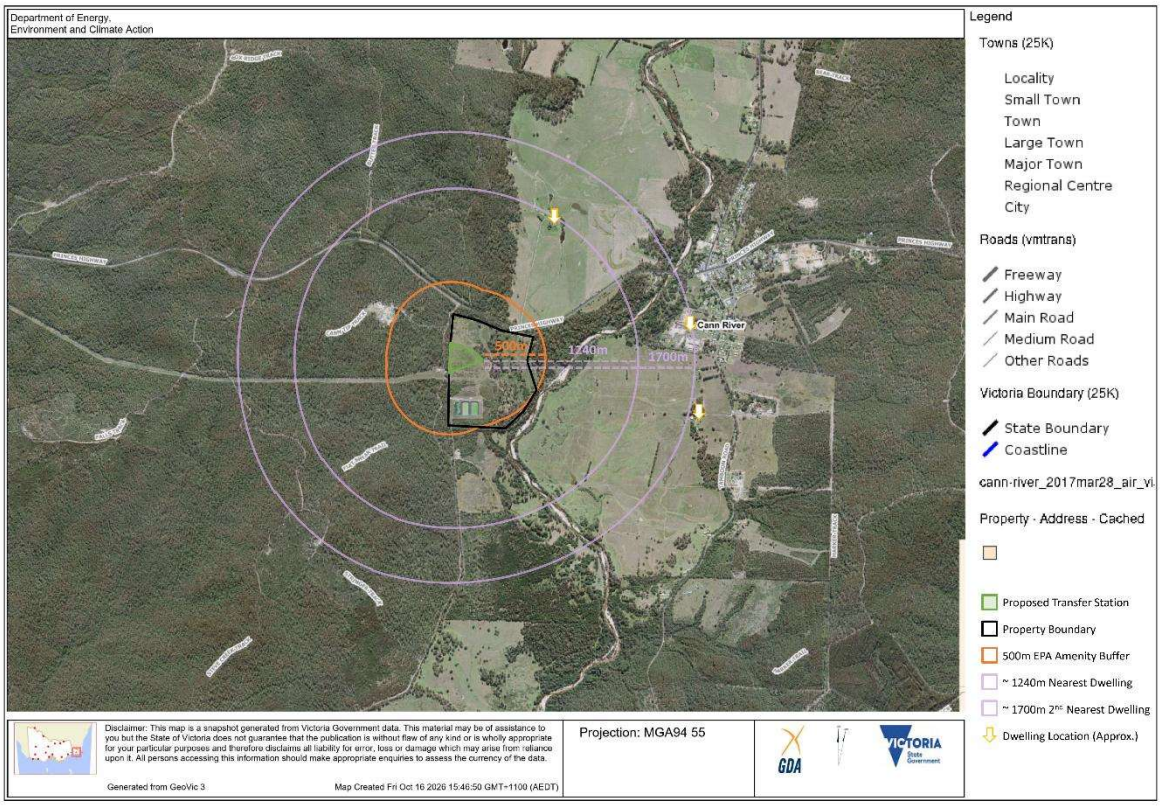


***Figure 14**: Map showing nearest sensitive uses (Source: GeoVic 2026)*

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Clause 53.14 Resource Recovery aims to facilitate the establishment of transfer stations & material recycling facilities.

With regard to the application requirements set out at Clause 53.14-2, it is noted that this town planning report includes a range of plans showing the site and surrounding uses. Site plans, showing the layout and height of buildings is included in **Appendix B**. Views in and around the site of the proposed facility are included in the photo montage shown at both ***Figure 4*** and **Appendix F**, noting that the project is well separated from sensitive uses. This document forms the written report of the proposal, including operational details. Amenity impacts are considered throughout this report and are summarised below. As demonstrated at ***Figure 14***, the application will have no significant amenity impacts due to its placement away from sensitive uses. The nearest dwelling is located at 7417 Princes Highway, which is around 1.2 km from the transfer station facility. The dwelling at 20 Sumberg St is around 1.75 km from the proposed facility.

As discussed above, **Clause 53.10** sets a requirement that a waste transfer use retain a 500m setback buffer from sensitive uses so as to mitigate amenity issues. The proposed facility is more than double this distance, providing ample distance for odours and noise to disperse. On top of this, the facility will be well screened from the Princes Highway by established vegetation.

The proposed transfer station is designed to accord with the decision guidelines of **Clause 53.14-3** insofar as:

- It will improve the waste collection network, supporting objectives to increase green waste composting across the state;
- Is well separated from sensitive uses, ensuring their amenity is maintained;
- Is supported by the Victorian Recycling Infrastructure Plan, which encourages further investment in transfer stations. Additionally, section 7.2.2 supports the co-location of transfer stations with existing landfills. Table 14 of the Guide to Best Practice at Resource Recovery Centres (Sustainability Victoria, 2009) considers amenity considerations of transfer stations. As outlined in the previous paragraph, we do not identify any significant amenity impacts.

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6. CONCLUSION

The proposed transfer station at 35 Coast Road, Cann River will support the work of the East Gippsland Shire Council waste management team, who seek to improve the sustainability and cost-effectiveness of their facilities. It will also assist the nearby existing landfill facility by allowing for the consolidation of waste, to be sorted and transferred to the correct facility. In particular, it will allow green waste to be diverted from landfill, lowering waste treatment costs and meeting updated Victorian waste management standards. The facility will also support waste re-use opportunities, with a small workshop and shop on-site to repair and distribute products that would otherwise go to landfill.

In accordance with the planning policy framework, the application recognises environmental and landscape values by siting the transfer station on land that is already predominately cleared. **Clauses 19.03-5S** and **19.03-5L** are particularly relevant to the proposal as they seek to reduce waste and maximise resource recovery and the circular economy. The facility will allow for better sorting of waste materials, diverting waste away from landfill to composting facilities & specialist facilities and encouraging re-use.

The application supports the Farming Zone by siting the facility on a property with state forest on either side and no adjoining farming uses. In accordance with the Bushfire Management Overlay, the facility will be constructed of appropriate materials to mitigate the risk of fire, whilst also exceeding the required setback to vegetation. The Design Objectives at Schedule 7 to **Clause 43.02** (Design and Development Overlay) are achieved by locating the proposed new buildings a healthy distance away from the Princes Highway behind established screening vegetation.

In accordance with the Particular Provisions, the facility is located so as to achieve a great separation distance from sensitive uses than is required, with the nearest sensitive use (in this case a dwelling) more than double the buffer distance from the facility.

Based on the above considerations, we find that the proposed transfer station results in community benefit and is in accordance with the East Gippsland Planning Scheme.

We request that a planning permit is granted in a timely manner, to allow the facility to be constructed, and deliver lower waste management costs and improved environmental outcomes to the municipality.

J McDowell
Justin McDowell
Town Planner
McDowellJ@bevwill.com.au

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APPENDIX A: CERTIFICATE OF TITLE
APPENDIX B: SITE PLAN AND DRAWINGS
APPENDIX C: ENVIRONMENTAL ASSESSMENT
APPENDIX D: BUSHFIRE MANAGEMENT STATEMENT AND BUSHFIRE MANAGEMENT PLAN
APPENDIX E: CULTURAL HERITAGE MANAGEMENT PLAN

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

VOLUME 10833 FOLIO 286 Security no : 124139853825C
Produced 21/10/2026 11:37 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 527888K.
PARENT TITLE Volume 09287 Folio 875
Created by instrument AD152294G 30/09/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
EAST GIPPSLAND SHIRE COUNCIL of 273 MAIN STREET BAIRNSDALE VIC 3875
AX462958C 17/11/2023

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 PS527888K 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: 35 COAST ROAD CANN RIVER VIC 3890

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Home	Account: **209000**		Authority Fee(GST exclusive): **$0.00** Service Fee(GST exclusive): **$0.00** GST Payable: **$0.00** Total: **$0.00**	21/10/2026 11:37AM

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PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No | LR USE ONLY: EDITION 2 | PLAN NUMBER: PS527888K

LOCATION OF LAND

PARISH: TONGHI

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 35

CROWN PORTION:

TITLE REFERENCES: 9287/875
DCMB(RURAL)

LAST PLAN REFERENCE/S:

POSTAL ADDRESS: (At time of subdivision) PRINCES HIGHWAY, CANN RIVER, 3890

AMG Co-ordinates (of approx centre of land in plan) E 688 100 N 5839 100 ZONE 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE **REF:** 83/2004/CRT

~~A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots.~~

~~B. This plan is exempt from Part 3 of the Subdivision Act 1988~~

C This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s).

D. It is certified under section 6 of the Subdivision Act 1988.

~~E. It is certified under section 11 (7) of the Subdivision Act 1988.~~

~~F Date of original certification on section 6. / /~~

G. This is a Statement of Compliance under section 21 of the Subdivision Act 1988.

Council Delegate
~~**Council Seal**~~
Date 15/6/2004

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~/is not a staged subdivision
Planning permit No

DEPTH LIMITATION 15 METRES BELOW THE SURFACE

THE LAND BEING SUBDIVIDED IS ENCLOSED BY THICK CONTINUOUS LINES.

LOT 1 AND DIMENSIONS UNDERLINED THUS 34·50 ARE THE RESULT OF THIS SURVEY

THE AREA OF LOT 2 IS OBTAINED BY DEDUCTION OF TITLE.

WATERWAY NOTATION:
LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Land to be acquired by agreement LOT 1
Land to be acquired by compulsory process

All the land is to be acquired free from all encumbrances other than any easements specified on this plan.

SURVEY THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s)
IN PROCLAIMED SURVEY AREA No

EASEMENT INFORMATION

Easements marked (+) are created upon registration of this plan.
Easements marked (●) are created when the appropriate vesting date is recorded or transfer registered.
Easements marked (E) are removed when the appropriate vesting date is recorded or transfer registered

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
+	E-1	POWERLINE	16m	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LIMITED
+	E-2	CARRIAGEWAY	12	THIS PLAN	LOT 1 ON THIS PLAN

LR USE ONLY
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
RECEIVED ☑
DATE 28-7-04

LR USE ONLY
PLAN REGISTERED
TIME 12:15PM
DATE 4-8-04
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

EARTH TECH
Survey & Spatial Solutions-Bairnsdale
Tel 5152 1600 Fax 5152 1202

LICENSED SURVEYOR (PRINT) BRADLEY D B FREEMAN
SIGNATURE DATE
REF 33003213 VERSION A

DATE
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A2

Printed 6/11/2026

Delivered by LANDATA®, timestamp 21/10/2026 11:39 Page 2 of 3

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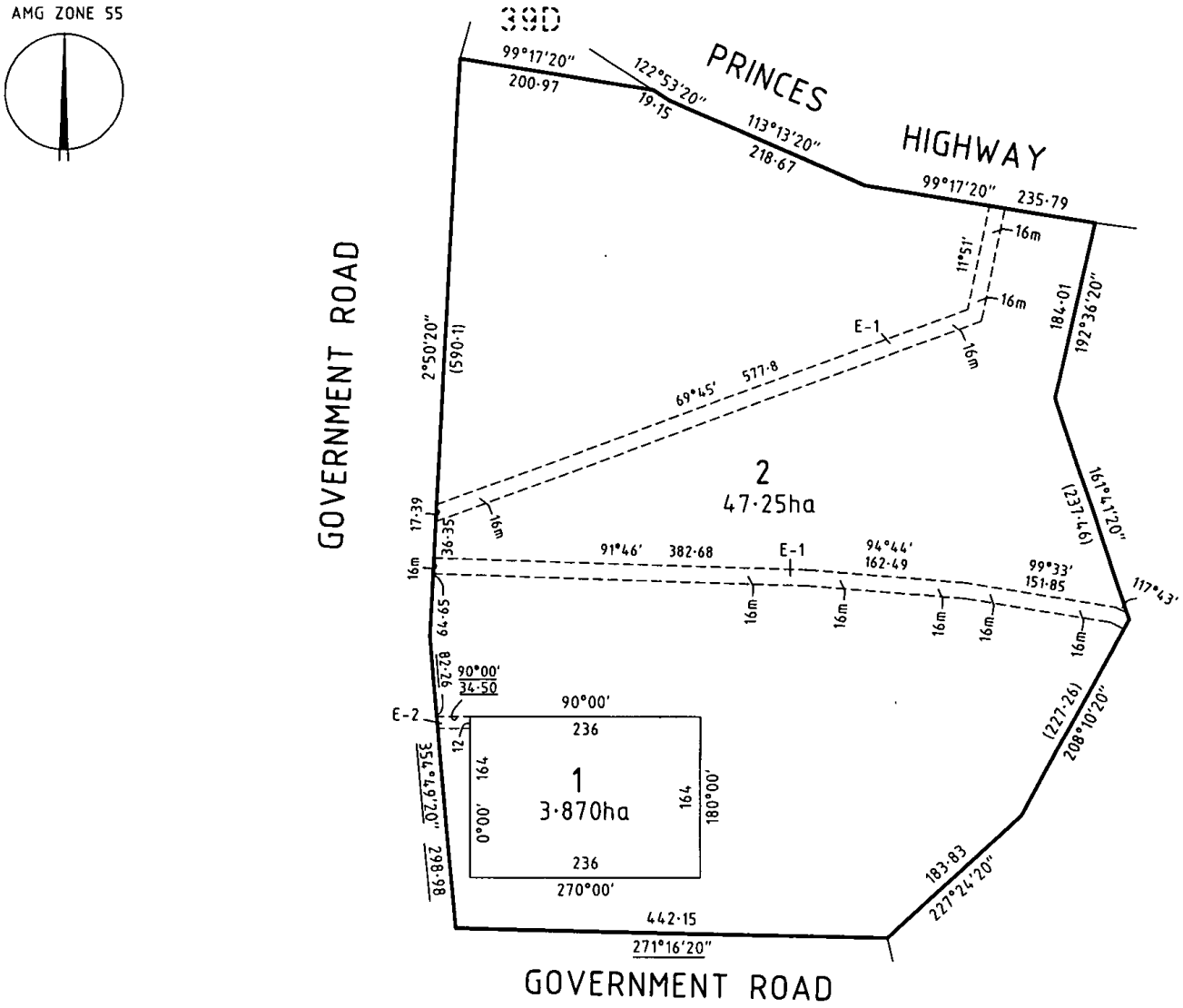
PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No. | PLAN NUMBER PS527888K

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan				Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles
	Vesting date	Gov't Gaz Page	Gov't Gaz Year	Date of recording of vesting date	Vesting date	Gov't Gaz Page	Gov't Gaz Year	Date of registration of transfer		Signature
Lot 1								30/09/2004	AD152294G	S.G



EARTH TECH
Survey & Spatial Solutions-Bairnsdale
Tel 5152 1600 Fax 5152 1202

SCALE
50 0 50 100 150 200 250
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:5000 | SHEET SIZE A3

LICENSED SURVEYOR (PRINT) BRADLEY D B FREEMAN
SIGNATURE DATE
REF 33003213 VERSION A

SHEET 2 OF 2 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

Printed 6/11/2026

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

PS527888K

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 1 & 2		VESTING ORDER	AD152294G	30/09/04		2	S.G

Printed 6/11/2026
Page 33 of 42

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Printed by Colm O'Neill on 17.10.2025 09:58 AM

FILENAME: \\SERVER.NETWORK.LOCAL\TALIS\SECTIONS\WASTE\PROJECTS\TW2024\TW24049 - EAST GIPPSLAND SHIRE COUNCIL WTS DESIGN\DRAWINGS\1_DRAWINGS\TW24049.DWG

COAST ROAD

CANN RIVER MASSACRE PLACE EXTENT

REUSE FORECOURT

WORKSHOP

REUSE SHOP AND STAFF AMENITIES

10,000L WATER TANK, CONCRETE OR METAL, ABOVE GROUND. OUTLET WITHIN 4m OF ACCESSWAY. FITTINGS TO SATISFACTION OF CFA

SITE ENTRANCE

3500

PARKING

GATEHOUSE

UNPROCESSED GREENWASTE DROP OFF (30m x 45m AREA - 4mH x 6mW WINDROWS)

LANDSCAPE BUFFER

COAST ROAD

EXISTING CANOPY OUTLINE

HOOKLIFT BIN STORAGE AREA

MIXED USE

RESIDUAL WASTE, MULTI TIER DROP-OFF

SPLIT BIN FOR PAPER AND COMINGLED RECYCLING

SCRAP METAL

ADDITIONAL RECYCLING BINS STORAGE

BULKY ITEM DROP-OFF
-4mx5m (EACH) HARDSTAND FOR WHITE GOODS, TIMBER, MATTRESS, TYRES (OR RECEPTACLE)

PROVISION OF SHALLOW SURFACE SWALES FOR DRAINAGE WITH SEDIMENT CONTROL

UNDERCOVER CRC AND E-WASTE
-1.2m CONTRAK FOR E-WASTE
-4x BULKA BAGS FOR POLYSTYRENE
-1x BUNDED PALLET FOR CAR BATTERIES
-1x 240L BIN FOR FLOURESCENT LIGHT TUBES
-1x PALLET FOR GAS BOTTLES
-1x 2000L TANK, BUNDED 3 SIDED SHED FOR WASTE OIL

RECYCLING DROP-OFF
-2x1.2m³ FORKLIFT SERVICED SPLIT BINS TO GLASS

LEGEND:
- TOP OF BANK
- TOE OF BANK
- EXISTING SURFACE DRAINAGE
- EXISTING ACCESS TRACK
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELSTRA
- EXISTING UNDERGROUND SEWER
- EXISTING TREES
- EXISTING VEGETATION AREA
- EXISTING SIGNS/WATER MARKER POST
- EXISTING POWER POLE
- EXISTING ELECTRICITY STAY
- EXISTING TELSTRA PIT
- EXISTING STOP VALVE
- EXISTING GATE
- EXISTING BORE
- EXISTING CANOPY OUTLINE
- PROPOSED UNDERCOVER AREA
- PROPOSED OPEN AREA
- PROPOSED COMMUNITY ACCESS
- PROPOSED OPERATIONAL ACCESS ONLY
- PROPOSED NEW FENCE
- FUTURE EXPANSION
- UNPROCESSED GREENWASTE DROP OFF
- CANN RIVER MASSACRE PLACE EXTENT
- ACTIVITY ENVELOPE

SURVEY REFERENCE: GIPPSLAND_SURVEYORS DATE: 02.10.2024
VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM
HORIZONTAL DATUM: MGA 2020 ZONE 55

PRELIMINARY ONLY
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20m 0m 20m 40m
1:1000 @ A3

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Client: EAST GIPPSLAND SHIRE COUNCIL

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No.	Date	Drwn.	Chk.	Amendment / Issue	App.
E	20.04.2026	YJ	SM	COMMENTS UPDATED	SM
D	14.04.2026	YJ	SM	SW MANAGEMENT AND ACTIVITY ENVELOPE	SM
C	17.10.2025	LJ	AB	SITE LAYOUT CHANGES	
B	10.07.2025	YJ	AB	MULTI-TIER DROP-OFF UPDATED	
A	04.11.2024	JS	AB	PRELIMINARY ISSUE	

Project: CANN RIVER - EAST GIPPSLAND SHIRE COUNCIL

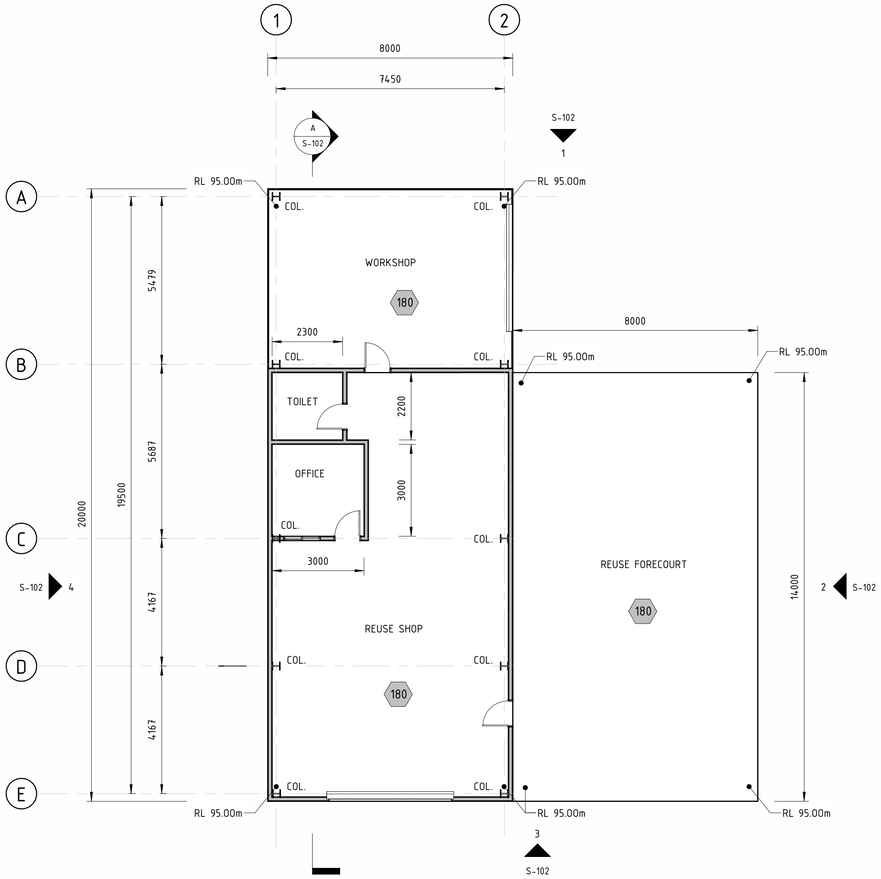
Title: PROPOSED WTS LAYOUT

Scale: As Shown @ A3 | Date: 14.04.2026
Drawn: JS | Checked: AB | Approved:
Job No: TW24049 | Drg. No: W-102 | Rev: E
Filename: W-102.dwg

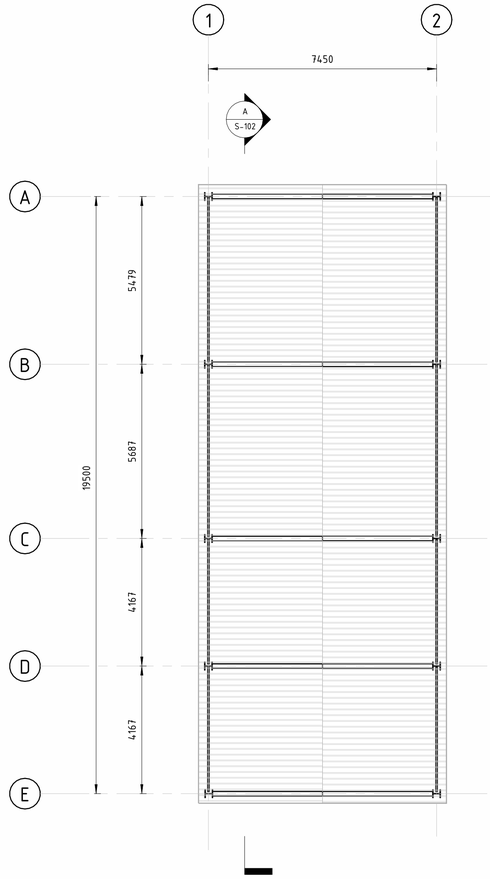
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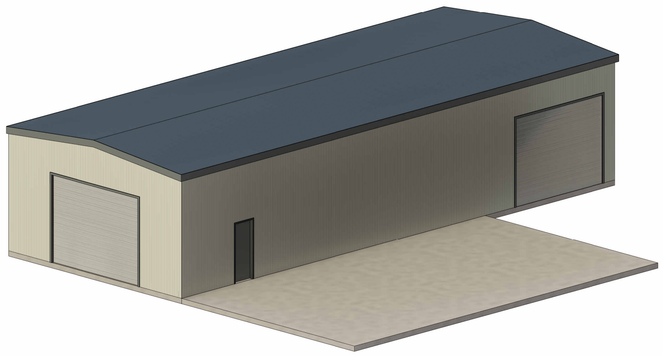
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GROUND FLOOR LAYOUT
1 : 100



ROOF FRAMING LAYOUT
1 : 100



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4.0m 0m 4.0m 8.0m

1:100 @ A1

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - REUSE SHOP, WORKSHOP AND FORECOURT

Title: GROUND FLOOR AND ROOF LAYOUT

Scale: AS SHOWN		Date: 23.09.2026	
Drawn: CON	Checked: SM	Approved: SM	
Job No: TW24049	Drg. No: S-101	REV: A	

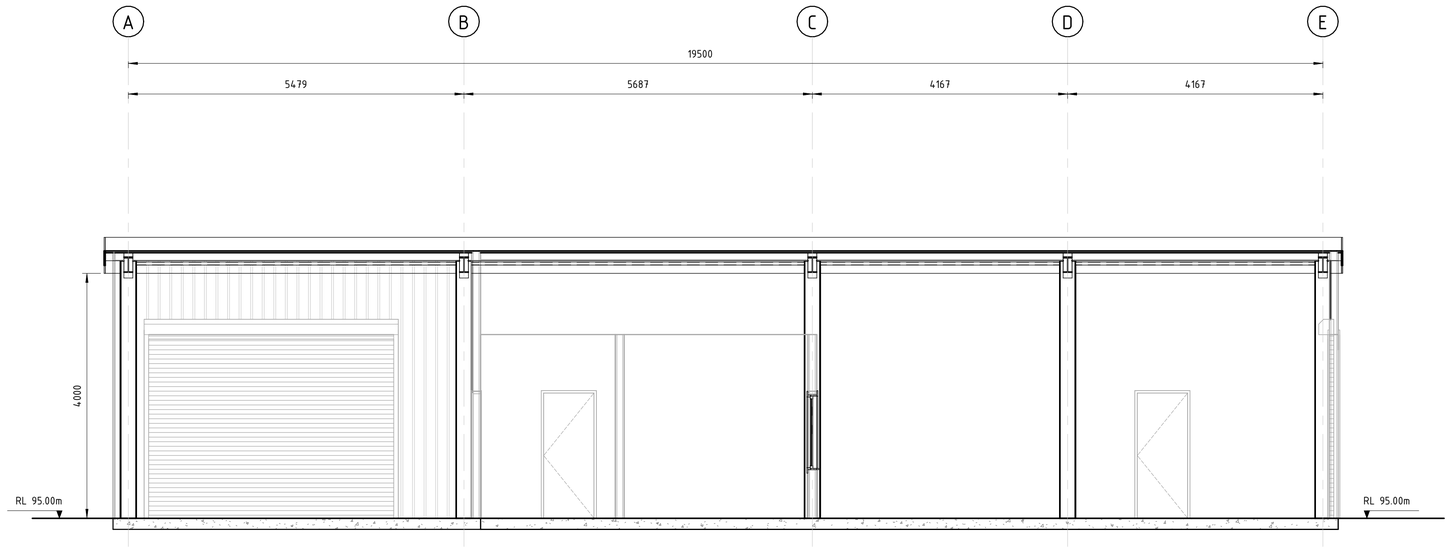
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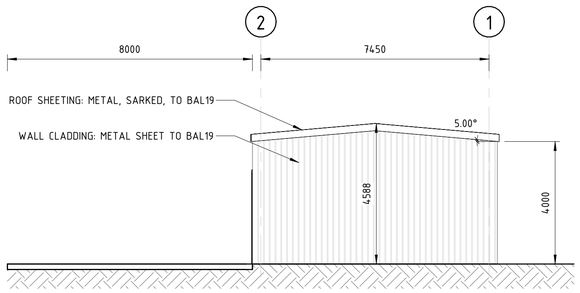
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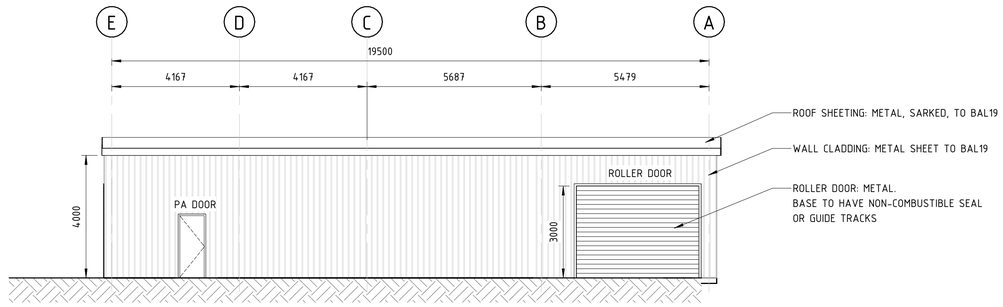
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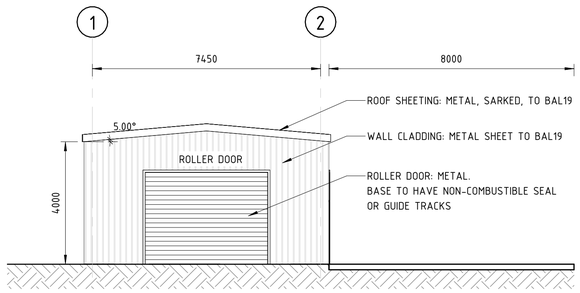
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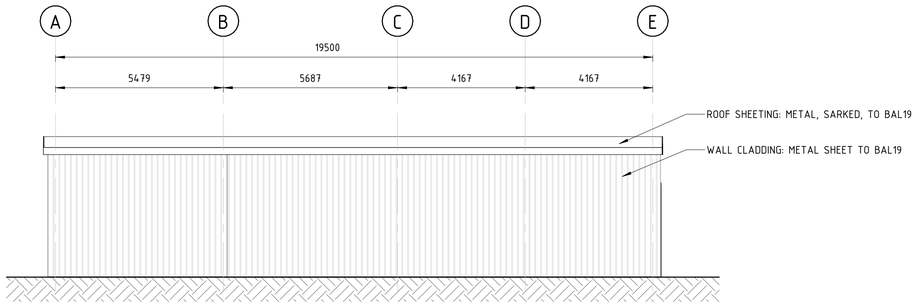
1 S-101 ELEVATION 1
SCALE 1 : 100



2 S-101 ELEVATION 2
SCALE 1 : 100



3 S-101 ELEVATION 3
SCALE 1 : 100



4 S-101 ELEVATION 4
SCALE 1 : 100

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2.0m 0m 2.0m 4.0m
1:50 @ A1

4.0m 0m 4.0m 8.0m
1:100 @ A1

T:\SECTIONS\Waste\PROJECTS\TW2024\TW24049 - East Gippsland Shire Council WTS Design\Drawings\8_Revit\TW24049 - Reuse Shop, Workshop and Forecourt.rvt

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - REUSE SHOP, WORKSHOP AND FORECOURT

Title: ELEVATIONS AND SECTION

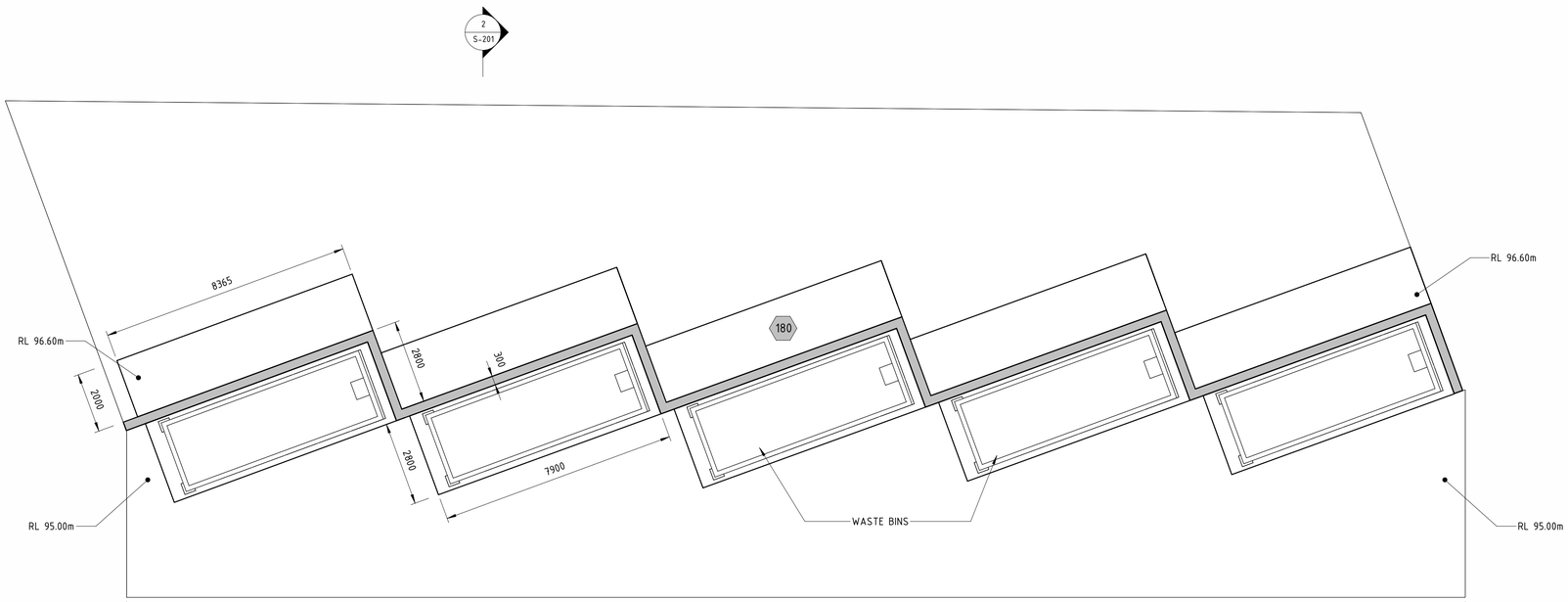
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Job No: TW24049 | Drg. No: S-102 | REV: A
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Page 36 of 42

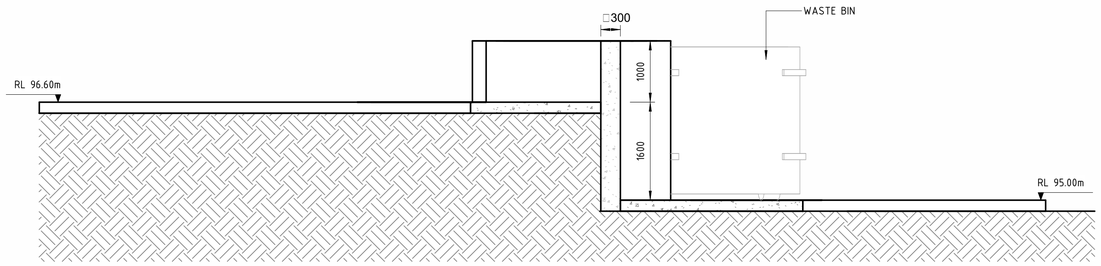
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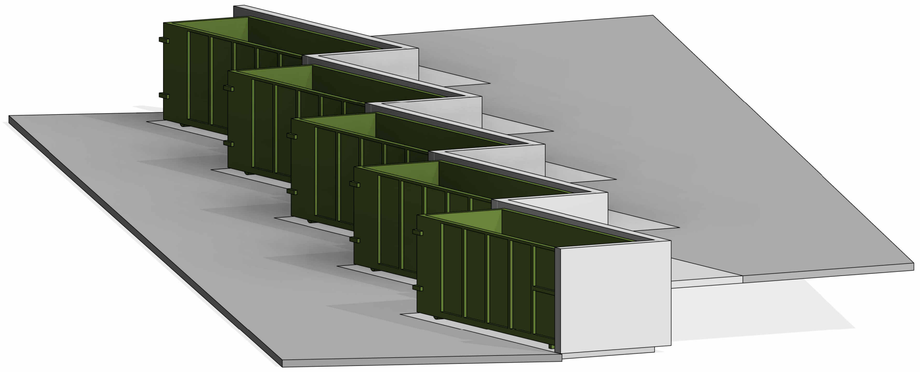
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GROUND FLOOR LAYOUT
1 : 100



2 S-201 SECTION A
SCALE 1 : 50



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2.0m 0m 2.0m 4.0m — 1:50 @ A1

4.0m 0m 4.0m 8.0m — 1:100 @ A1

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - MULTI TIER DROPOFF

Title: GROUND FLOOR LAYOUT AND SECTION

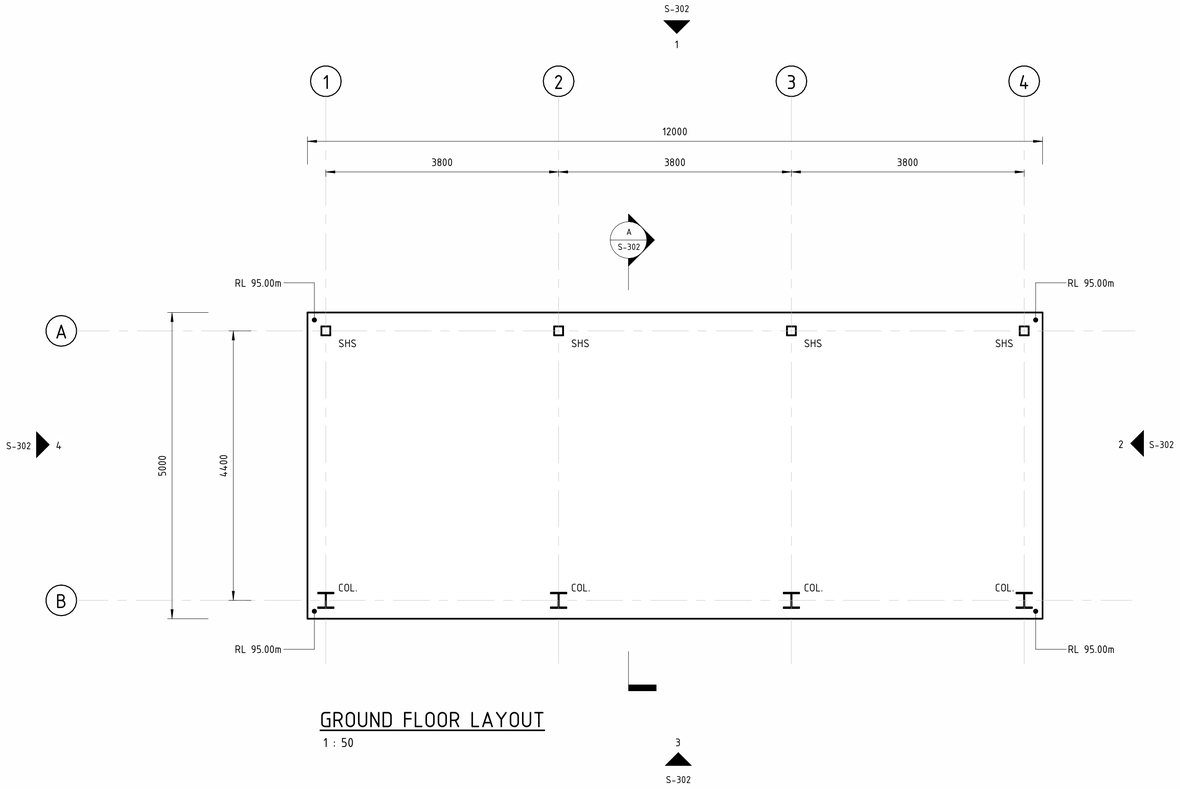
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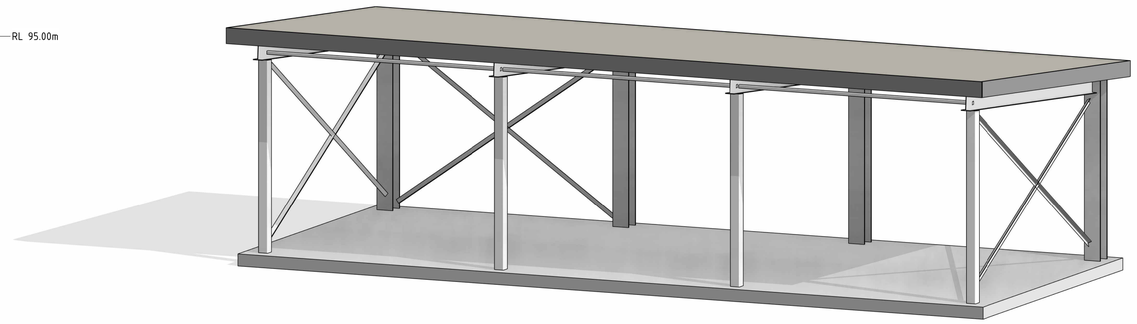
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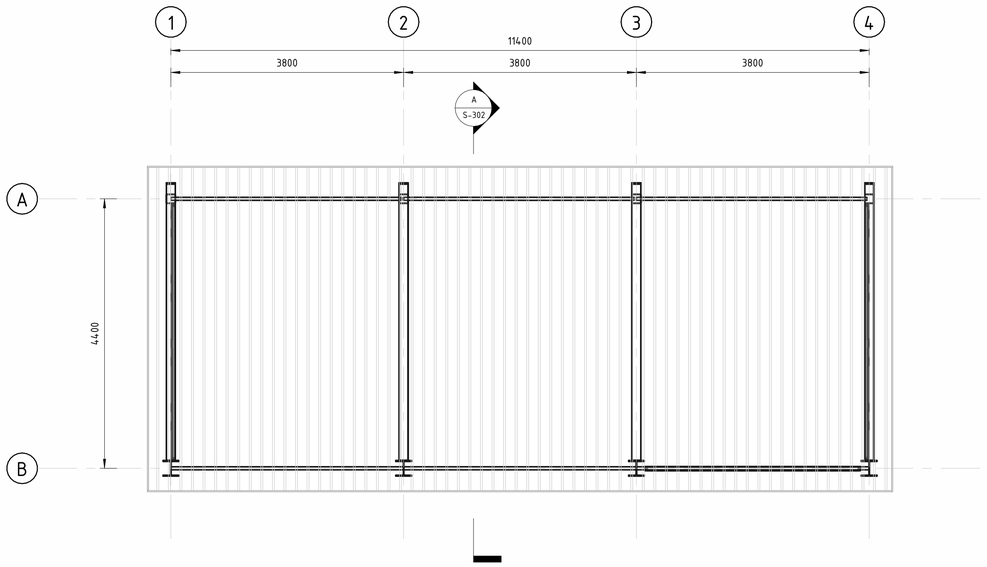
23/09/2026 10:43:21 AM



GROUND FLOOR LAYOUT
1 : 50



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ROOF FRAMING LAYOUT
1 : 50

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2.0m 0m 2.0m 4.0m
1:50 @ A1

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - CRC AND E-WASTE

Title: GROUND FLOOR AND ROOF LAYOUT

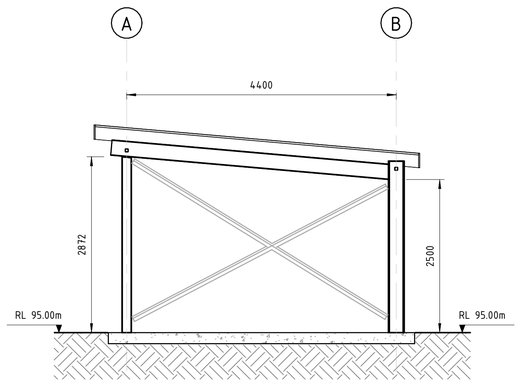
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Job No: TW24049	Drg. No: S-301	REV: A	
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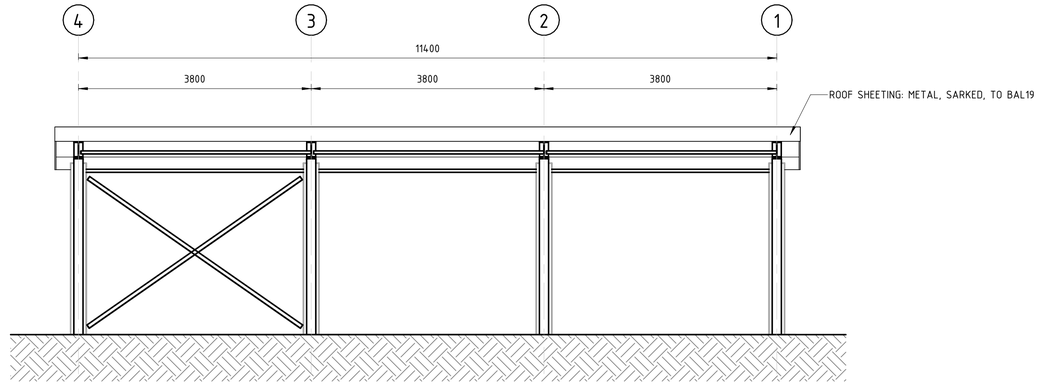
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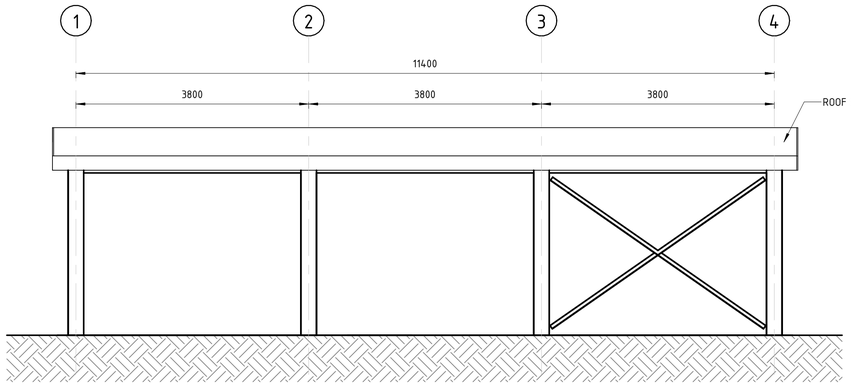
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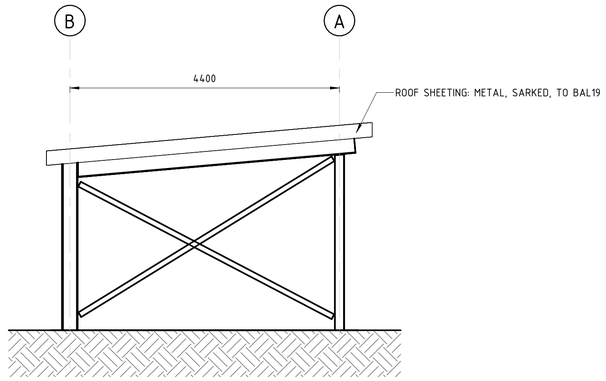
A S-301 SECTION A
SCALE 1 : 50



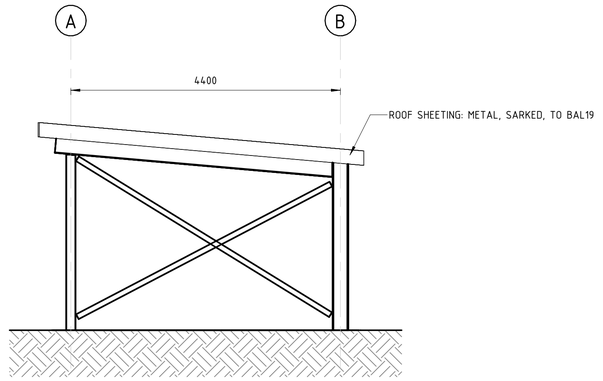
1 S-301 ELEVATION 1
SCALE 1 : 50



3 S-301 ELEVATION 3
SCALE 1 : 50



2 S-301 ELEVATION 2
SCALE 1 : 50



4 S-301 ELEVATION 4
SCALE 1 : 50

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2.0m 0m 2.0m 4.0m

1:50 @ A1

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - CRC AND E-WASTE

Title: ELEVATIONS AND SECTION

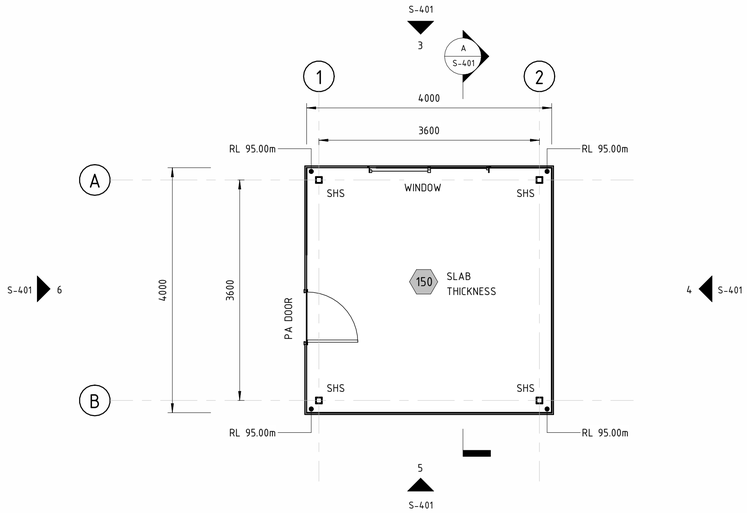
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Filename: T:\SECTIONS\Waste\PROJECTS\TW2024\TW24049 - East Gippsland Shire Council WTS Design\Drawings\8_Revit\TW24049 - Undercover CRC and E-Waste.rvt			

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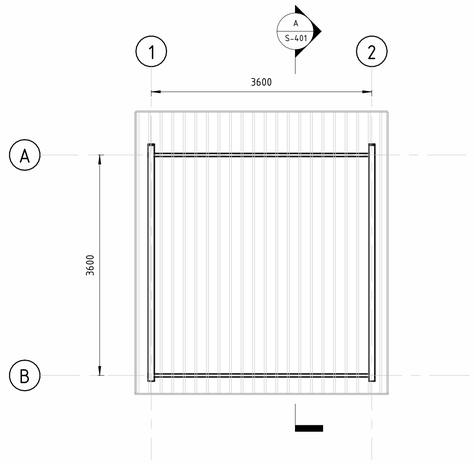
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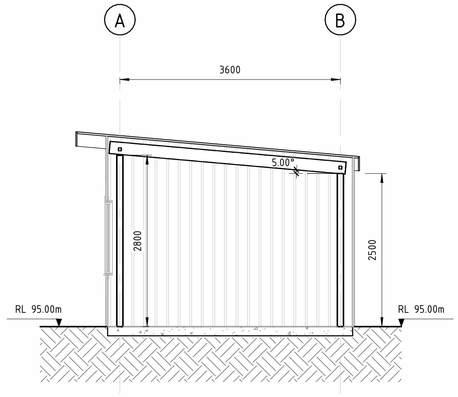
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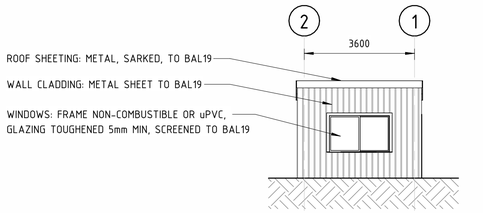
GROUND FLOOR LAYOUT
1 : 50



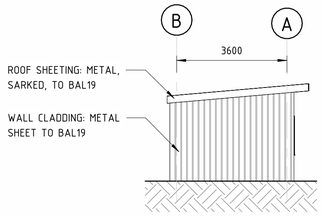
ROOF FRAMING LAYOUT
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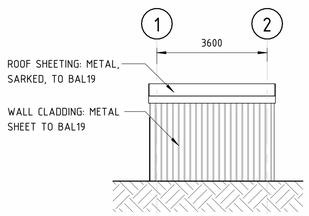
A S-401 SECTION A
SCALE 1 : 50



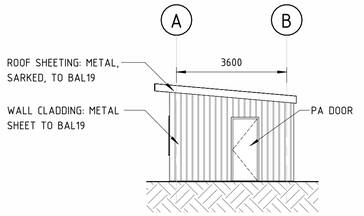
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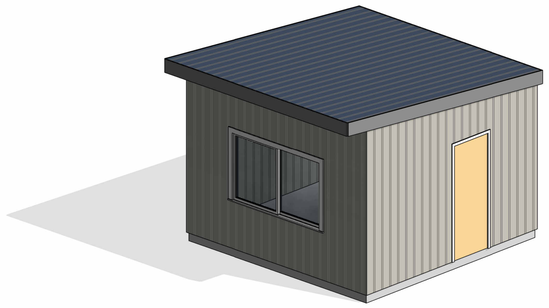
4 S-401 ELEVATION 2
SCALE 1 : 100



5 S-401 ELEVATION 3
SCALE 1 : 100



6 S-401 ELEVATION 4
SCALE 1 : 100



NOTE:
PERSPECTIVE IMAGE SHOWN FOR INDICATIVE REFERENCE ONLY.

CONCEPT ONLY
NOT FOR CONSTRUCITION

2.0m 0m 2.0m 4.0m
1:50 @ A1

4.0m 0m 4.0m 8.0m
1:100 @ A1

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Client: EAST GIPPSLAND SHIRE COUNCIL

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No.	Date	Dr	Ch	Amendment / Issue
A	17.08.2026	CON	SM	CONCEPT DESIGN

Project: CANN RIVER WASTE TRANSFER STATION - GATEHOUSE

Title: GROUND FLOOR, ROOF PLAN, ELEVATIONS AND SECTION

Scale: AS SHOWN		Date: 23.09.2026	
Drawn: CON	Checked: SM	Approved: SM	
Job No: TW24049	Drg. No: S-401	REV: A	

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Aboriginal Heritage Act 2006
Section 65

Cultural Heritage Management Plan – Notice of Approval

CHMP Name:	**Cann River Waste Transfer Station, 35 Coast Road Cann River**		
CHMP Number:	19947		
Sponsor:	East Gippsland Shire Council	**ABN/ACN:**	81957967765
Heritage Advisor(s):	Anita Barker		
Author(s):	Anita Barker, Anna Kent, Anthony Gowans and Aoife Barker (Opero)		
Cover date:	15 August 2026	**Pages:**	i-iv, 1-91

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE) I have considered the Evaluation Report for this CHMP and:	Yes	No
I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 of the Aboriginal Heritage Act 2006.	✓	
I am satisfied that the CHMP adequately addresses the matters set out in section 61.	✓	
In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.	✓	
I have given proper consideration to any relevant human rights	✓	

I, Harry Webber, Director Heritage Services, First Peoples – State Relations, acting under authority delegated to me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(2) of the *Aboriginal Heritage Act 2006* hereby **approve** / refuse to approve this cultural heritage management plan:

Signed:

Dated: 15 September 2026

- This notice of approval must be inserted after the title page and bound with the body of the management plan.
- The conditions in this management plan are now compliance requirements. Officers from the Department of Premier and Cabinet may attend the subject land to monitor compliance with the conditions.

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PHOTO MONTAGE

























MAP KEY FOR PHOTO MONTAGE

