BUSHFIRE MANAGEMENT STATEMENT AND BUSHFIRE MANAGEMENT PLAN
CANN RIVER TRANSFER STATION

35 COAST ROAD CANN RIVER 3890 | Lot 2 PS527888
LGA: EAST GIPPSLAND | ZONE: FARMING ZONE 1
CLIENT: Naeem Abdul | Senior Waste Projects and Compliance Officer | East Gippsland Shire Council | AbdulN@egipps.vic.gov.au | 03 5153 9500 | 0459 967 515



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This report does not guarantee or imply building or planning approval will be provided nor the survival of buildings on or adjacent to the subject land or their occupants.

Bushfire behaviour prediction is subject to uncertainty, and where practical, bushfire protection measures should aim to exceed deemed-to-satisfy requirements.

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Version control

Version	Date	Changes	Distribution
1	4 October 2026		Client

Contents

		Page
	Summary of this report	3
	Definitions and abbreviations	4
1	Introduction	4
2	Controls	5
3	Development proposal	6
4	Site description	7
5	Bushfire risk assessment	8
6	How the proposal meets the requirements of the BMO	9
7	References	11

Attachments

1	Images	12
2	Proposed plans	13
3	Landscape assessment	15
4	Site assessment: Bushfire attack level and defendable space	19
5	Bushfire management plan and conditions for endorsement	22

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Page 2 of 23

Summary - Assessment and risk management proposal for a proposed waste transfer station

Address	35 COAST ROAD CANN RIVER 3890 | Lot 2 PS527888
Proposal (Attachment 2)	Construction of a waste transfer station in the Bushfire Management Overlay. The development will enable the collection of recyclable materials and green waste for transfer elsewhere. The facility will comprise: reuse shop, workshop and staff amenities, and storage for recyclables, residual waste, hazardous materials (eg batteries, polystyrene and gas bottles) and **gr**een waste
Report purpose	This report has been prepared to support an application for planning permission under the Bushfire Management Overlay (BMO) to construct a waste transfer station on this property. This report does not cover controls, impacts or mitigations related to the waste facility, or fires in waste or structures. It focuses on mitigating the potential impacts of fire burning in vegetation
Bushfire planning controls	**Applicable controls**: Planning Scheme Clauses 44.06 (Bushfire Management Overlay), 53.02 (Bushfire planning) and 52.12 (Exemptions, including for defendable space creation) **Permit trigger:** Construction of a building and works associated with **industry** (Clauses 44.06-2 and 73.03) **Application requirements (Clause 53.02-1):** The following clauses are applicable to this proposal for buildings and works, although most approved measures relate primarily to protection of buildings: Clauses 53.02-4.1 (Landscape, siting and design), 53.02-4.2 (Setbacks, defendable space and construction), 53.02-4.3 (Water supply and access) and 53.02-4.6 (Decision guidelines)
Bushfire building controls	Bushfire Prone Area (BPA), Part 11 of the *Building Regulations 2018.* Regulation 156: Building Surveyor must accept the bushfire assessment considered for the planning permit NCC 2025: Part A6: Building classification: Potentially classes 6 (shop) and 8 (workshop) and related amenities NCC 2025: Part G5: Construction in bushfire prone areas. Requirements of this part do not apply to this proposal as it does not apply to classes 6 or 8
Landscape assessment (Attachment 3)	Cann River township is one of the highest risk places in Gippsland. It is surrounded by extensive forest, has a history of intense fire, most recently in 2019/20. Landscape scale fire is most likely from the NW, west or SW. In the event of fire, the site is expected to be impacted by embers, flame, radiant heat and potentially lower-cyclonic fire-induced wind. Under the design conditions, waste materials are expected to be ignited by embers and contribute further risk to the assets on site and to the spread of fire. The risk of building loss is assessed by FFMV as being in the high to very high risk category for Gippsland. The Landscape Typology Assessment of Type 3 to Type 4 indicates a higher risk due to the single route to a safer area (3.2km away at the approved Neighbourhood Safer Place at the K-12 School). Threat is potentially reduced if fuel management is carried out in the designated Asset Protection Zone to the NW, west and SW of the site and with implementation of an emergency management plan that includes triggers for early evacuation of the site and closure on days of higher fire risk.
Site assessment: (Attachment 4)	▪ Threat has been assessed using the simplified method, Method 1 of the Australian Standard AS 3959. ▪ Threat to the buildings from existing forest and potential forest located outside the proposed defendable space is limited to a maximum of 12.5kW/m2 ▪ In accordance with AS 3959 this assessment does not take into account the threat from combustible materials on the site (mulch pile, contents of bins, or dangerous goods). ▪ Assessment of the threat from these items requires input from a registered Fire Engineer. Fire Engineering advice can be obtained if required
Risk management and compliance proposal: (Attachment 5)	▪ **Defendable space dimensions:** In recognition of the higher landscape risk and current fuel management on the site, the bushfire management plan exceeds the required minimum dimensions for building protection. Defendable space is provided on the site and within 57m of buildings and waste storages to reduce radiant heat exposure below 12.5kW/m2. An additional precautionary buffer of 57m is provided from the boundary fence, where this can be achieved without removal of existing forest located to the east and west of the site • **Defendable space management:** In recognition of the higher landscape risk and current fuel management on the site, the bushfire management plan also exceeds the minimum treatment standards for defendable space. It specifies continuation of current fuel management (cropped grass and shrubs to less than 10cm in height) over a large portion of this property as well as limiting tree canopy cover to 10% cover which is consistent with grassland under AS 3959. The BMP allows for firewise landscaping inside the boundary fence to standard defendable space conditions in accordance with the CFA publication *Landscaping for bushfire* which provides guidance on firewise garden design and plant selection. Green waste is to be removed prior to the declared fire danger period • **Construction standard for buildings:** BAL19 (subject to defendable space with radiant heat exposure of less than 12.5kW/m2). Additional construction measures are applied in order to reduce the impact of fire-induced wind and embers on buildings. ▪ **Compliant accredited private bushfire shelter**: not required, but recommended for consideration due to the higher landscape risk ▪ **Emergency water supply:** 20,000 litre minimum dedicated emergency supply in non-combustible tanks with CFA fittings which exceeds the requirements based on the property size ▪ **Access**: as set out in Attachment 5 for access of more than 200m in length with fire appliance access within 4m ▪ **Emergency management plan:** To be based on plans for other transfer stations and to include triggers for closure of the site on days of higher fire risk, monitoring of the VicEmergency app and early evacuation in the event of fire reports within a defined (minimum 50km) watch zone
Some further information	AFAC (2022) Fire safety in waste management facilities. Guideline Version 1.0 CFA (2022) Landscaping for bushfire: garden design and plant selection EPA (2021) Management and storage of combustible recyclable and waste materials – guideline Fire and Rescue NSW (2020) Fire Safety in waste facilities

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Page 3 of 23

Definitions and abbreviations

AS 3959-2018: The Australian Standard *Construction of buildings in bushfire prone areas* provides guidance on risk assessment and construction to assist buildings to survive the passage of a fire front and is used as the basis for bushfire-related planning and building requirements in Victoria

Bushfire Attack Level (BAL) and construction standard
The BAL describes the severity of the threat from radiant heat that buildings may be exposed to (in kW/m2) and the construction standard required to improve protection against that threat. There are 6 BAL ratings: low, 12.5, 19, 29, 40 and FZ (flame zone). An informal rating of BAL10 has been adopted to represent the maximum tolerable radiant heat level for emergency service workers.

Defendable space
An area around a building (or other important asset) where vegetation is managed to reduce fuel available to be burnt by a fire, and its continuity.

Forest Fire Danger Index (FFDI)
The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, based on air temperature, relative humidity, wind speed and both the long- and short-term drought effects. Used to define the fire danger rating

Additional abbreviations:

NCC	*National Construction Code*
BMO	Bushfire Management Overlay (Planning Scheme Clauses 44.06 and 53.02)
BPA	Bushfire Prone Area
CFA	Country Fire Authority
FFMV	Forest Fire Management Victoria
DEECA	Department of Energy, Environment and Climate Action

1 Introduction

This report has been prepared to support an application for planning permission under the Bushfire Management Overlay (BMO) to construct a waste transfer station on this property.

Consistent with the requirements of clauses 44.06 and 53.02-4, this report includes:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site
- A **bushfire management statement** describing how the proposed development responds to the requirements of Clauses 44.06 and 53.02
- a **Bushfire Management Plan** (Attachment 5) showing the bushfire protection measures that are to be applied to the development

Attachment 5 also outlines draft planning permit requirements for approval of the Responsible Authority.

This report will also inform building permit requirements relating to bushfire, as a building surveyor must accept the bushfire site assessment provided under BMO requirements (*Building Regulations 2018* Regulation 156).

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Page 4 of 23

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2 Controls

Bushfire planning controls

- **Applicable controls**: Planning Scheme Clauses 44.06 (Bushfire Management Overlay), 53.02 (Bushfire planning) and 52.12 (Exemptions, including for defendable space creation)
- **Permit trigger(Clauses 44.06-2 and 73.03):** Construction of a building and works associated with industry
- **Application requirements (Clause 44.06-3):** A planning application must be accompanied by a **bushfire hazard site assessment, a bushfire hazard landscape assessment, a bushfire management statement** describing how the proposed development responds to the requirements in this clause and clause 53.02 and a **bushfire management plan** showing the bushfire protection measures that are to be applied to the development.
- **Referral (Clauses 44.06-6 and 66.03)**: Council will refer the application to CFA for advice
- **Applicable clauses (Clause 53.02-1):** The following clauses are applicable to this proposal for buildings and works: Clauses 53.02-4.1 (Landscape, siting and design objectives), 53.02-4.2 (Setbacks, defendable space and construction objective), 53.02-4.3 (Water supply and access objectives) and 53.02-4.6 (Decision guidelines) Although most approved measures relate to protection of buildings, this report proposes extension of selected measures to other assets on site

Bushfire building controls

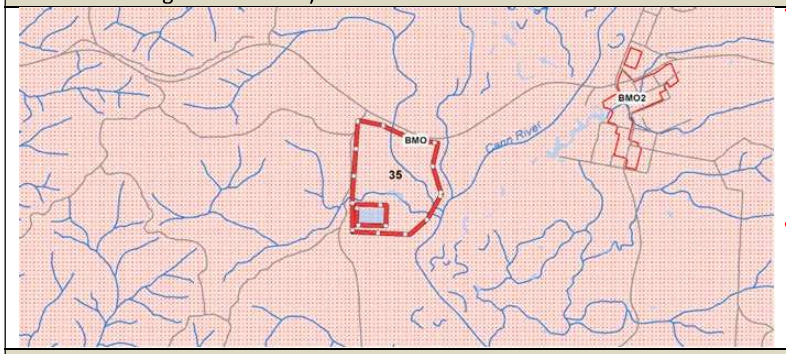
- Designated Bushfire Prone Area (BPA), Part 11 of the *Building Regulations 2018*
- **Regulation 156:** Building Surveyor must accept the bushfire assessment considered for the planning permit for the purpose of determining any construction requirements
- **NCC 2025 (Part A6: Building classification):** Potentially classes 6 (shop) and 8 (workshop) and related amenities
- **NCC 2025 (Part G5: Construction in bushfire prone areas):** Requirements of this part do not apply to this proposal as it applies only to building classes 2, 3, and certain class 9 buildings and their related class 10a buildings or decks (not classes 6 or 8)

Other controls

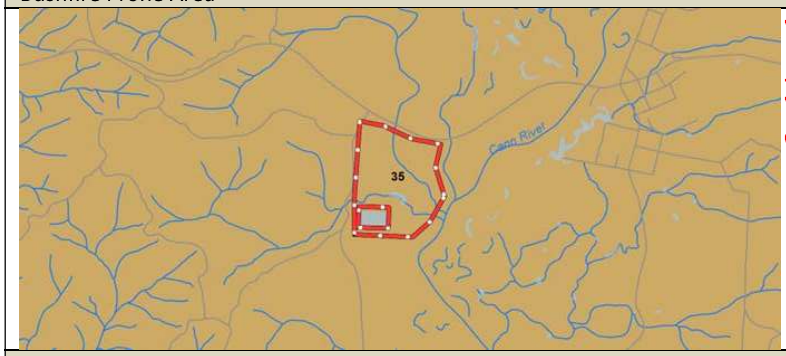
- Farming Zone 1
- Design and Development Overlay (DDO7): Focus on preserving views from the highway which may lead to extra tree regeneration
- Native Vegetation (Clause 52.17) and exemptions (Clause 52.12)
- Area of Aboriginal cultural heritage sensitivity under the Aboriginal Heritage Regulations 2018: A Cultural Heritage Management Plan (CHMP) has been prepared for the known massacre site in the north of the property. The continuation of fuel management is assessed as unlikely to impact on cultural heritage values.

Figure 1: Planning and building controls

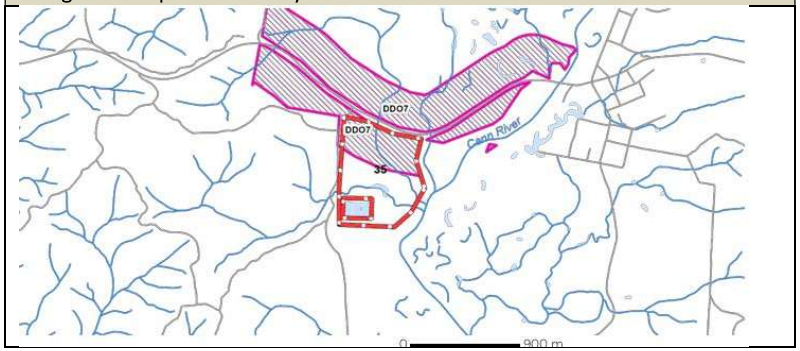
Bushfire Management Overlay



Bushfire Prone Area



Design Development Overlay



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Page 5 of 23

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3 Development proposal

This proposal involves construction of a waste transfer station in the Bushfire Management Overlay.

The property is freehold land owned by East Gippsland Shire Council.

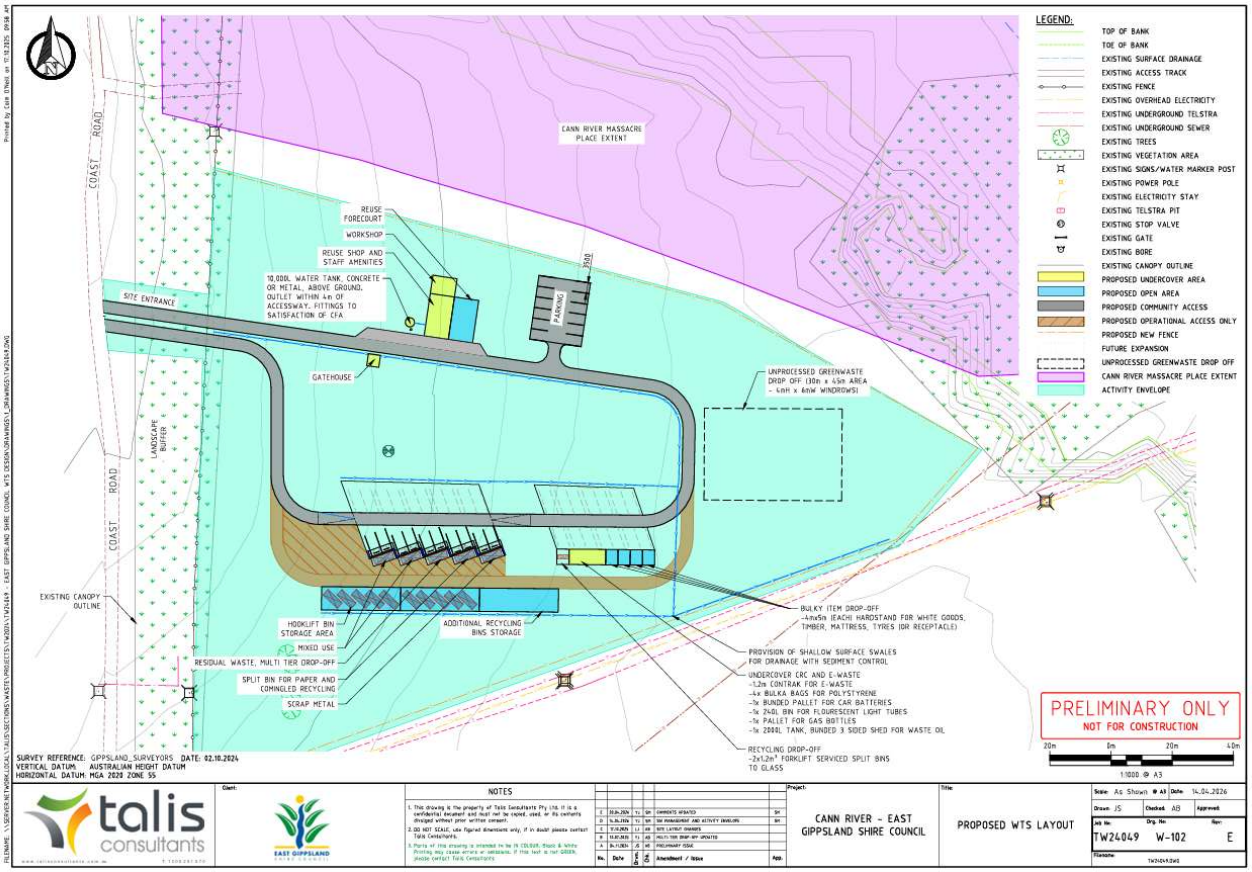
The proposed facility will enable the collection of recyclable materials and green waste for transfer elsewhere. The facility is located on the cleared southern portion of this site.

The site plan shows that the facility will be divided into 4 sections comprising:

- **South-west** - Recyclables, scrap metal and residual waste
- **South** - Bulky recyclables including hazardous materials (eg batteries, polystyrene and gas bottles)
- **East** - Green waste
- **North** - Reuse shop, workshop and staff amenities

Additional detail related to proposed buildings are provided in Attachment 2

Figure 2: Site plan



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Page 6 of 23

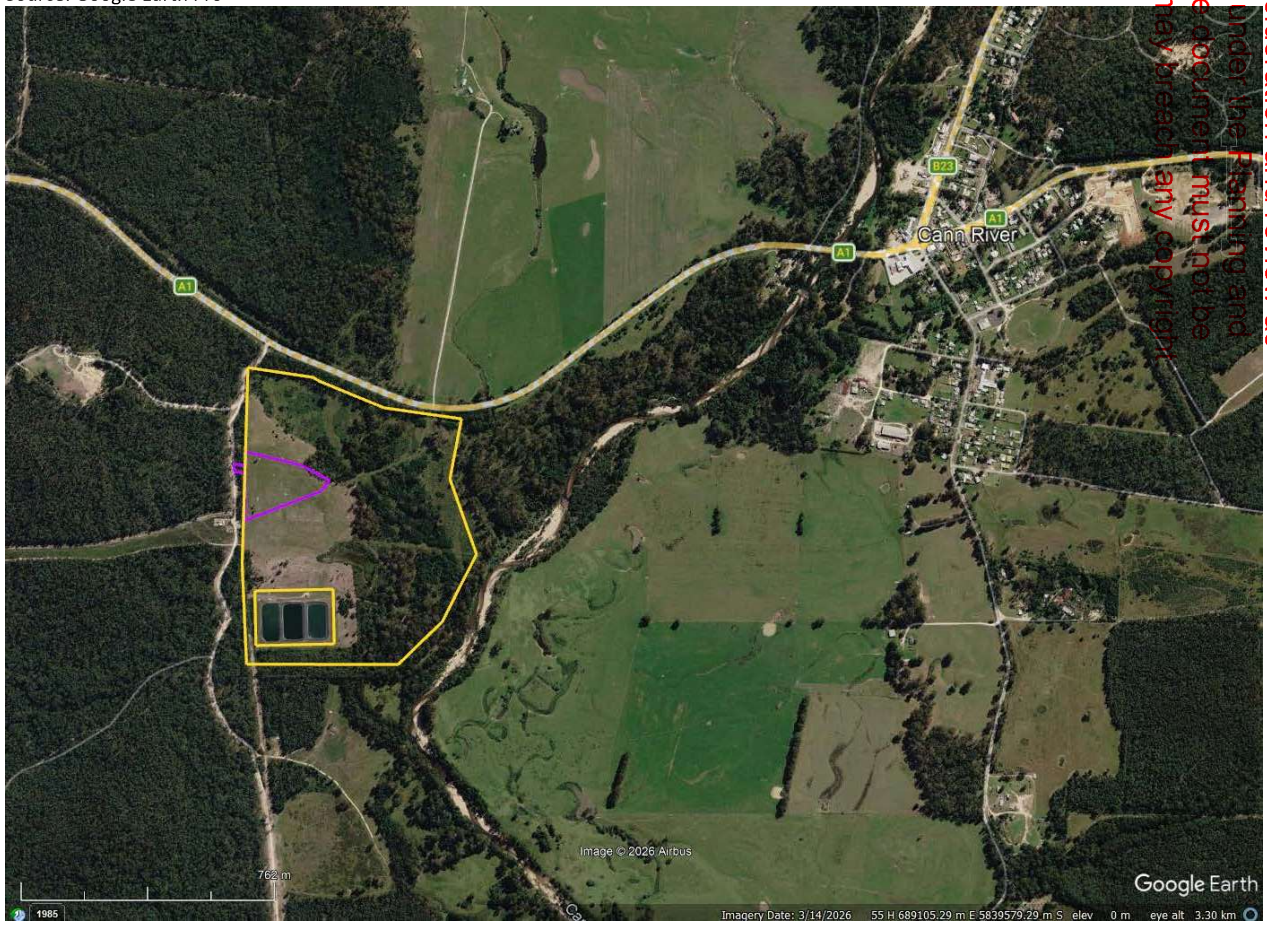
4 Site description

Current features of the site and its immediate surroundings are shown in Table 1, Figure 3 and Attachments 1, 3 and 4.

Table 1: Site description

Property dimensions (approximate)	
Property	Area: 47ha Distance at widest point: N-S: 889m, E-W: 704m
Site (to be fenced)	Area: 3.2ha Distance at widest point: N-S: 202m, E-W: 260m
Existing vegetation	
On the site	Close cropped grass
Within 150m of the site	N + E: Modified forest including gully dominated by Burgan and sedges S: Grassland currently maintained by slashing to minimise regeneration of Burgan W: Lowland Forest with narrow fuel break either side of Coast Rd
Within 1km of the site	N+W+S: Extensive area of Lowland Forest which can carry fire into the area under an FFDI of less than 50 NE-E: Modified forest with shorter fire runs
Infrastructure	
Buildings	Nil
Access/egress	Property is located on a formed gravel public road (Coast Rd) which provides access to the Princes Hwy (533m from buildings) and safer areas in the town
Water supply	Nil
Power supply	Above ground supply available
Neighbourhood Safer Place	Designated Neighbourhood Safer Place is within 1.6km (4min via vehicle, Attachment A3.5)

Figure 3: Property and site boundaries (approx)
Yellow = Property boundary
Pink = Site boundary (to be fenced)
Source: Google Earth Pro



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Page 7 of 23

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5 Bushfire risk summary

'Bushfire risk' can be defined as 'the chance (likelihood) of a bushfire igniting, spreading and causing damage to people or the assets they value (consequences)' (CFA 2012). Key risk factors include the hazard or source of the risk, the exposure to the hazard, and the vulnerability of occupants, buildings and other assets

Table 2 summarises the bushfire risk from three sources: the wider landscape (up to 50km away), within 150m of the site and the site.

This assessment uses the following data and documentation:

- Information on climate, vegetation and topography presented in the attachments 1, 3 and 4
- Criteria from the Landscape typology shown in Attachment A3.4 which aims to support a consistent approach to landscape risk assessment (DELWP 2017)
- Regional and municipal assessments.

Table 2: Summary of bushfire risk under design conditions (Catastrophic fire danger rating)

Source of risk	Key contributing factors/description
Landscape assessment (Attachment 3)	▪ Cann River township is one of the highest risk places in Gippsland. It is surrounded by extensive forest, has a history of intense fire, most recently in 2019/20. ▪ Landscape-scale fire is most likely from the NW, west or SW. In the event of fire, the site is expected to be impacted by embers, flame, radiant heat and potentially lower-cyclonic fire-induced wind. ▪ Under the design conditions, waste materials are expected to be ignited by embers and contribute further risk to the assets on site and to the spread of fire ▪ The risk of building loss is assessed by FFMV as being in the high to very high risk category for Gippsland. ▪ The Landscape Typology Assessment of Type 3 to Type 4 also indicates a higher risk due to the single route to a safer area (3.2km away at the approved Neighbourhood Safer Place at the K-12 School). ▪ Threat is potentially reduced if fuel management is carried out in the designated Asset Protection Zone to the NW, west and SW of the site and with implementation of an emergency management plan that includes triggers for early evacuation of the site and closure on days of higher fire risk.
Site assessment: site and within 150m (Attachment 4)	▪ Threat has been assessed using the simplified method, Method 1 of the Australian Standard AS 3959. ▪ Threat to the facility can be limited to 12.5kW/m2 (low) by maintaining defendable space around assets for at least the following distances: 78m (based on forest on a slope of >0-5deg). This will require ongoing fuel management both inside and outside the proposed facility fence ▪ Subject to ongoing fuel management as shown in the bushfire management plan, both inside and outside the proposed facility fence, the bushfire attack level and minimum construction standard of the buildings is assessed as BAL12.5 ▪ To be conservative, this threat assessment is also used to define defendable space for other assets on site (waste storages, parking area and parts of the boundary fence which are remote from existing forest) ▪ In accordance with AS 3959 this assessment does not take into account the threat from the burning of combustible materials on the site (mulch pile, contents of bins, or dangerous goods). As illustrated in Attachment A4.3, in general combustible waste materials are expected to combust where exposed to ember attack and/or up to 19kW/m2 of radiant heat. Paper, cardboard and the green waste piles are particularly vulnerable. These hazards must be managed in accordance with advice of a registered fire engineer and/or the fire authority (CFA) and the EPA.

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Page 8 of 23

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6 How the proposal meets the requirements of the Bushfire Management Overlay

Clause	Approved/ alternative measure and requirement		Response	Met?
53.02-4.1	AM2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	This proposal incorporates several features that mitigate risk from the wider landscape to an acceptable level, including: ▪ the forest to the north, west and south is a designated asset protection zone where fuel management for township protection is prioritised by government ▪ buildings will be constructed to be more robust to features of landscape risk (primarily embers and strong lower-cyclonic fire-induced wind) ▪ the emergency management plan (draft in preparation based on plans for other transfer stations) will emphasise closure of the site on days of higher fire risk (Severe and above), monitoring of the VicEmergency app for warnings of fires within a minimum 50km of the site and recommended actions ▪ the extent and proposed treatments within the defendable space exceed those required by AM3.1 and AM3.2	Yes
	AM2.2	A building is sited to ensure the site best achieves the following: • The maximum separation distance between the building and the bushfire hazard • The building is in close proximity to a public road • Access can be provided to the building for emergency service vehicles	▪ The buildings are sited in an area assessed as low radiant heat (12.5kW/m2) approximately midway between existing forest hazards ▪ The buildings are in close proximity to a public road (Coast Rd) which provides access to the Princes Hwy (533m from buildings) and to safer areas in the town (within 1.6km) ▪ Access is provided for emergency service vehicles to required standards around the whole site including each waste storage site	Yes
	AM2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	▪ It is proposed that the buildings be constructed to BAL19 which is one level higher than the assessed threat (12.5kW/m2) ▪ Additional measures address strong fire-induced wind that may exceed the requirements of the wind design tables, as well as ember protection.	Yes
53.02-4.2	AM3.1	▪ A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 and one of the following distances is met, for: ▪ a dwelling (including an extension or alteration to a dwelling), small second dwelling, **industry**, office, retail premises or warehouse, either:– Columns A, B or C.– Column D if there are significant siting constraints ▪ The setback is provided wholly within the title boundaries of the land.	▪ This development is categorised as industry ▪ This development proposal sets the buildings and additional assets back from the hazard in accordance with Column A (setbacks for radiant heat of 12.5kW/m2) wholly within the title boundaries of the land • Setbacks are 57m from forest (or scrub) on slopes of >0-5deg. This more conservative setback was selected as areas of scrub (Burgan) are expected to transition to forest over time. It also allows for re-establishment of forest to the north and south of the site should management objectives change (for example for management of the Indigenous massacre site or screening from the Princes Hwy. • This setback exceeds the minimum standards for defendable space distance around buildings (57m) by applying this setback to waste storages (with the exception of the green waste storage) and the boundary fence (except where adjacent to existing forest)	Yes

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Page 9 of 23

Clause	Approved/ alternative measure and requirement		Response	Met?
53.02-4.2	AM3.2	The setback between the building and the bushfire hazard is managed as an area of defendable space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 3.1 and the area is capable of being maintained in accordance with these requirements	▪ In recognition of the higher landscape risk and current fuel management on the site, as shown in Attachment 5, the bushfire management plan specifies continuation of current fuel management (cropped grass to less than 10cm in height) over a large portion of this property. This exceeds the minimum requirements of AM3.1 for defendable space of 57m from buildings ▪ This defendable space proposal also exceeds the minimum treatment standards specified in Table 4 to clause 53.02-5. Tree canopy cover in the defendable space is limited to 10% which is consistent with the definition of grassland. Otherwise, standard defendable space conditions are proposed within the site fence to allow for landscaping, but not outside the fence. Landscaping is to be in accordance with the CFA publication *Landscaping for bushfire* which provides guidance on firewise garden design and plant selection ▪ This area of defendable space is capable of being maintained in accordance with these requirements as it is owned by Council and Council staff acknowledge that the fuel management is important for ongoing control of invasive Burgan and to the protection of Cann River township to the east as well as local infrastructure (transfer station, power supply, and treatment plant facilities to the south) ▪ The land is relatively flat and easily maintained through methods such as slashing or grazing ▪ This treatment is not currently assured in perpetuity as it does not appear to be documented in a publicly accessible form eg land or fire management plan, however it is proposed that assurance be provided through permit conditions as set out in Attachment 5	Yes
53.02-4.2	AM3.3	A building is constructed to the bushfire attack level that corresponds to the setback which satisfies AM 3.1. If the setback of more than one column in Table 1 to clause 53.02-5 applies, a building is constructed to the highest of the corresponding bushfire attack levels. If a higher bushfire attack level than specified above is required to respond to clause 53.02-4.1, a building is constructed to that higher bushfire attack level.	▪ It is proposed that the buildings be constructed to BAL19 which is one level higher than the assessed threat (12.5kW/m2)	Yes
53.02-4.3	AM4.1	A building is provided with: • A static water supply for fire-fighting and property protection purposes as specified in Table 2 to Clause 53.02-5. • The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supplies • Vehicle access that is designed and constructed as specified in Table 3 to Clause 53.02-5.	• It is proposed that the buildings be supplied with static water supply of 20kL which exceeds the minimum requirement of 10kL stipulated in Table 2 to Clause 53.02-5. • Vehicle access will comply with minimum standards stipulated in Table 3 to Clause 53.02-5.	Yes
53.02-4.3	AM4.2		Not applicable as this development does not include a building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly	Not applicable
53.02-4.3	AM4.3	All other development, other than where AM 4.1 or AM 4.2 applies, is provided with a static water supply with adequate capacity for fire fighting and property protection purposes and vehicle access in accordance with the relevant fire authority requirement.	Not applicable as AM4.1 applies	Not applicable

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Page 10 of 23

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Page 11 of 23

ATTACHMENT 1: IMAGES (29 August 2026 except as noted)

Examples: Mallacoota transfer station (11/9/2026)







Cnr Coast Rd and Princes Hwy





North of the site





East of the site



South of the site



West of the site





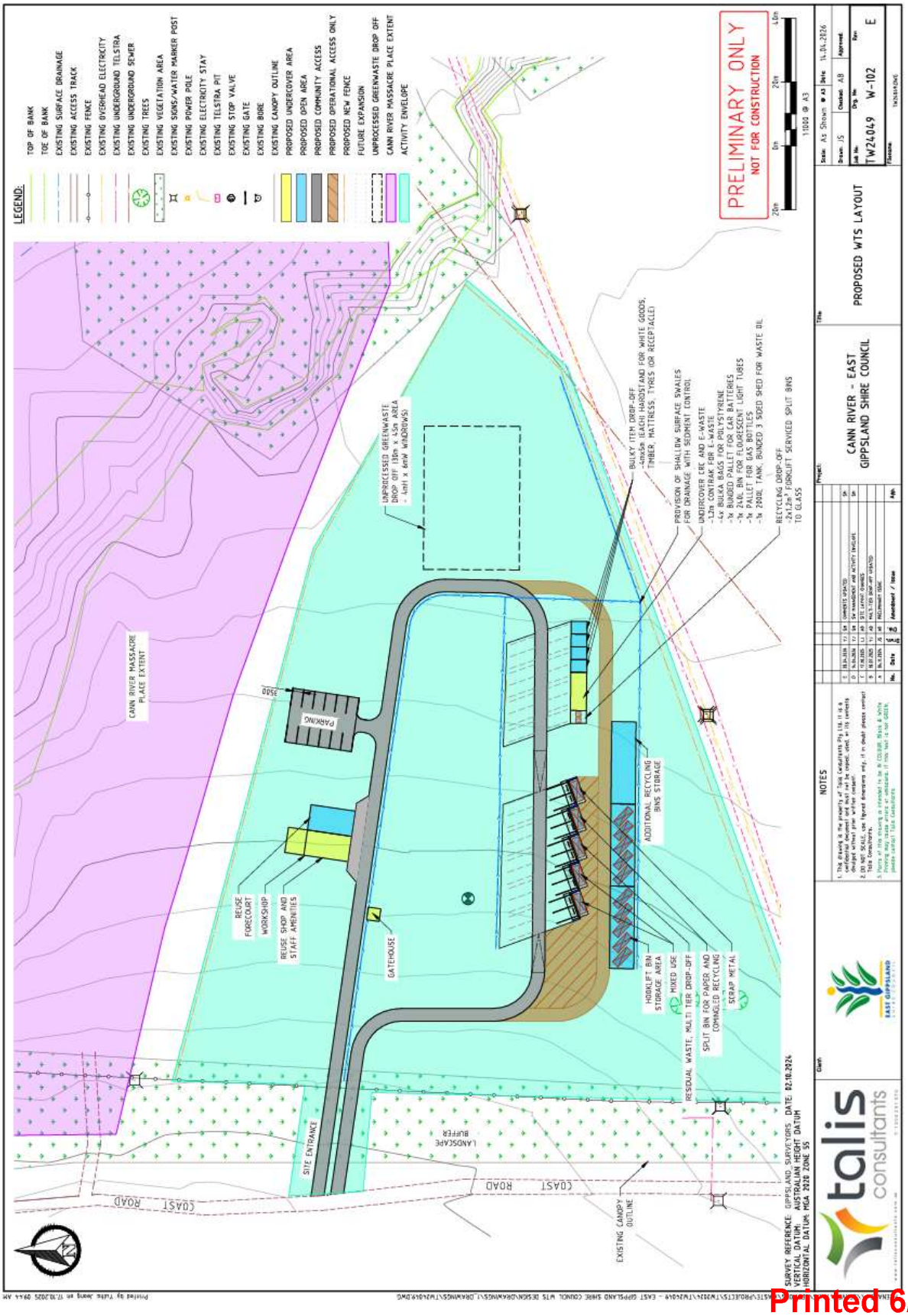
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ATTACHMENT 2: PROPOSED PLANS
A2.1 PROPOSED SITE LAYOUT



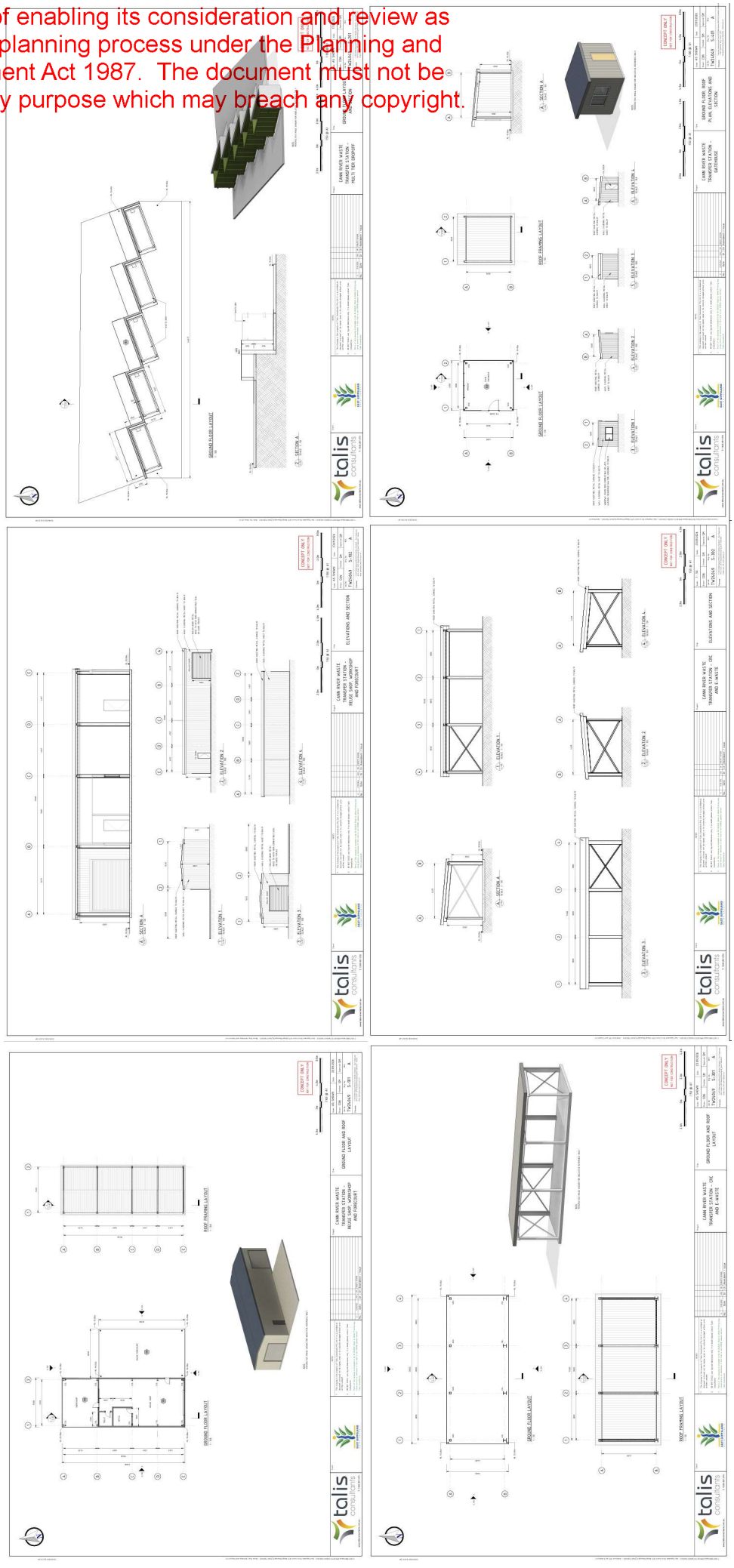
BUSHFIRE MANAGEMENT ADVICE: CANN RIVER TRANSFER STATION: 35 COAST ROAD CANN RIVER 3890
Prepared by obliqua pty ltd

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A2.2: BUILDING PLANS



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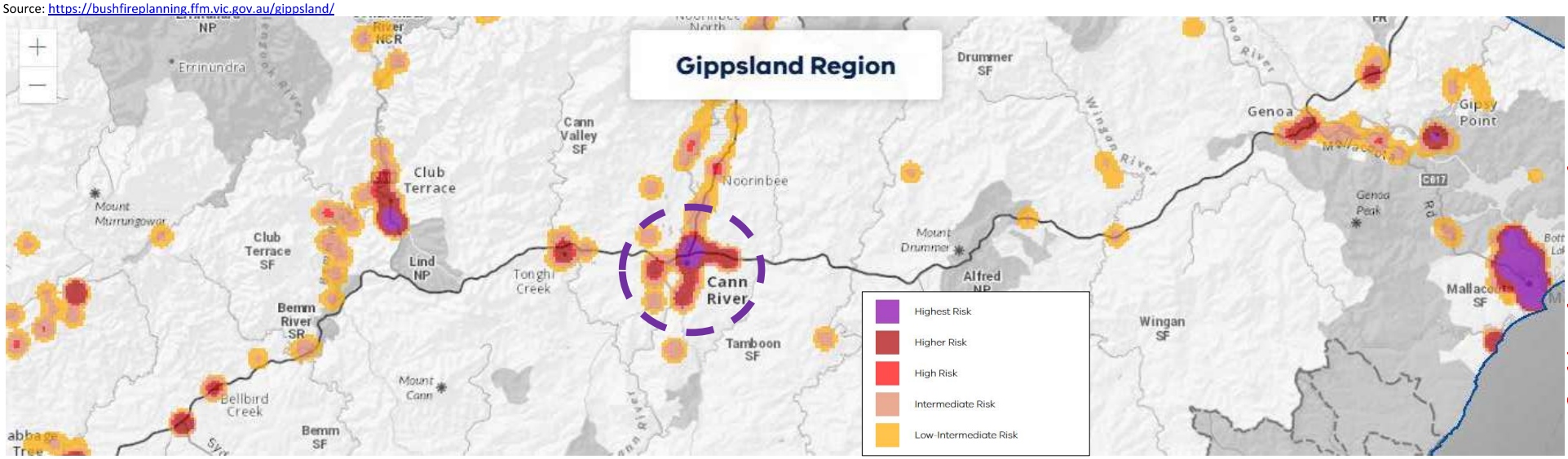
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ATTACHMENT 3: LANDSCAPE ASSESSMENT

A3.1: RELATIVE RISK OF HOUSE LOSS– GIPPSLAND REGION

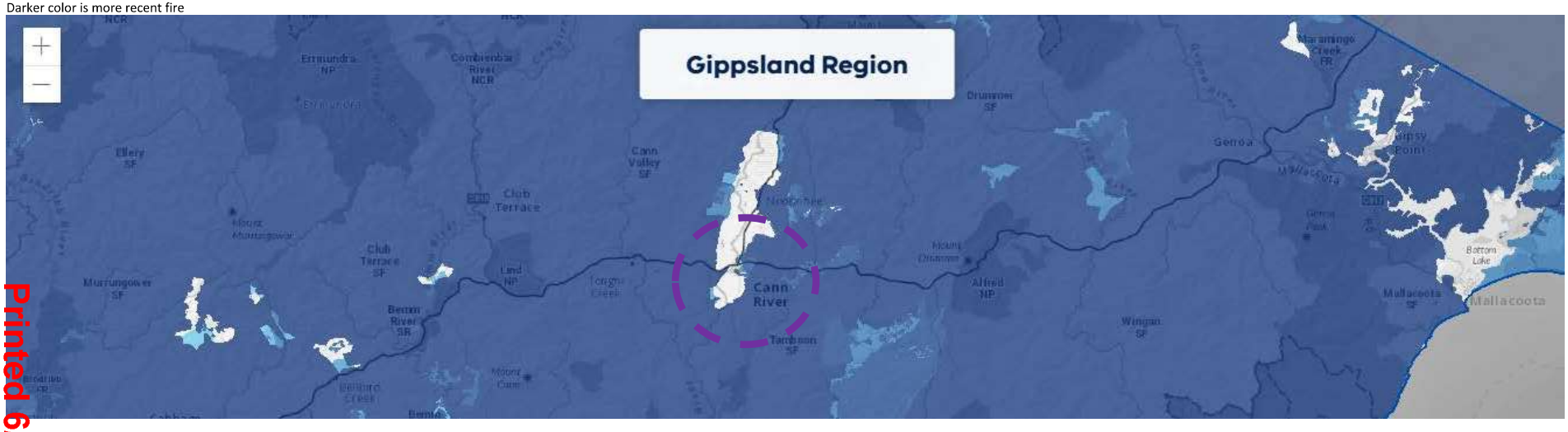
Source: https://bushfireplanning.ffm.vic.gov.au/gippsland/



A3.2: BUSHFIRE HISTORY

Source: https://bushfireplanning.ffm.vic.gov.au/gippsland/

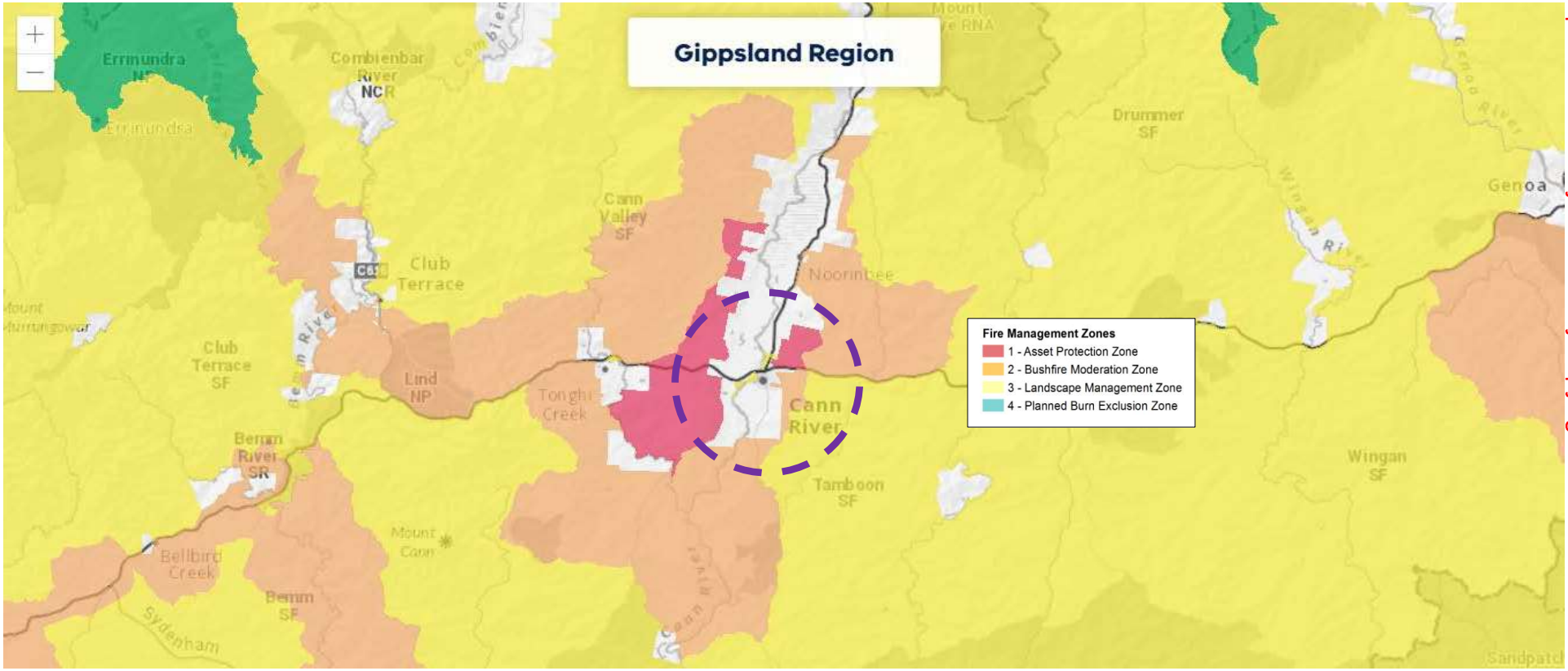
Darker color is more recent fire



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Page 15 of 23

A3.3: BUSHFIRE MANAGEMENT ZONES

Source: https://www.ffm.vic.gov.au/bushfire-fuel-and-risk-management/joint-fuel-management-program



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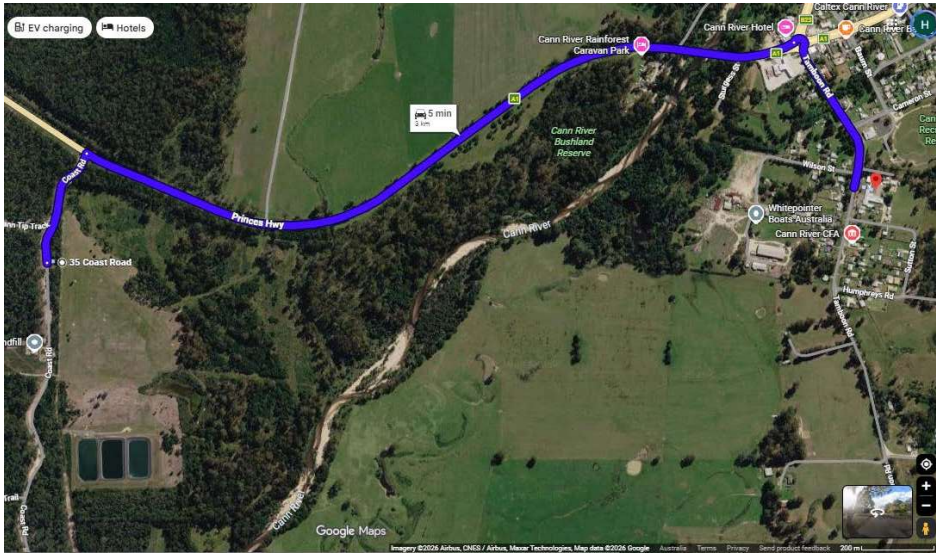
A3.4: LANDSCAPE TYPOLOGY

Source: *Technical Guide Planning Permit Applications – Bushfire Management Overlay* (DELWP 2017)

Type 1	Type 2	Type 3	Type 4
There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation). Extreme bushfire behaviour is not possible.	The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.	The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.	The broader landscape presents an extreme risk.
The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property.	Bushfire can only approach from one aspect	Bushfire can approach from more than one aspect.	
	The site is located in a suburban, township or urban area managed in a minimum fuel condition.	The site is located in an area that is not managed in a minimum fuel condition.	
Immediate access is available to a place that provides shelter from bushfire.	Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.	Access to an appropriate place that provides shelter from bushfire is not certain.	Evacuation options are limited or not available.
Increasing risk			

A3.5 ROUTE TO NEIGHBOURHOOD SAFER PLACE (NSP)

Source: Google Maps



A3.6: WIND DIRECTION BY FIRE DANGER RATING

Source: Orbost AWS (20 years to 10 October 2020)

Fire Danger Rating	S	SSW	SW	WSW	W	WNW	NW	NNW	N	NNE	NE	ENE	E	ESE	SE	SSE
Code Red	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extreme	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
Severe	0	0	8	0	0	8	7	4	3	0	0	0	0	0	0	0
Very High	100	100	92	100	100	91	93	95	97	100	100	100	100	100	100	100
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

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ATTACHMENT 4: BUSHFIRE ATTACK LEVEL + DEFENDABLE SPACE ASSESSMENT

A4.1 METHODS

Inspection date	29 August 2026
Assessment address	35 COAST ROAD CANN RIVER 3890
Assessment method	Method 1 of AS 3959-2018 which is based on the following inputs: design conditions, vegetation within 150m and slope under the vegetation and provides setbacks consistent with Clause 53.02 Table 1
Design conditions	FFDI =100 (Catastrophic)
Assessment area	150m from the footprint of the development
Vegetation classification	Vegetation within 150m of the site was classified in accordance with *AS 3959* s2.2.3 following consideration of the long-term state of the vegetation. as follows: ▪ The proposed development is located within an area managed as grassland. A conservative estimate of >0-5degrees was applied to all grassland ▪ Vegetation to the north and east of the site includes modified forest. This is assessed as currently Scrub, but may revert to Woodland or Forest, depending upon the longer term management of the land. Alternatively, it may be considered for revegetation in order to further screen views from the highway or as part of the Cultural Heritage Management Plan for the Indigenous massacre site. To be conservative, all current scrub vegetation is assessed as Forest (>5-10 degrees based on transects NE_A and NE_B). Any expansion of this vegetation towards the site will be on the lower slope category of >0-5degrees ▪ Vegetation immediately to the east of the site has been classified as Forest (>0-5degrees) based on transect E and the average slope up to 140m away from the site. The narrow area of steeper riparian banks to the east of the site (labelled as F20 and measured as 7m wide) is assessed as not having a significant effect on radiant heat. ▪ Vegetation to the west and south west of the site is assessed as Forest (upslope). ▪ There is reasonable assurance that the power line easement to the south west is regularly mown. It is assessed as Low Threat
Slope	Slope was estimated using profiles derived from 50cm digital elevation data from Geoscience Australia using the Terrain Profile tool in QGIS and visually checked on-site

Setbacks (Clause 53.02 Table 1)

Green shading indicates setbacks used to define defendable space

Assessment method (AS 3959)	Vegetation unit	Vegetation location	Slope category (degrees)	Veg/Slope code	Min separation from classified veg for threat level (m)					
					10 kW/m²	12.5 kW/m²	19 kW/m²	29 kW/m²	40 kW/m²	Flame zone
1	Grassland	S	Flat/upslope	G00	35	19	13	9	6	<6
1	Grassland	N	>0-5	G05	40	22	15	10	7	<7
1	Grassland		>5-10	G10	45	25	17	11	8	<8
1	Grassland		>10-15	G15	50	28	20	13	9	<9
1	Grassland		>15-20	G20	55	32	23	15	11	<11
1	Forest	W	Flat/upslope	F00	60	48	35	25	19	<19
1	Forest	E	>0-5	F05	70	57	43	32	24	<24
1	Forest	NE	>5-10	F10	85	69	53	39	31	<31
1	Forest		>10-15	F15	105	82	64	49	39	<39
1	Forest		>15-20	F20	125	98	78	61	50	<50

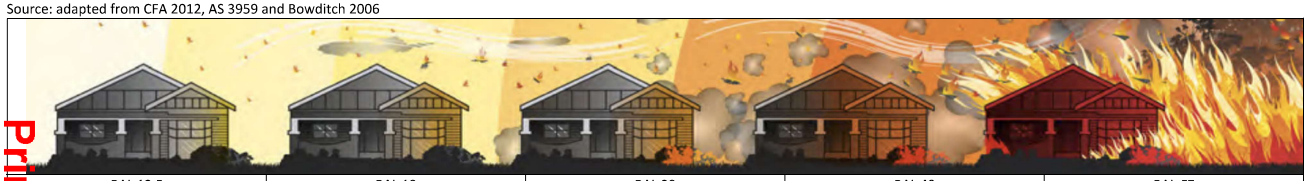
A4.2 ASSESSMENT RESULTS

Planning scheme clause 53.02-4.2 (Measure AM3.1) requires buildings for industry to be set back from classified vegetation in accordance with columns A (BAL12.5), B (BAL19), C (BAL29) or if there are significant siting constraints, column D (BAL40).
The setback is to be provided wholly within the title boundaries of the land. To be conservative, this standard is also applied to other assets on site (excluding the green waste pile and parts of the proposed fence that are close to existing forest, to avoid removal of this vegetation)
Assessment:

- Threat to the facility can be limited to 12.5kW/m2 by maintaining defendable space around assets for the following distances: forest: 57m
- While defendable space standards allow trees where canopies are separated by 5m, and some shrub cover, it is recommended that tree canopy cover be kept less than 10% canopy cover (which is the threshold under AS 3959 for grassland)
- While defendable space standards allow shrub cover, it is recommended that shrubs be allowed only where used for firewise landscaping within the site and kept below 10cm in height in the remainder of the defendable space
- Subject to ongoing fuel management as shown in the bushfire management plan, on the site and outside the proposed facility fence, the bushfire attack level and construction standard of the buildings is assessed as BAL12.5.
- Under design conditions, the green waste pile is potentially exposed to very high radiant heat and flame. It is recommended that it be relocated prior to the declared fire danger period
- In the event of fire under design conditions (and lower conditions), the mulch pile and other combustibles are expected to be ignited by radiant heat and embers. In accordance with AS 3959 this assessment does not take into account the threat from the burning of combustible materials on the site (mulch pile, contents of bins, or dangerous goods). Assessment of the threat from these items requires input from a registered Fire Engineer.

A4.3 EFFECTS OF RADIANT HEAT

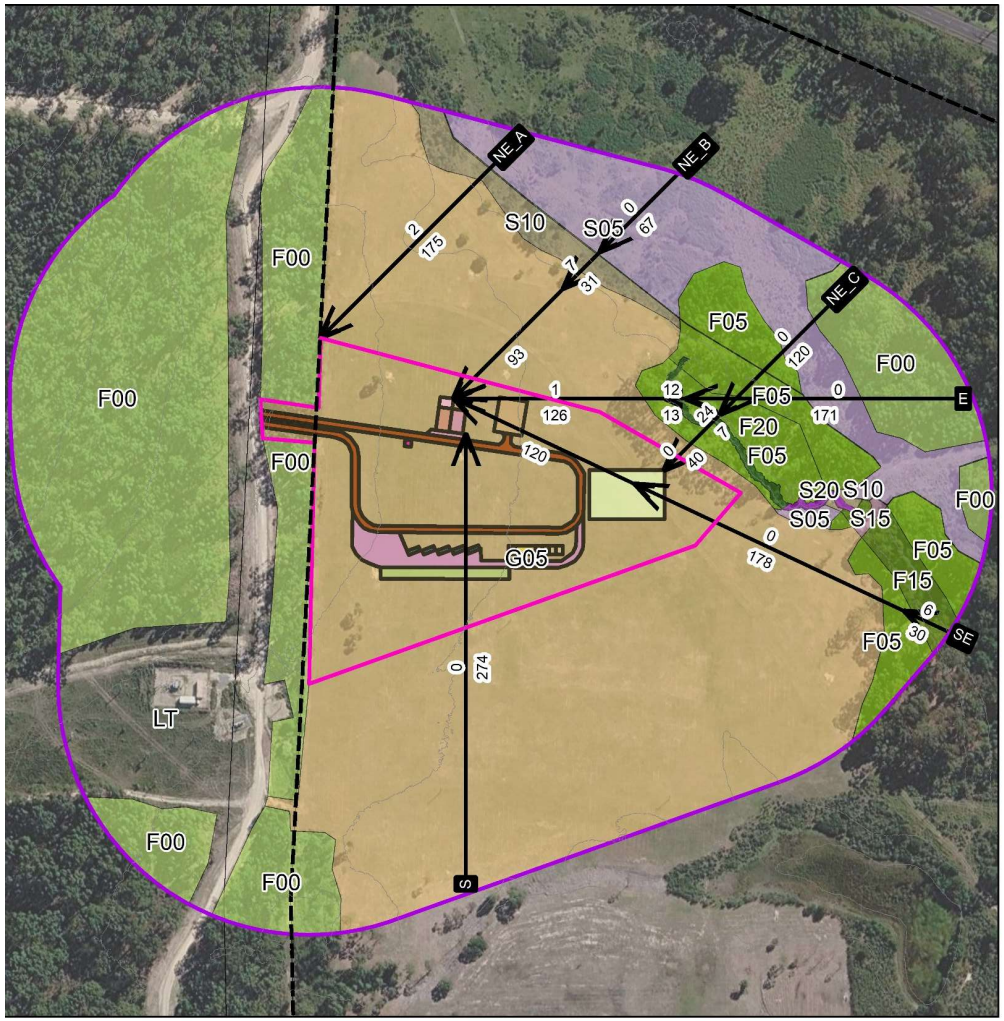
Source: adapted from CFA 2012, AS 3959 and Bowditch 2006



BAL 12.5 LOW THREAT TO HOUSES	BAL 19 MODERATE THREAT TO HOUSES	BAL 29 HIGH THREAT TO HOUSES	BAL 40 VERY HIGH THREAT TO HOUSES	BAL-FZ EXTREME THREAT TO HOUSES
Low ember attack Low radiant heat (up to 12.5kW/m2)	Moderate ember attack Moderate radiant heat (up to 19kW/m2)	High ember attack High radiant heat (up to 29kW/m2)	Very high ember attack Very high radiant heat + some flame contact	Extreme ember attack Extreme radiant heat + flame contact
Pain after 3 seconds (at 10kW/m2 or 2m) Critical conditions for firefighters Possible failure: float glass	Ignition of timber after a long time Possible failure: screened float glass Possible ignition: plastic tanks + bins)	Ignition of most timbers after 3 minutes	Ignition of cotton fabric after 5 seconds	Ignition of timber after 20 seconds

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A4.4 BUSHFIRE ATTACK LEVEL ASSESSMENT – VEGETATION AND SLOPE



PROPOSED CANN RIVER TRANSFER STATION
VEGETATION AND SLOPE

Property
Activity Envelope
Assessment Area = 150m
Assessment Area = 2km
Slope/Distance (deg/m)
Contour - 2m

Veg/slope category
LT
F00
F05
F10
F15
F20
G00
G05
G10
S05
S10
S15
S20

Proposal
Bin
Bin storage area
Bulky item drop off
Gatehouse
Green waste 4m H x 6m W
Parking
Paving
Recycling drop off
Reuse forecourt
Reuse shop + amenities
Road
Undercover CRC and Ewaste
Workshop

LT=Low Threat, F=Forest,
G=Grassland, S=Scrub assessed as Forest
Number = slope category

Metres
0 60 120

6_VegSlope.mxd | Image: Google Earth WMTS | Data: VicData, Geoscience Australia

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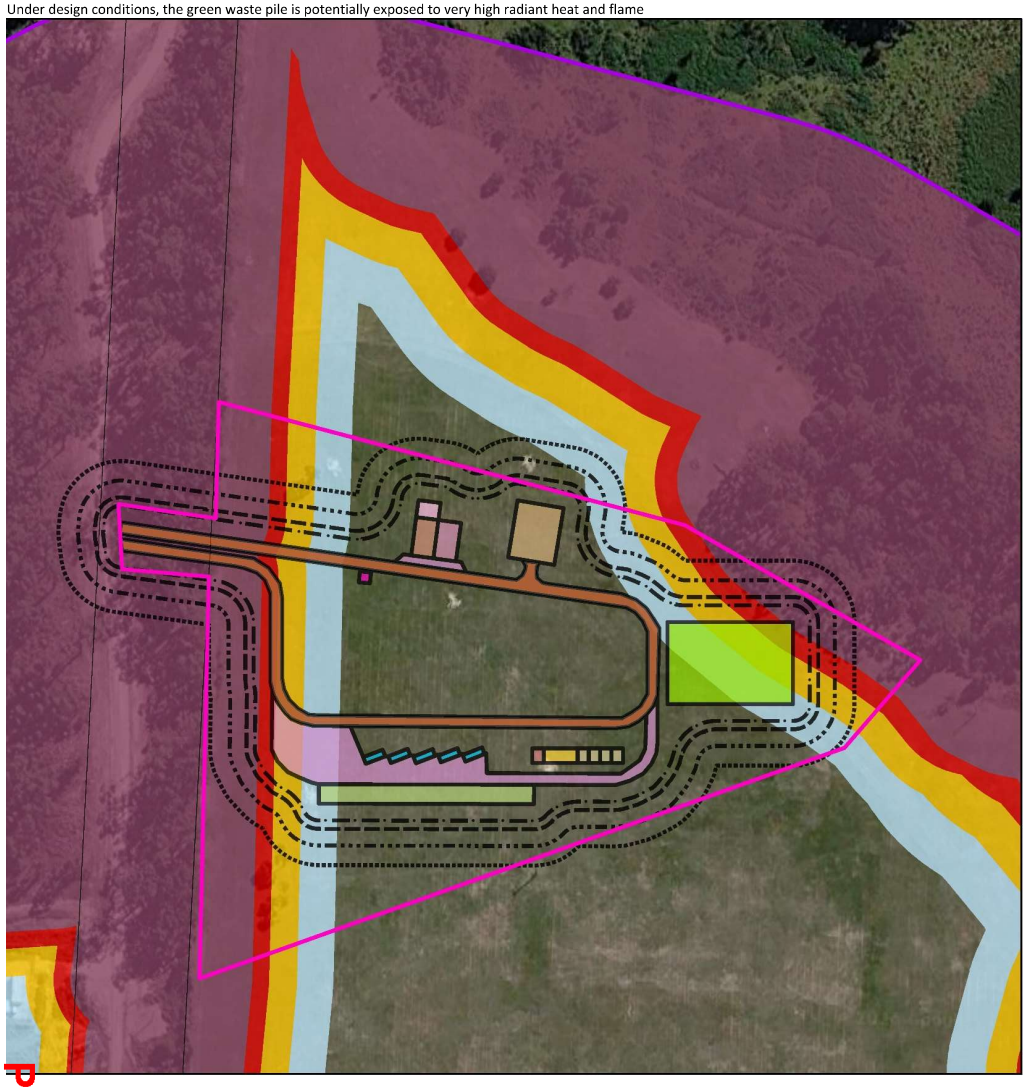
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Page 19 of 23

A4.5 BUSHFIRE ATTACK LEVEL ASSESSMENT

This map shows that radiant heat impact on the site from forest is mainly 12.5kW/m2(with the exception of the entrance/exit roads and the green waste pile).
Under design conditions, the green waste pile is potentially exposed to very high radiant heat and flame



PROPOSED CANN RIVER TRANSFER STATION
BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposal
- Bin
- Bin storage area
- Bulky item drop off
- Gatehouse
- Green waste 4m H x 6m W
- Parking
- Paving
- Recycling drop off
- Reuse forecourt
- Reuse shop + amenities
- Road
- Undercover CRC and Ewaste
- Workshop

Bushfire Attack Level - due to forest
- 19kW/m2 (BAL19)
- 29kW/m2 (BAL29)
- 40kW/m2 (BAL40)
- >40kW/m2 (BALFZ)

Setback from grassland (<5deg) for
- 12.5kW/m2 (BAL12.5) = 22m
- 19kW/m2 (BAL19) =15m
- 29kW/m2 (BAL29) = 10m
- 40kW/m2 (BAL40) = 7m

Metres
0 50 100

5_BAL.mxd | Image: Google Earth WMTS | Data: VicData, Geoscience Australia

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A4.6 DEFENDABLE SPACE OPTIONS

This map shows 2 options for defendable space (low threat area) needed to keep radiant heat that could be generated by existing vegetation and potential regeneration below 12.5kW/m2 (BAL12.5).

- Minimum: The whole site and the minimum defendable space (57m) required around key assets (buildings, waste bins, storages, but excluding the green waste area and the parking area)
- Recommended: The whole site and precautionary defendable space that extends 57m from the fenceline or up to the current forest boundary and provides additional protection for the road, parking area and additional waste storage areas that may be developed in the future



PROPOSED CANN RIVER TRANSFER STATION
DEFENDABLE SPACE OPTIONS

- Property
- Activity Envelope
- Assessment Area = 150m
- Assessment Area = 2km
- Distance (m)

Proposal

- Bin
- Bin storage area
- Bulky item drop off
- Gatehouse
- Green waste 4m H x 6m W
- Parking
- Paving
- Recycling drop off
- Reuse forecourt
- Reuse shop + amenities
- Road
- Undercover CRC and Ewaste
- Water tank 20kL + CFA fittings
- Workshop

Defendable space for 12.5kW/m2 (BAL12.5)

- Minimum: 57m from buildings + waste bins (based on Forest >0-5deg)
- Remainder of site
- Precautionary: 57m from fence (except for existing forest)

Metres
0 50 100

6_DS_options.mxd | Image: Google Earth WMTS | Data: VicData, Geoscience Australia

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ATTACHMENT 5: BUSHFIRE MANAGEMENT CONDITIONS FOR ENDORSEMENT OF THE RESPONSIBLE AUTHORITY (PAGE 1/2)

Mandatory and general conditions

Buildings and works mandatory condition (Clause 44.06-5): The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access and emergency management must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

1 Private bushfire shelter

Any private bushfire shelter to be constructed on the site must comply with the *Victorian Building Regulations 2018* and the *National Construction Code 2019*.

The siting of the shelter and design of the surrounds is to be generally in accordance with guidance contained in the following documents: *The design and construction of private bushfire shelters* (ABCB 2014) and *Private bushfire shelters in Victoria. A guide for siting, landscaping and use* (CFA 2016).

At a minimum, unless varied in accordance with regulatory requirements, the following will apply:

- The shelter must be accredited by the Building Regulations Advisory Committee
- The shelter is to be sited within 20m of the dwelling, but no closer than 6m (or 1.5 times the height) of any building
- The shelter is to cater for all occupants of the site as determined by the number of bed spaces that will be provided in the dwelling

The minimum (closed) occupancy period for a fully occupied shelter is 2 hours to allow an additional contingency for air supply and/or moderation of internal temperatures.

2 Emergency management plan

An emergency management plan be prepared which includes triggers for closure of the site on days forecast as higher fire risk, monitoring of the VicEmergency app and early evacuation in the event of fire reports within a defined (minimum 50km) watch zone

3 Construction

Subject to the creation and maintenance of defendable space as set out in Column 3 of this table all buildings are to be constructed to a minimum standard of BAL19 in accordance with Australian Standard *AS 3959-2018 Construction of buildings in bushfire prone areas* or the requirements of the *NASH standard - Steel-framed construction in bushfire areas.*

The following additional requirements apply to all buildings:

- Roof and wall cavities are to be fully lined and sealed with non-combustible material (insulation blanket or similar) to provide secondary ember protection for the roof space and moisture control membrane
- Insulation is to be non-combustible
- Buildings are constructed to withstand lower cyclone-level winds (minimum of 120km/h)
- Re-entrant corners (including those generated by steps, windows, doorways, shutters, complex rooflines and footprints, and elevated solar panels) that can trap wind-blown debris and embers are to be minimised
- The buildings are to be constructed on slabs
- A non-combustible surface is be maintained for at least 1m around the perimeter of all buildings

4 Defendable space

Unless otherwise agreed in writing to the satisfaction of the relevant fire authority, defendable space is to be provided in accordance with the Bushfire Management Plan which comprises the following:

- the entire development site
- a distance of 57m from buildings and waste storages (excluding green waste)
- an additional precautionary distance of 57m from the site fence where this can be achieved without removal of existing forest located to the east and west of the site

Defendable space management

Except as listed below for site landscaping:

- Green waste is to be removed prior to the declared fire danger period
- Grass must be short cropped and maintained during the declared fire danger period
- Grass and shrub cover is to be maintained below 10cm in height
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period
- Tree canopy cover is to be limited to a maximum of 10%
- The canopy of trees must be separated by at least 2-5 metres
- There must be a clearance of at least 2 metres between the lowest tree foliage and ground level
- Fencing is to be non-combustible
- Timber is not to be used in landscaping
- Combustibles including firewood, furniture, rubbish and recycling bins are to be located at least 12m from buildings
- Gas bottles are to be oriented so that they do not vent towards egress routes, vehicles or buildings

Within the site fence

Firewise landscaping may be provided within the site fence as follows:

- Within 10m of a building, flammable objects must not be placed close to the vulnerable parts of the building
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building
- Shrubs must not be located under the canopy of trees
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres
- Trees must not overhang the building
- Landscaping design and species selection is Firewise in accordance with the CFA publication *Landscaping for bushfire* (CFA 2022)

5 Water supply and access

Unless otherwise agreed in writing by the relevant fire authority, water supply and access must be provided as follows:

Water: 20,000 litres of effective water supply must be provided for fire fighting purposes. Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include an outlet for occupant use.

Fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage provided to the fittings and/or to the access to the satisfaction of the relevant fire authority
- Be located within 60 metres of the outer edge of the approved building
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting) and/or Storz fitting
- Be a minimum of 65 millimetres. This also applies to all pipework, but excludes the CFA coupling.

Access (where length of access is less than 30m): Applicable

- Where fire authority access to the water supply is required, fire authority vehicles should be able to get within 4 metres of the water supply outlet

Access (where length of access is greater than 30m): Applicable

- All-weather construction
- Load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4% or 8.1°) with a maximum grade of no more than 1 in 5 (20% or 11.3°) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5% or 7.1 degrees) entry and exit angle

Access (where length of access is greater than 100 metres): Applicable

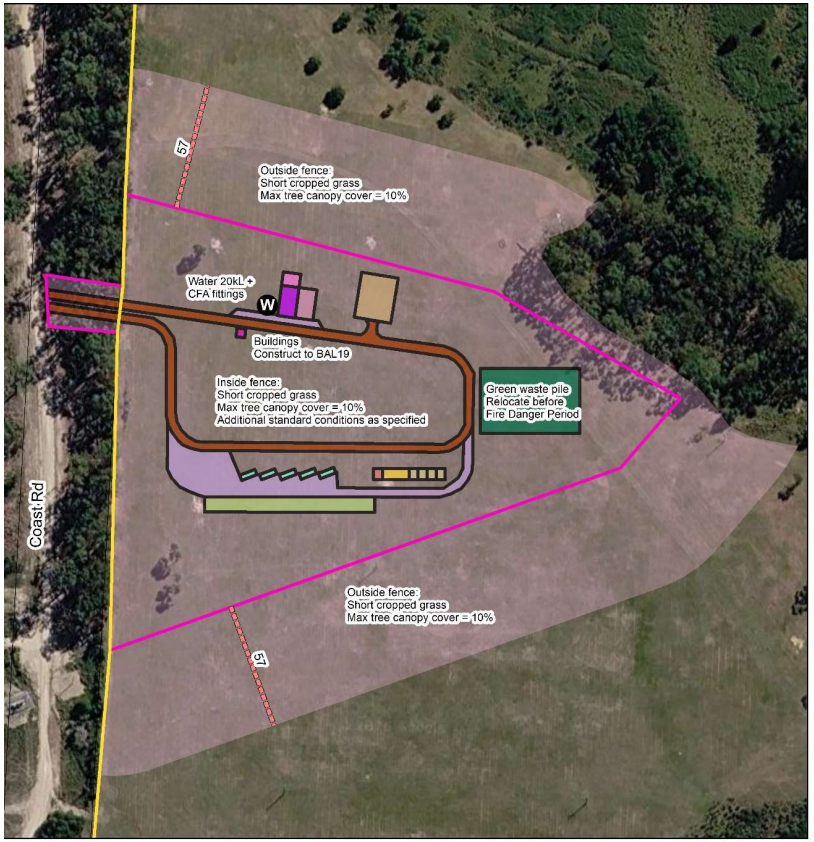
- A turning area for fire fighting vehicles must be provided close to the building by one of the following:
  - A turning circle with a minimum radius of eight metres.
  - A driveway encircling the dwelling.
  - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle

Access (where length of access is greater than 200 metres): Applicable

- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

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ATTACHMENT 5: BUSHFIRE MANAGEMENT CONDITIONS FOR ENDORSEMENT OF THE RESPONSIBLE AUTHORITY (PAGE 2/2)



PROPOSED CANN RIVER TRANSFER STATION
BUSHFIRE MANAGEMENT PLAN

- Property
- Activity Envelope/Security fence
- Distance (m)

Proposal

- Bin
- Bin storage area
- Bulky item drop off
- Gatehouse
- Green waste 4m H x 6m W
- Parking
- Paving
- Recycling drop off
- Reuse forecourt
- Reuse shop + amenities
- Road
- Undercover CRC and Ewaste
- Water tank 20kL + CFA fittings
- Workshop

Defendable space based on forest + potential forest (>0-5deg)

57m buffer to limit radiant heat on buildings + waste storages to12.5kW/m2 (BAL12.5) plus precautionary 57m from fence (except for existing forest)

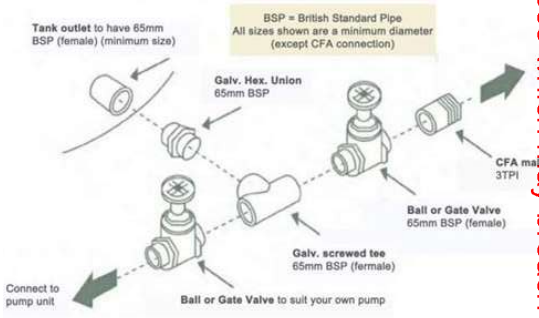
Metres
0 50 100

7_BMP.mxd | Image: Google Earth WMTS | Data: VicData, Geoscience Australia

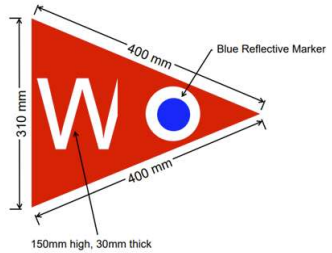
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Common tank fittings
Source: https://www.cfa.vic.gov.au/ArticleDocuments/402/BMO_Water_Supply_explanation_lof.aspx



Signage





The water supply must be readily identifiable from the site entrance and buildings or appropriate signage must be provided which:

- has an arrow pointing to the location of the water supply-
- has dimensions of not less than 310mm high and 400mm long
- is red in colour, with a blue reflective marker attached-
- is labelled with a 'W' that is not less than 15cm high and 3cm thick
- is fixed on an upright post or building

The water tank should include signage on it stating "FIRE WATER" in a colour that contrasts with the tank with lettering that is at least 50 mm in height.

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Printed 6/11/2026
Page 23 of 23

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