

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Snowy River Road SUGGAN BUGGAN VIC 3885 TBA: SNOWY RIVER ROAD SUGGAN BUGGAN
The application is for a permit to:	Use and Development of a Store (Community Fireguard Building)
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 (FZ)	Use of the land for section 2 use (warehouse)
35.07-4 (FZ)	Construct or carry out a building or works for use of a section 2 use (warehouse)
42.01-2 (ESO)	Construction of a building
44.06-2 (BMO)	Construction of a building
The applicant for the permit is:	Marchbank Town Planning
The application reference number is:	5.2026.225.1

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 19 July 2026 9:57 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Approved CHMP 20598 Suggan Buggan Shed - 15.1.2026.pdf; Proposed site plan.pdf; Suggan Buggan Township Private rd Gazetted 1971.pdf; Agilus - BMP - Suggan Buggan Community Storage Shed - V1.1.pdf; Agilus - BMS and 13.02 - Suggan Buggan Community Storage Shed - V1.1.pdf; Town Planning Report - Suggan Buggan Community Building.pdf; Proposed Floor Plan & Elevations Suggan Buggan.pdf; Proposed site plan CHMP September V1 - Suggan Buggan.pdf; Planning_Permit_Application_2026-07-19T21-56-30_35642940_0.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:

Applicant name: Ben Marchbank

Business trading name: Marchbank Town Planning

Email address: ben@marchbanktownplaning.com.au

Postal address : 95 Bay Road Eagle Point 3878

Preferred phone number: 0477408721

Owner's name:

Owner's postal address:

Street name: Snowy River Road

Town: Suggan Buggan

Post code: 3885

Lot number: 11

Other Legal Description: Allot. 11 Sec. 1 TOWNSHIP OF SUGGAN BUGGAN

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?: No

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

Existing conditions : Vacant land Crown land.

Description of proposal : Use and develop the land for a store/warehouse Community storage building for firefighting equipment. Fee waiver sought based on not for profit community association bushfire recovery

Estimated cost of development: 42,000

Has there been a pre-application meeting: No

Full copy of Title: [Suggan Buggan Township Private rd Gazetted 1971.pdf](#)

Plans: [Proposed site plan.pdf](#), [Proposed Floor Plan & Elevations Suggan Buggan.pdf](#), [Proposed site plan CHMP September V1 - Suggan Buggan.pdf](#)

Planning report: [Town Planning Report - Suggan Buggan Community Building.pdf](#)

ExtraFile: 3

1. Supporting information/reports: [Agilus - BMP - Suggan Buggan Community Storage Shed - V1.1.pdf](#), [Agilus - BMS and 13.02 - Suggan Buggan Community Storage Shed - V1.1.pdf](#)

2. Supporting information/reports: [Approved CHMP 20598 Suggan Buggan Shed - 15.1.2026.pdf](#)

Invoice Payer: Ben Marchbank

Address for Invoice: 95 Bay Road Eagle Point 3878

Invoice Email: ben@marchbanktownplanning.com.au

Primary Phone Invoice: 0477408721

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

CROWN FOLIO STATEMENT

VOLUME 11806 FOLIO 244
No Coft exists

Security no : 124137004437M
Produced 28/07/2026 07:22 AM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 11 Section 1 Township of Suggan Buggan Parish of Suggan Buggan.
Created by instrument MI287702D 06/08/2016

CROWN LAND ADMINISTRATOR

NICHOLSON STREET EAST MELBOURNE VIC 3002
MI287702D 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES**DIAGRAM LOCATION**

SEE CD110290H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA458438U	RECTIFY REFER TO INST.	Registered	27/05/2026

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: SNOWY RIVER ROAD SUGGAN BUGGAN VIC 3885

DOCUMENT END

Imaged Document Cover Sheet

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CD110290H

CROWN DIAGRAM

Location of Land

Parish : SUGGAN BUGGAN
Township : SUGGAN BUGGAN
Section : 1
Allotment : 11

Warning: No warranty is given as to the accuracy or completeness of this plan

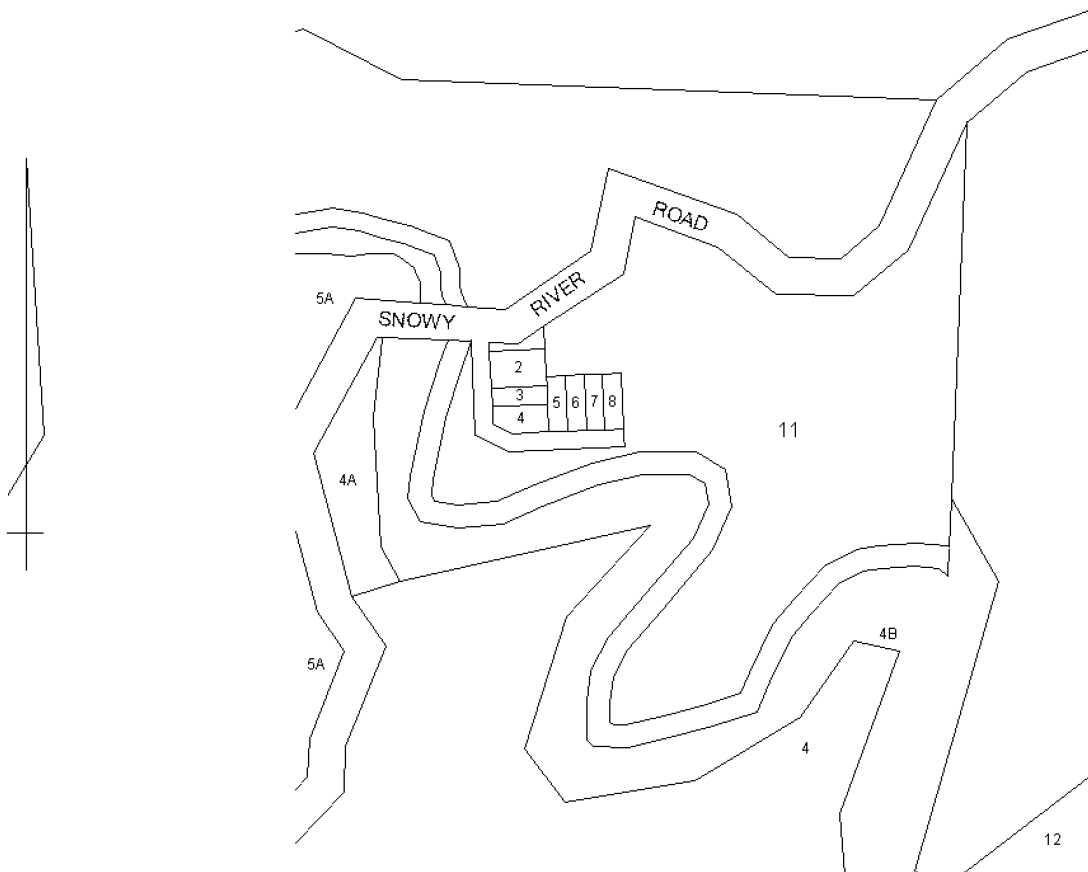
Any derived dimensions are approximate

Standard Parcel Identifier (SPI) : 11~1PP5743
Vicmap Parcel PFI : 45530480

Coordinate Position
MGA : 618260, 5909390 (55)
Vicroads Directory Reference : 52 G9 (ed. 6)

Compiled from VICMAP cadastral mapping data

Date: 22/05/2009



SCALE
0 100 200 300 400 500
METRES

Sheet 1 of 1 Sheets

Printed 30/07/2026

Page 6 of 74



PLANNING PERMIT APPLICATION

Use and development of a store (Community fireguard Building)

Allot. 11 Sec. 1 TOWNSHIP OF SUGGAN BUGGAN

July 2026

PLANNING SUMMERY

Address	Allot. 11 Sec. 1 TOWNSHIP OF SUGGAN BUGGAN (adjacent to 2356 Snowy River Road Suggan Buggan 3885)	
Title	Allot. 11 Sec. 1 TOWNSHIP OF SUGGAN BUGGAN No covenants, section 173 Agreements, or easements.	
Land size	14.5ha	
Zoning	Farming Zone, Schedule 1	
Overlays	Bushfire Management Overlay Environmental Significance Overlay, Schedule 1-15	
Particular Provisions	Clause 52.06 Carparking Clause 53.02 Bushfire Planning	
Other designations	Bushfire Prone Area	
Cultural Heritage	Aboriginal Cultural Heritage Sensitivity	
Permit triggers	Farming Zone, 1	35.07-1 Use, 35.07-4 Buildings and works
	Bushfire Management Overlay	Clause 44.06-2 Buildings and works
	Environmental Significance Overlay, 1-15	Clause 42.01-2 Construct a building or construct or carry out works
Technical Reports	Bushfire Management Statement/Plan prepared by Agilus 19 May 2026 Cultural Heritage Management Plan prepared by Anita Barker, Anna Kent, Anthony Gowans & Aoife Barker 15 January 2026	

INTRODUCTION

Marchbank Town Planning has been engaged by _____ to prepare and lodge a planning permit application to develop the land with a community storage building for firefighting equipment.

_____ is a community-led not-for-profit organisation. It operates as an incorporated community group focused on advocacy, local economic development, and recovery efforts for the Buchan and Gelantipy districts following the 2019/2020 Black Summer bushfires.

This planning report addresses the applicable planning requirements of the East Gippsland Planning Scheme. The proposal has taken into consideration and is consistent with Planning Policy Frameworks including the Municipal Strategic Statement, and purpose, application requirements and decision guidelines of the Farming Zone, Bushfire Management Overlay and requirements of Clause 52.06 Carparking and Clause 52.03 Bushfire Planning.

Application documentation:

- ✓ Planning permit application form
- ✓ Cultural Heritage Management Plan
- ✓ Bushfire management Statement
- ✓ Public Land Manager DEECA consent/support

PRELIMINARY MATTERS

In undertaking this project _____ have received funding from Foundation for Rural Regional Renewal. The project has evolved with the support from the Department of Energy, Environment and Climate Action. Given its status as a community led not for profit organization it is requested that the planning permit application fee be waived.

The project is a similar model to several community fireguard buildings across East Gippsland (eg. Tamboon, Tambo Crossing) and is recognized to form a crucial role in building community resilience in the face of bushfire events. The building forms part of a community owned and operated firefighting resource for the community and surrounds where it is situated.



Department of Energy, Environment
and Climate Action

574 Main Street
Bairnsdale VIC 3875
Telephone: (03) 5152 0400
ABN 90 719 052 204
deeca.vic.gov.au

26 March 2025

Suggan Buggan Community Association

Dear Brett

RE: LANDOWNER CONSENT/SUPPORT FOR A GRANT APPLICATION, PLANNING/BUILDING PERMIT APPLICATION & UNDERTAKING WORKS ON CROWN LAND, SUGGAN BUGGAN.

PART OF CROWN ALLOTMENT 4, SECTION 1, TOWNSHIP & PARISH OF SUGGAN BUGGAN

I refer to your request for landowner support and consent of a grant application being made, to fund the purchase and installation of a new shed to store firefighting equipment for the community to access and use.

The Department of Energy, Environment and Climate Action (DEECA), as the landowner fully supports and herenow provides consents to the Suggan Buggan Community Association, to submit an application.

For the purposes of section 48 of the Planning and Environment Act 1987, this letter also acknowledges that the applicant has notified the landowner about the proposed development. DEECA reserves the right to comment, including the right to object or recommend conditions on the permit application, at a later date.

The intended works must comply with any other relevant statutory regulations and all the necessary permits and approvals are to be obtained prior to any works commencing, in particular a Building Permit, in which landowner consent is also provided for this.

Should you have any questions, please contact me on 0457 501 299 or via email tracey.west@deeca.vic.gov.au

Yours sincerely

Tracey West
Program Officer
Land and Built Environment

DEECA consent to lodge and consent to development

SITE AND SURROUNDS

The subject land is a 14.5 ha parcel of Crown Land in the settlement of Suggan Buggan approximately 60 km north of Buchan.

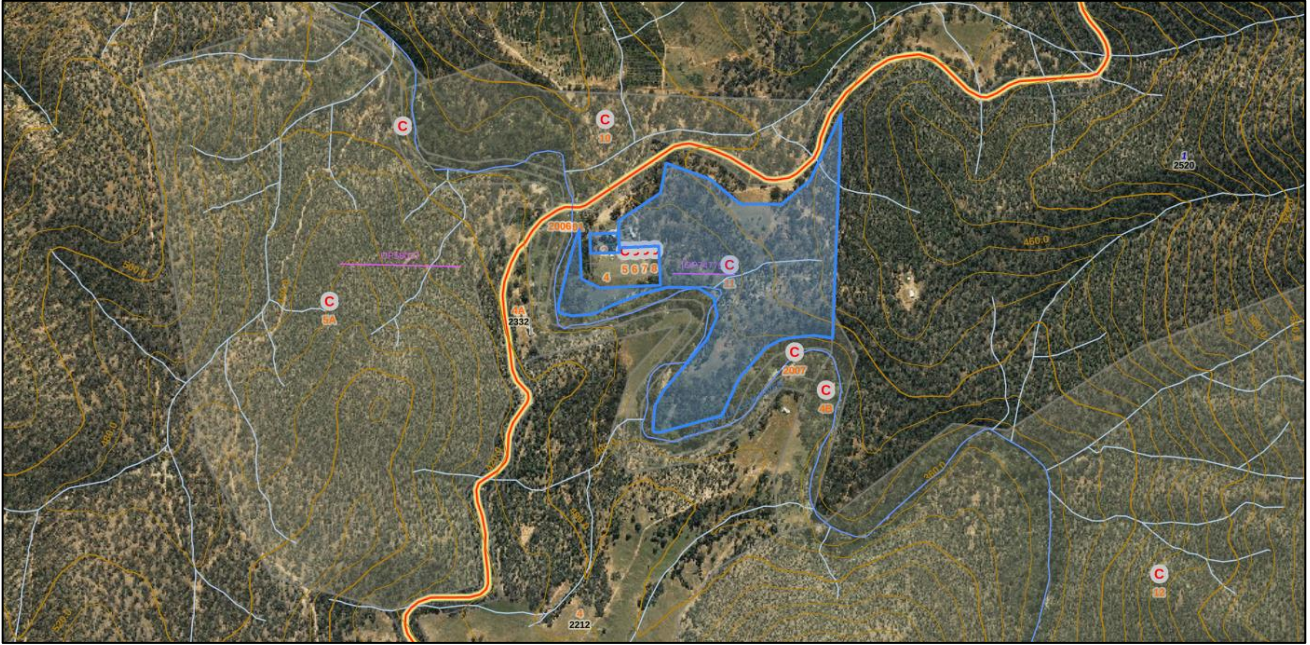
The subject land does not contain any buildings, albeit remanence of cattle yards is located in the western section. The land contains large areas of vegetation except where the proposed building is to be located. The Suggan Buggan Rover wraps around the western and southern boundary. Large privately owned Farming Zone property adjoining to the east.

The subject land is currently accessed via the Snowy River Road and unmade government road reserve.

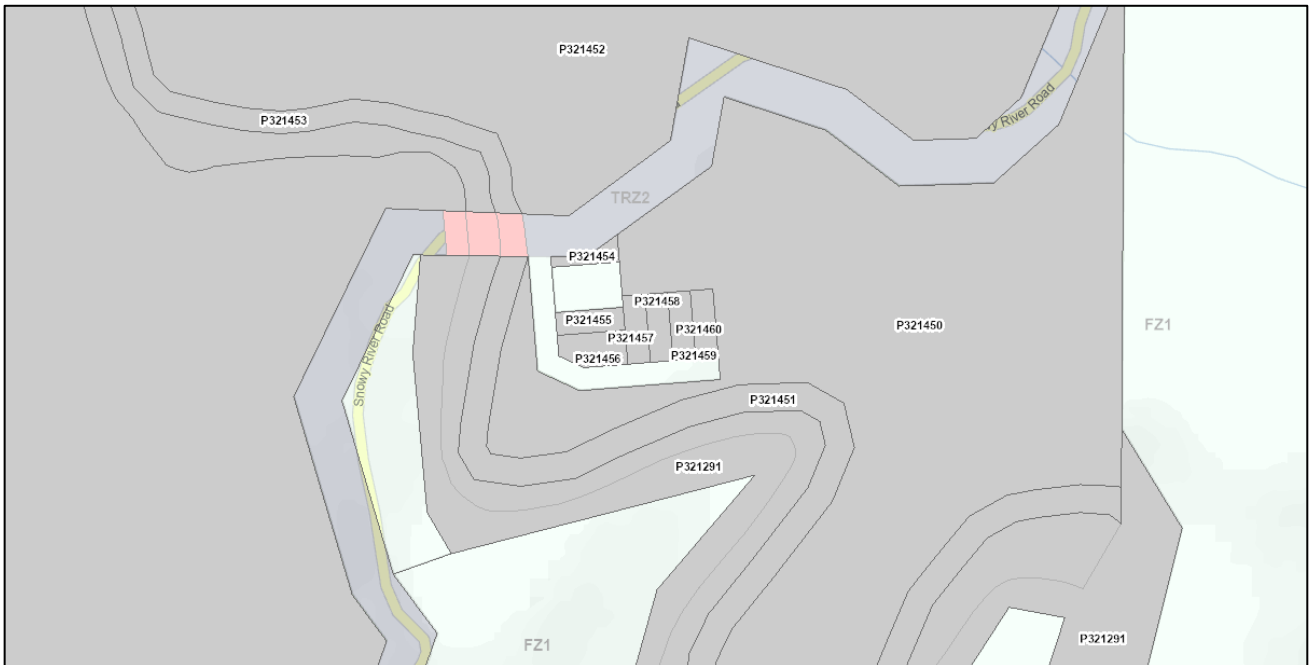
The broader landscape is undulating, is vegetated and predominantly Crown Land.



Subject land



Subject land and surrounds



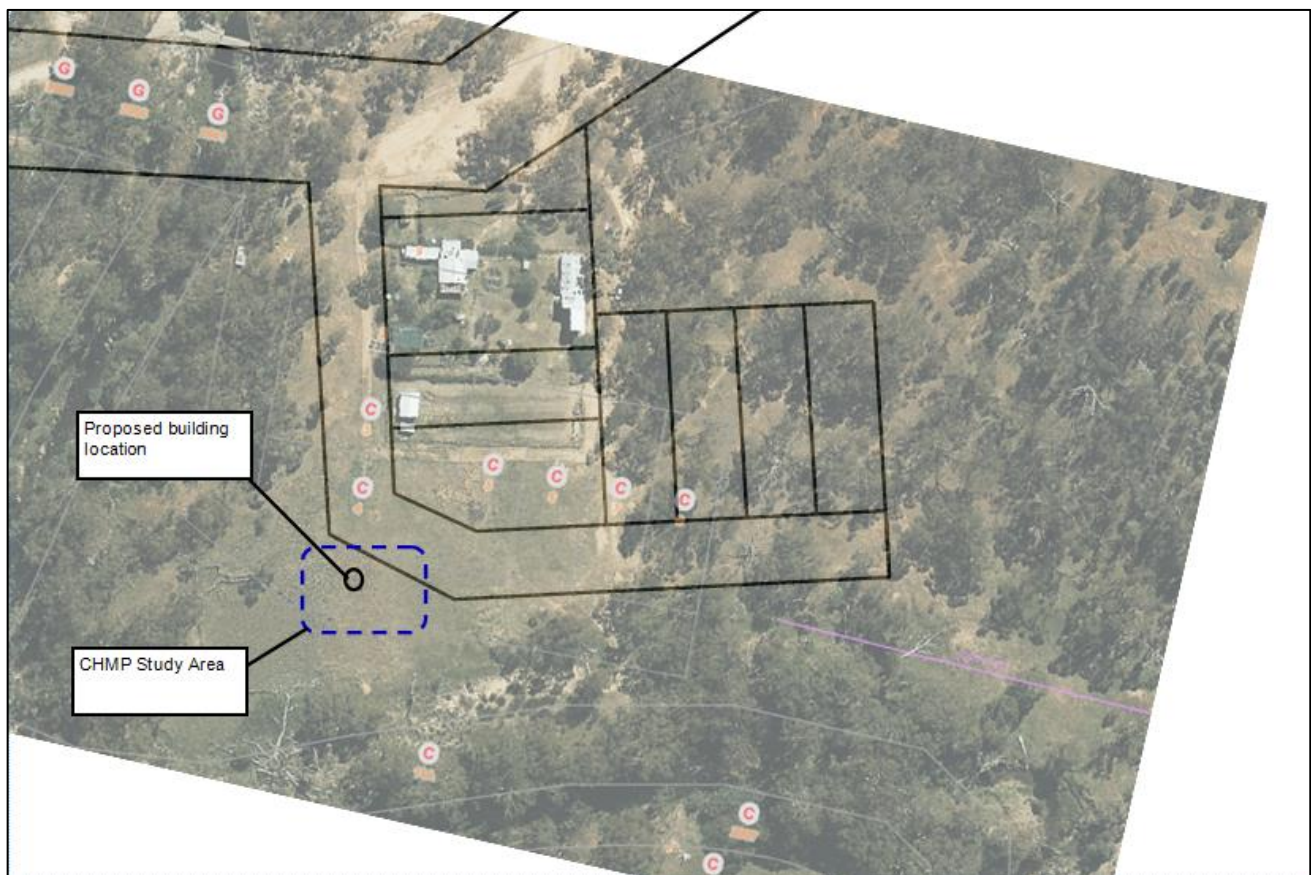
Crown Land/Road designation

PROPOSAL

It is proposed to construct a community storage building for storage of firefighting equipment.

Key features include.

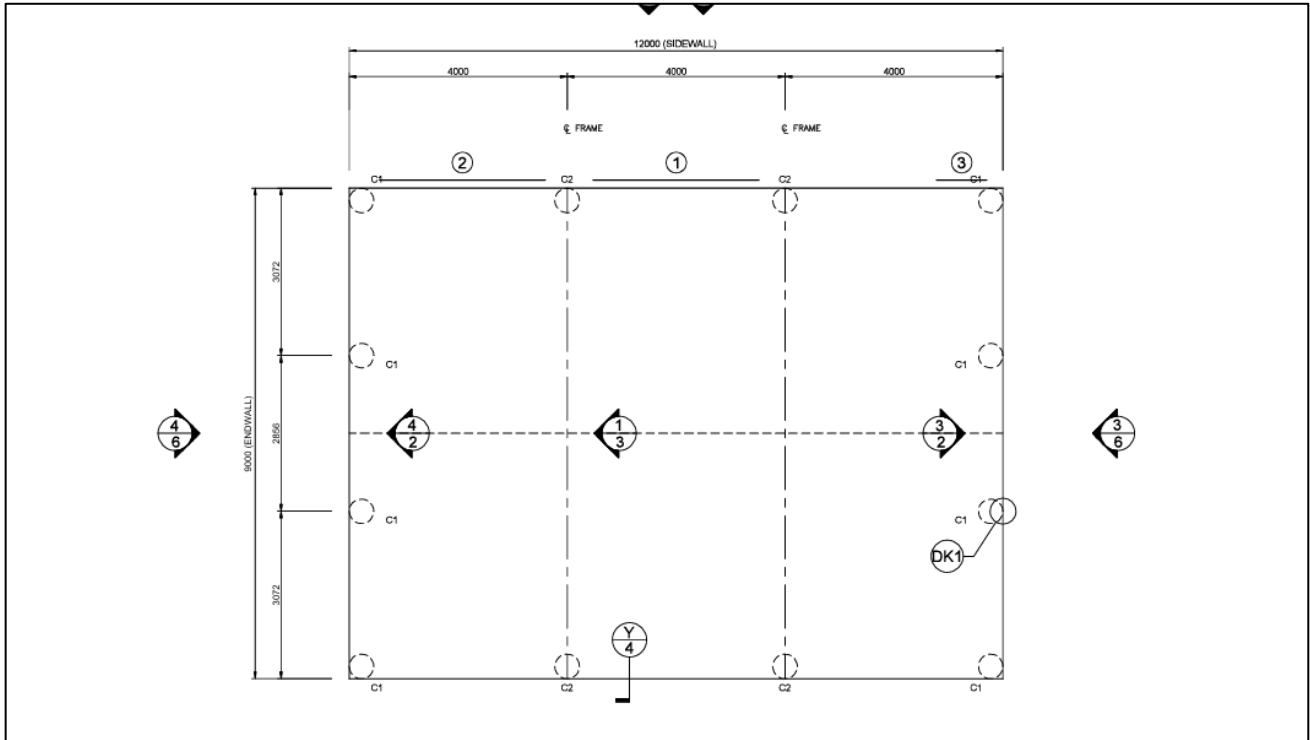
- Rectangular in shape with pitched roof design
- Corrugated metal exterior with roller doors.
- A footprint of 108m²
- Bushfire Attack level 40 with requisite defensible space of 25m.
- 10,000 litre water tank for firefighting purposes.
- Gravel hardstand with 2 carparking spaces.
- Accessed via government road reserve from Snowy Rover Road



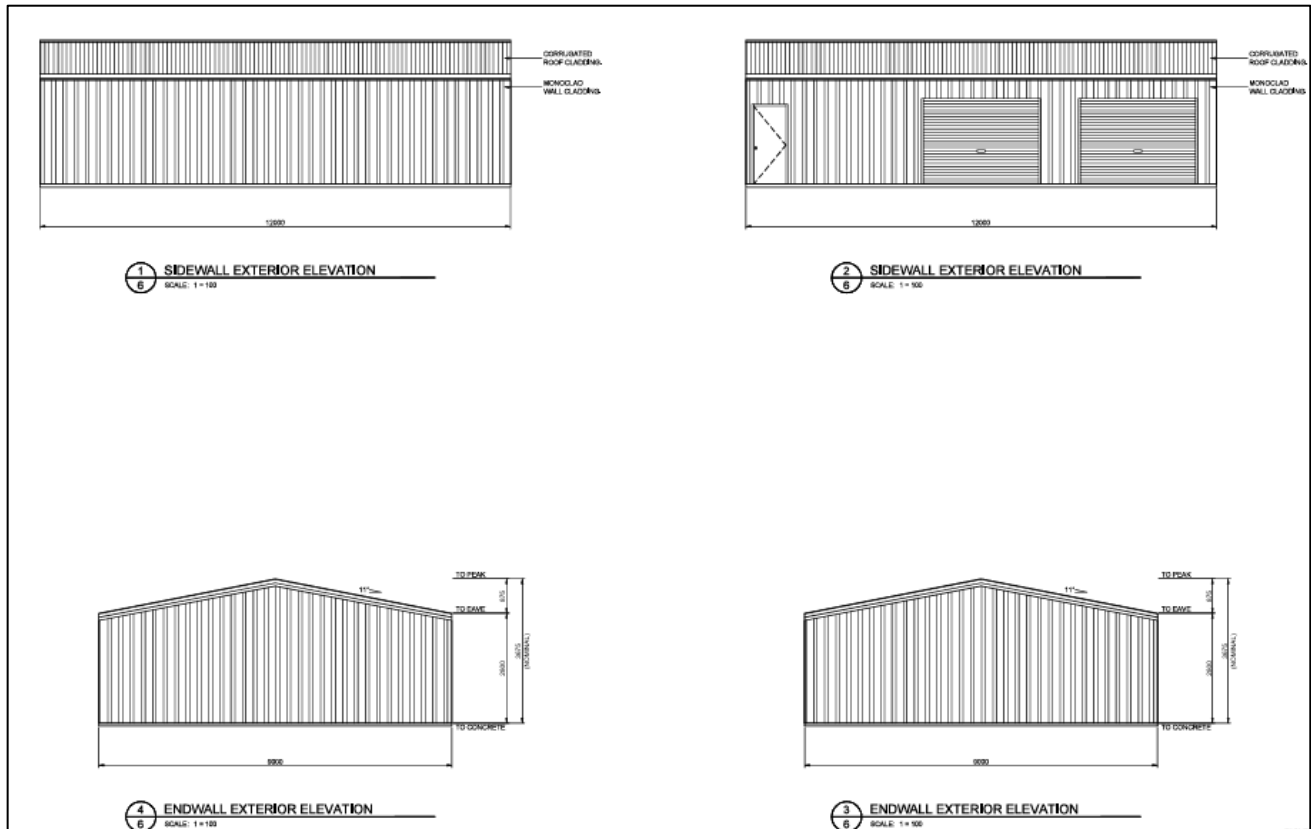
Proposed building location



Proposed building location associated carparking



Proposed floor plan



Proposed elevations

PLANNING ASSESSMENT

MUNICIPAL PLANNING STRATEGY

Clause 02.03 Strategic Direction

Suggan Buggan is not a defined settlement due to its size and functions a small settlement approximately 61km from Buchan.

Clause 02.03-3 Environmental risk and amenity

This clause recognises the importance of managing and mitigating the environmental risks associated with bushfire. Strategic directions for environmental risk include adaption and mitigation measures to reduce risk to an acceptable level.

Clause 02.03-4 Natural resource management

This clause recognises the areas natural resources including agriculture. It generally seeks to protect agricultural land and avoid small lot release and inappropriate development. Strategic directions also sought are to protect water quality and quantity, particularly in water catchments used for domestic supply.

PLANNING POLICY FRAMEWORK

Clause 11 Settlement

Clause 11.01-1R Settlement Gippsland

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns

Clause 13 Environmental Risk and Amenity

Clause 13.02-1S Bushfire Planning

Objectives include to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Prioritising human life above all other policy considerations, directing population to low risk locations and reducing the vulnerability of communities to bushfire through decision making at all stages of the planning process.

Clause 14 Natural Resource Management

Clause 14.01-1S Protection of Agricultural land

Objectives include to protect the state's agricultural base by preserving productive farmland.

Strategies include avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of its economic importance.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Compatibility between the proposed or likely development and the existing use of the surrounding land.

Assessment

The focus of the proposal relevantly relates to bushfire and protection of agriculture. The Municipal Planning Strategy and broader policy direction sets an expectation to prioritise the protection of human life and property against the risks associated with bushfire and protect agricultural land from inappropriate development.

Bushfire

The Black Summer bushfires of 2019/20 had devastating impacts across the region of East Gippsland. The aftermath has seen the emergence of community led responses encouraged by different levels of government with funding made available.

The proposed building serves to assist in protecting human life and property in and around its location. It assists in strengthening community resilience against the risks of bushfire in providing a place to store essential equipment. The building itself is constructed to an appropriate bushfire attack level and the requisite defensible spaces provided. Other measures are included to reduce the risk from bushfire to an acceptable level and vehicle access is provided onto the municipal road network via a previously cut track located in a government road reserve.

The bushfire risk assessment included in the application identifies the location and type of vegetation, topography and likely fire behaviour. The assessment addresses the requisite high level planning policy context and concludes that the proposal can manage bushfire risk to an acceptable level. The Bushfire Management Statement also provides a response to State provisions and Clause 53.02 Bushfire Planning

which should be read in conjunction with this planning report. Although bushfire risk is present, it has been appropriately managed to an acceptable level in this scenario.

Strategy		Response
1	Prioritising the protection of human life over all other policy considerations.	Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, the following design solution is proposed: • Construction in line with BAL-40 requirements. • Defendable space of 25m will be provided around the proposed development (or to the property boundary, whichever is lesser). • A 10,000 litre static water supply for firefighting purposes will be installed within 4m of the accessway. • Access to the property will meet the BMO requirements
2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The development is located within a Type 4 landscape hazard area. As such, BAL-40 construction and Column C construction requirements will be provided for the development.
3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.	This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.

The bushfire management statements concludes the design solution including water supply, emergency vehicle access, construction level and defendable space will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Agriculture

The subject land and surrounding land is not classified as prime agricultural but has the capacity to sustain a level of agricultural production. However, it is contended that the land is incorrectly zoned in that it is Crown land and should have a public zone applied rather than the Farming Zone. In this regard it's argued

that the land is already taken out of being able to function in an agricultural capacity and that it will not be used for farming in the future at a meaningful level.

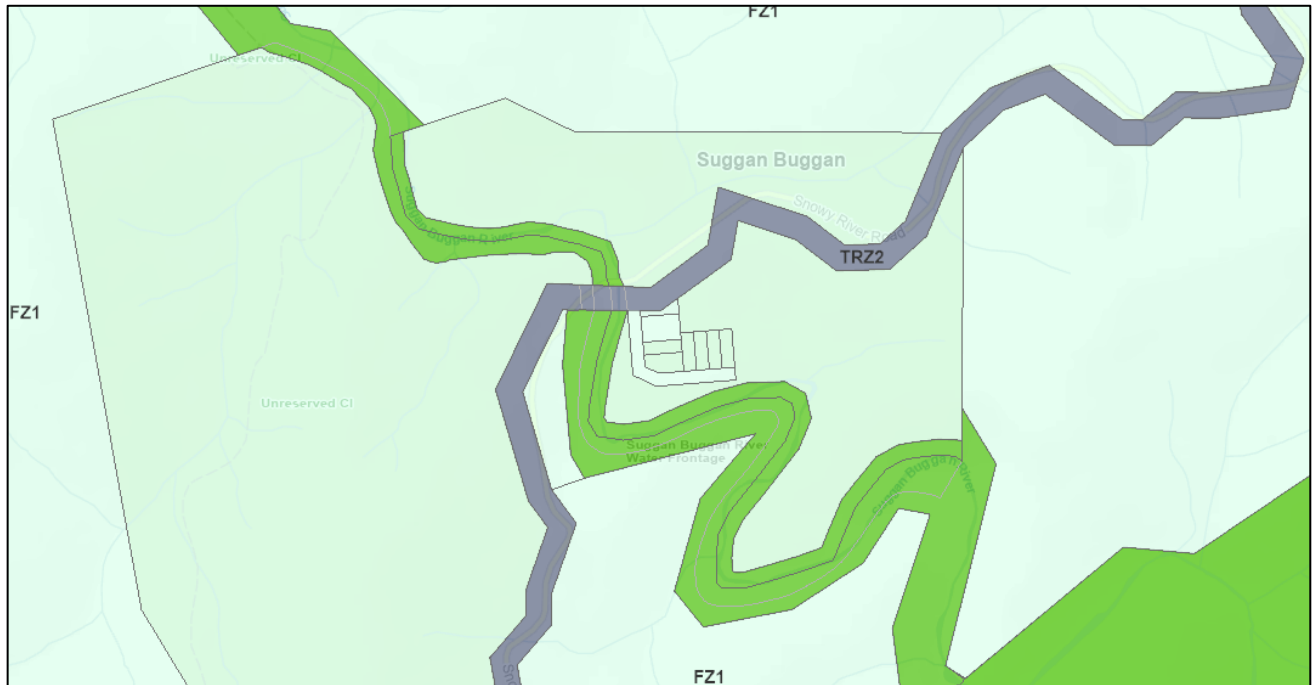
The emphasis of policy is to avoid the unplanned loss of agricultural land and discourage the scenario where planning proposals may reduce the ability for agricultural production as a central part to achieving a positive strategic outcome. The proposal will utilise a small portion of land and is located to adjoin an existing road reserve alignment. The functioning of the building does not give rise to any agricultural conflict issues. There is no observable evidence that there would be any negative impact in terms of constraining agricultural operations on surrounding land.

It's also noted that the building has been specifically located to avoid impact on environmental features, and take advantage of flatter land where hazards present a lower risk.

ZONE

FARMING ZONE

Farming Zone, 1 is mapped to the entirety of the subject land and surrounding area. A permit is required for use and development of a store pursuant to Clause 35.07-1 and 35.07-4.



Zone map

The Farming Zone seeks to protect land for agriculture, avoid adverse impacts, support rural communities and encourage comprehensive land management practices. Consistent with the purpose and in consideration of the decision guidelines at Clause 35.07-6.

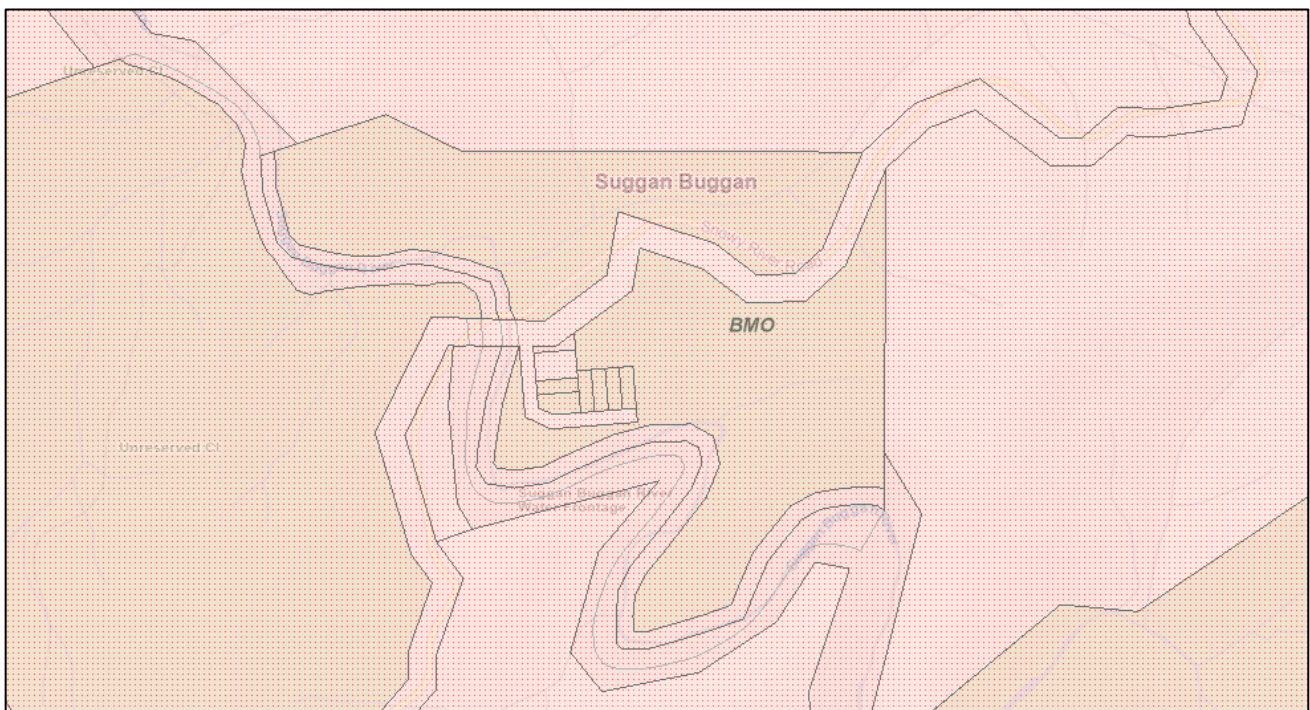
- Given the context impacts of farming land will not be significant and balanced against other purposes that seek to support rural communities it is considered to be an acceptable outcome.
- Taking into consideration the type of building, proposed use and restricted ability for the land to sustain agriculture its not considered the land or other farming activities would be compromised.
- The proposal does not include any fixtures or fitting that generate wastewater.
- Access will be provided by an all-weather access drive connecting the building onto a municipal road and follow a logical alignment within a government road reserve.
- Ephemeral watercourses will be unaffected.
- Appropriate setbacks of built form from title boundaries, protected environmental features and surrounding vegetation.
- The location of the building has been specifically chosen to avoid protected vegetation removal thereby minimising impact on the natural environment and restricting the need for removal to achieve canopy separation.

- The building location has been purposefully selected as its relatively flat and can be appropriately serviced.
- The built form is typical for a rural area, in that it incorporates corrugated metal exterior and pitched roof.
- Stormwater will be directed to tanks then onsite discharge given the rural context and spacious lot area. Its intended for tanks to be use to collect stormwater.
- It is not anticipated the building would have any adverse impacts on the operation or expansion of nearby agricultural operations given substantial setbacks and surrounding operations.

OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

The Bushfire Management Overlay is mapped to the entirety of the subject land and surrounding area. A permit is required for buildings and works to construct a store (warehouse).



Bushfire Management Overlay

An overriding purpose is to prioritise the protection of human life, strengthen community resilience and only allow development that can reduce the bushfire risk to life to and property to an acceptable level.

Application Requirements at Clause 44.06-3 require a bushfire hazard assessment, landscape assessment and management statement. The requirements of Clause 53.02 *Bushfire Planning* must be met.

The application includes the requisite report prepared by Fire Risk Consultants, specifically:

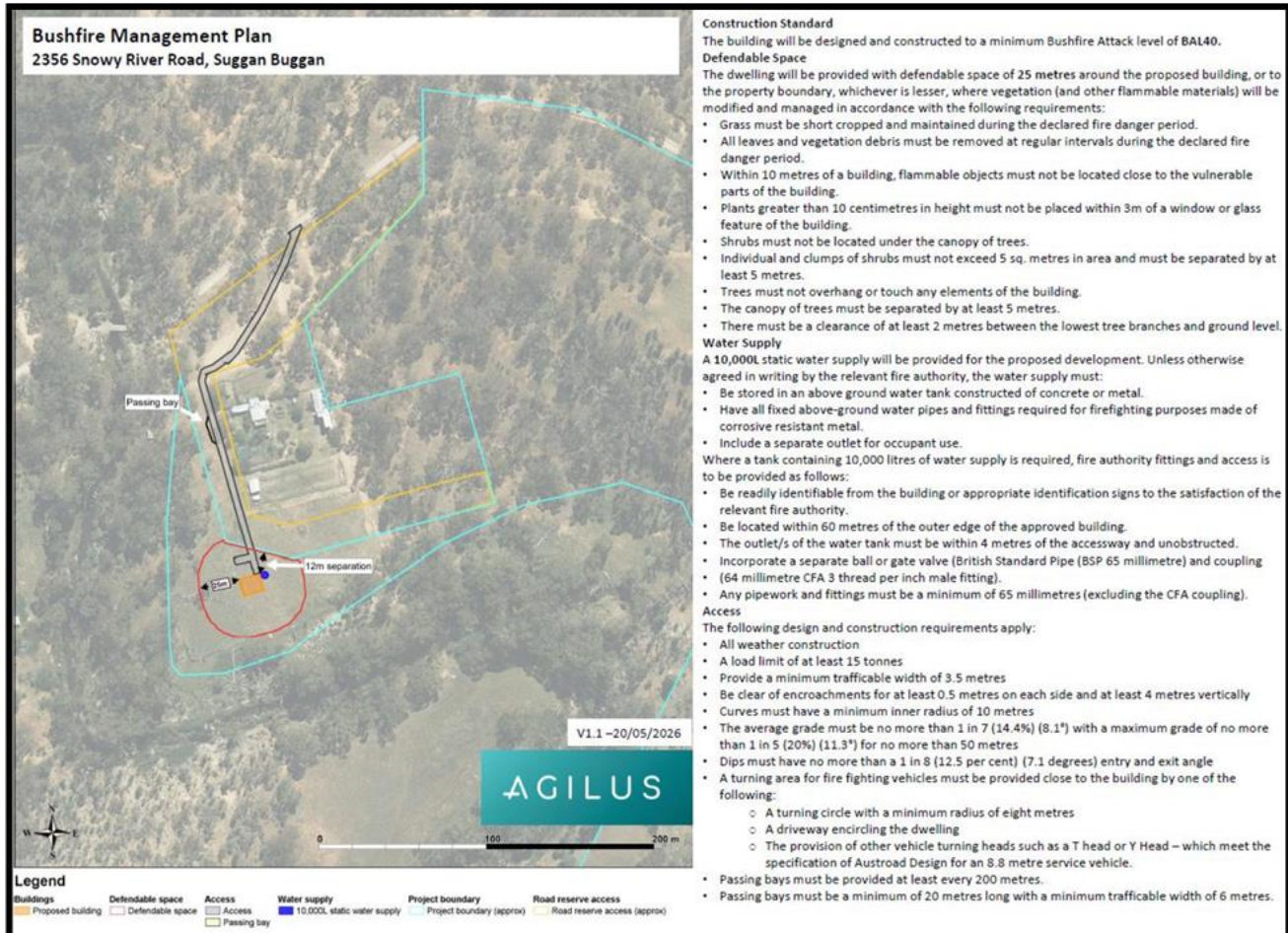
- Bushfire Management Statement (including a bushfire landscape and site assessment)
- Clause 13.02-1S assessment
- Bushfire Management Plan

The vegetation in the broader landscape is extensive. There are large areas of forest vegetation that surround the subject land.

The vegetation within the local context of the site is variable and to an extent 'modified vegetation' although large vegetated land also makes up the surrounding broader landscape characteristics.

The location is classified as 'Type 4' given the characteristics of the broader landscape.

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site



Bushfire Management Plan

- The bushfire risk to the development has been classified as Type 4 and the large property ensures that the development can be sited away from the forested landscape and the building can be sited on the land to minimise bushfire risk to the building. As such, a design solution of BAL 40 and defensible space of at least 25 metres will be provided for the development. The development is able to ensure defensible space in all directions. This is considered to be an appropriate response to offset the landscape risk.
- The design solution including water supply, emergency vehicle access and a dwelling design that includes a high BAL construction contributes to ensuring this design meets the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Overall, the building is located in suitable and practical area of the subject land than the existing scenario, facilitates excellent vehicle access, does not involve any impact to protected vegetation and can be appropriately serviced, thereby prioritising risk to life and property.

ENVIRONMENTAL SIGNIFICANCE OVERLAY 1-15

Environmental Significance Overlay 1-15 is mapped to the entirety of the subject land and large vegetated surrounding areas including the Snowy River frontage.

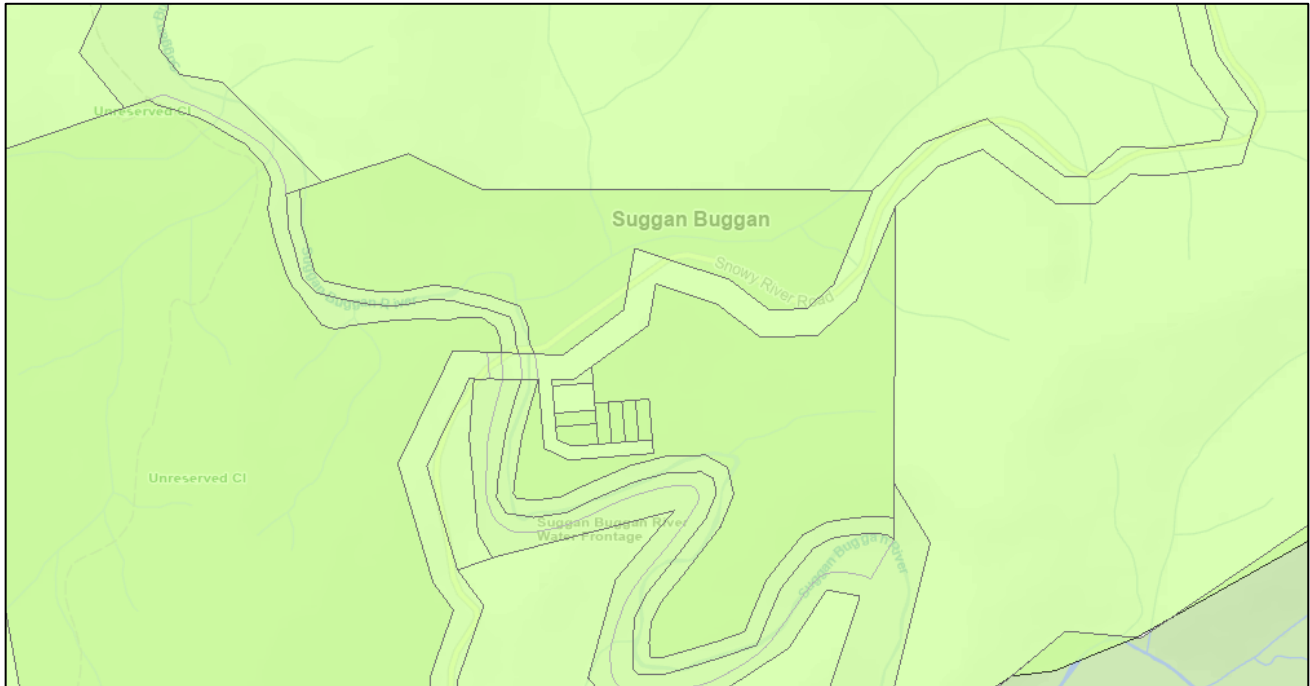
The overlay areas comprise Sites of Biological Significance containing specific values representing either: rare or threatened species; restricted, rare or threatened vegetation communities; vegetation which is important as a corridor; high species richness; or other unusual biological features.

Environmental Objectives include:

To ensure that development occurs so as not to adversely impact upon the environmental values of the site or any other value that may be identified within the overlay area.

To conserve and enhance the environmental sustainability and ecological integrity of these values.

Table 1 identifies a range of matters of environmental significance and associated management strategies. It is assessed that the proposal will not have an adverse impact on any of the matters listed noting the land is not and is unlikely to be used for farming and that the building is located away from environmental features on cleared land. Management practices focus on matters that are not contextually relevant to the proposal such as; stock exclusion, weed control programs, slashing and road maintenance strategies. Notwithstanding, the proposal will not prevent the objectives and strategies being achieved into the future should they be relevant for future development.



Environmental Significance Overlay

PARTICULAR PROVISIONS

CLAUSE 52.06 CARPARKING

The subject land is Category 1 for the purposes of calculating the number of carparking spaces required.

Clause 52.06-5 Carparking requirements

Two spaces are required for each 100m² of net floor area. The building footprint is 108m². There for two spaces are required and located adjacent to the building in a right angle formation. Each space will 2.6m x 4.9m consistent with Clause 52.06-9.

Land use	Measure	Category 1	Spaces required	Spaces provided
Warehouse	To each 100m ² of net floor area	2	2	2

CLAUSE 53.02 BUSHFIRE PLANNING

A bushfire management statement is provided to demonstrate the suitability of the proposal from a bushfire risk perspective in terms of landscape, defensible space, construction level, water supply, and access. The proposal positively responds to the relevant '*Approved Measures*'. Please refer to the accompanying Bushfire Management Statement and Bushfire Management Plan included with the permit application submission.

CLAUSE 65 DECISION GUIDELINES & SECTION 60 OF THE PLANNING AND ENVIRONMENT ACT 1987

The proposal has been designed to meet the matters the responsible authority must consider in decision making as relevant to the proposal. The proposal will not result in a detrimental impact on the environment or any persons. Consistency is demonstrated with all relevant planning controls and decision guidelines. Bushfire risk has been considered and reduced to an acceptable level.

CONCLUSION

The proposal is considered to be consistent with relevant policy direction, zone and overlays of the East Gippsland Planning Scheme.

It is concluded the proposal results in development that:

- Increases bushfire resilience by providing a local community operated resource that increases resilience to the risks of bushfire.
- Demonstrates compatibility with the landscape setting and surrounding development
- Does not have an adverse impact on agricultural production or capacity
- Does not present an environmental risk outcome in relation to wastewater
- Results in orderly development

Please make contact should you wish to discuss any matters relating to this planning submission.

Victoria Gazette

3859

No. 107.—December 15, 1971

Town and Country Planning Act 1961.
CITY OF BENDIGO PLANNING SCHEME 1962.
AMENDMENT No. 8, 1971.

Notice of Approval.

In pursuance of the powers conferred by the *Town and Country Planning Act 1961*, the Governor in Council on the 7th December, 1971, approved a planning scheme entitled the City of Bendigo Planning Scheme 1962, Amendment No. 8, 1971, in respect of part of the municipal district of the City of Bendigo, and such planning scheme comes into operation on the date this notice of approval is published in the *Government Gazette*.

A copy of the planning scheme as approved may be inspected free of charge during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the office of the Bendigo City Council at Bendigo; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

Town and Country Planning Act 1961.
GEELONG PLANNING SCHEME 1959.
AMENDMENT No. 17, 1971.

Notice of Approval.

In pursuance of the powers conferred by the *Town and Country Planning Act 1961*, the Governor in Council on the 7th December, 1971, approved a planning scheme entitled the Geelong Planning Scheme Amendment No. 17, 1971 (City of Geelong), in respect of part of the municipal district of the City of Geelong and such planning scheme comes into operation on the date this notice of approval is published in the *Government Gazette*.

A copy of the planning scheme as approved may be inspected free of charge during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the office of the City of Geelong at Geelong; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

Town and Country Planning Act 1961.
SHIRE OF MORNINGTON PLANNING SCHEME 1959.
AMENDMENT No. 52, 1970.

Notice of Approval.

In pursuance of the powers conferred by the *Town and Country Planning Act 1961*, the Governor in Council on the 7th December, 1971, approved a planning scheme entitled the Shire of Mornington Planning Scheme 1959, Amendment No. 52, 1970, in respect of part of the municipal district of the Shire of Mornington and such planning scheme comes into operation on the date this notice of approval is published in the *Government Gazette*.

A copy of the planning scheme as approved may be inspected free of charge during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the Office of the Shire of Mornington at Mornington; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

Town and Country Planning Act 1961.
SHIRE OF SHERBROOKE PLANNING SCHEME 1965.
AMENDMENT No. 47, 1971.

Notice of Amendment.

In pursuance of the powers conferred by sub-section 6 of section 32 of the *Town and Country Planning Act 1961*, the Governor in Council, by and with the advice of the Executive Council, on the 7th December, 1971, amended the Shire of Sherbrooke Planning Scheme 1965, to rezone for residential purposes lot 274, lodged plan 6970, in Vale-road, Belgrave Heights.

A copy of the amendment may be inspected during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the office of the council of the Shire of Sherbrooke at Upwey; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

11127/71.—2

Town and Country Planning Act 1961.
GEELONG PLANNING SCHEME 1959.
AMENDMENT "B".

Notice of Amendment.

In pursuance of the powers conferred by sub-section 6 of section 32 of the *Town and Country Planning Act 1961*, the Governor in Council, by and with the advice of the Executive Council, on the 7th December, 1971, amended the Geelong Planning Scheme 1959 by deleting reference to the control over the size of outbuildings in Schedule 5 (Residential Uses).

A copy of the amendment may be inspected during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the offices of the councils of the Cities of Geelong, Geelong West, Newtown and the Shires of Bellarine, Corio, Barrabool, Bannockburn and South Barwon; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

Town and Country Planning Act 1961.
SHIRE OF MORNINGTON PLANNING SCHEME 1959.
AMENDMENT No. 42, 1971.

Notice of Amendment.

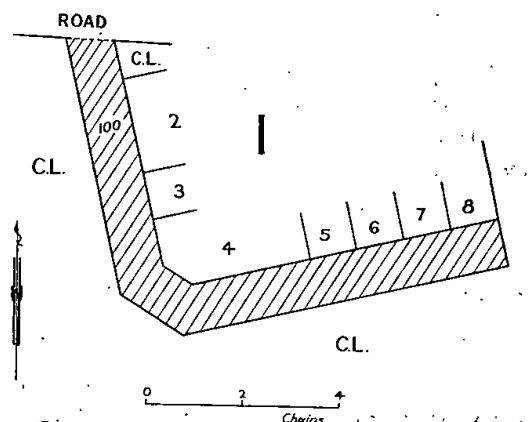
In pursuance of the powers conferred by sub-section 6 of section 32 of the *Town and Country Planning Act 1961*, the Governor in Council, by and with the advice of the Executive Council, on the 7th December, 1971, amended the Shire of Mornington Planning Scheme 1959, to provide a reservation for the Melbourne and Metropolitan Board of Works' South East Effluent Outfall.

A copy of the amendment may be inspected during office hours at the office of the Town and Country Planning Board, 235 Queen-street, Melbourne; at the office of the council of the Shire of Mornington at Mornington; and when available, at the Office of Titles, Melbourne, and at the Central Plan Office of the Department of Crown Lands and Survey, Melbourne.

W. H. CRAIG, Secretary,
Town and Country Planning Board.

LOCAL GOVERNMENT ACT 1958.

In pursuance of the powers conferred by sub-section 3A of section 575 of the *Local Government Act 1958*, I, William Archibald Borthwick, Her Majesty's Minister of Lands in the State of Victoria, hereby declare that the road set out on Crown land in the Township of Suggan Buggan, Parish of Suggan Buggan, County of Tambo, as delineated and indicated by hachure on the plan hereunder be a private street within the meaning of and for the purposes of Division 10, Part XIX. of the said Act.—(Corres. No. H.029011.)



Dated at Melbourne, this tenth day of December, 1971.

W. BORTHWICK,
Minister of Lands.

Aboriginal Heritage Act 2006
Section 65

Cultural Heritage Management Plan – Notice of Approval

CHMP Name: Suggan Buggan Fire Guard (1\PP5743), Suggan Buggan		
CHMP Number: 20598		
Sponsor:	Buchan Gelantipy and Districts Renewal Association	ABN/ACN: 91 652 669 112
Heritage Advisor(s):	Anita Barker	
Author(s):	Anita Barker, Anna Kent, Anthony Gowans and Aoife Barker (Opero Consulting Pty Ltd)	
Cover date:	15 January 2026	Pages: i-v, 1-60

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE)	Yes	No
I have considered the Evaluation Report for this CHMP and:		
<i>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>	✓	
<i>I am satisfied that the CHMP adequately addresses the matters set out in section 61.</i>	✓	
<i>In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.</i>	✓	
<i>I have given proper consideration to any relevant human rights</i>	✓	
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 <i>Aboriginal Heritage Act 2006</i> hereby <u>approve</u> / <u>refuse to approve</u> this cultural heritage management plan:		
Signed: HARRY WEBBER Dated: <i>12 February 2026</i>		
- 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.		

OFFICIAL

AGILUS

BUSHFIRE MANAGEMENT STATEMENT AND CLAUSE 13.02 ASSESSMENT

SUGGAN BUGGAN COMMUNITY STORAGE SHED

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Version No.	Description of changes	Date	Author	Reviewer
V1.0	Report prepared following site assessment and provision of information from the Client.	30/04/2026	Mitch Baade	Mark Potter
V1.1	Updated to reflect changes to the planning scheme.	19/05/2026	Mitch Baade	Mark Potter

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2. INTRODUCTION

This Bushfire Management Statement (BMS) has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning. As per Clause 53.02-1, this Report addresses Clause 53.02-4.1, 4.2, 4.3, 4.5 and 4.6. This Report also addresses Clause 13.02 of the Planning Scheme.

The BMS contains four components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of 44.06 and 53.02. Consideration of Clause 13.02 has also been included for completeness.
4. A **bushfire management plan** showing the bushfire protection measures that are to be applied to the development.

This Report has been completed following an assessment of the supplied information and a detailed desktop assessment. The proposed development involves the development of a Community Storage Shed for fire equipment (Use and development store). The proposed use will strengthen local defences against the effects of bushfire and result in a safer outcome for the residents already living in the area. The Shed will not be regularly occupied and will be sparsely used by the community for fire operations.

The site is located at the rear of 2356 Snowy River Road, Suggan Buggan, on DEECA land. The proposed development in relation to the BMO is presented in Figure 1. **Error! Reference source not found.** Due to the mountainous terrain, the cadastre is skewed. The boundary has been aligned to the proposed development area, resulting in misalignment to the east.

At the time of writing this report, no site visit has been completed, and this assessment has been based on publicly available photographs and drone imagery supplied by the client. As such, a level of conservatism has been applied to this assessment.

3. APPLICATION DETAILS

Municipality	East Gippsland
Title details	Easement adjacent to 11~1\PP5743
Zoning	Farming Zone
Overlays	Bushfire Management Overlay (BMO) & Environmental Significance Overlay (ESO)

4. SITE DESCRIPTION

Existing use and siting of buildings and works on and near the land:	The site is located at 2356 Snowy River Road, Suggan Buggan. The site is generally cleared, but the landscape is generally forested. The site and surrounding areas are located within the Farming Zone.
Access to firefighting water supplies:	There are no hydrants within 120m of the site.
Access and egress arrangements:	Access to the site is via Snowy River Road. There are no Neighbourhood Safer Places within 25km of the site. The closest neighbourhood safer place is at Buchan Oval, approximately 78km south of the site (1 hour and 26 minutes away). As the development is a community fire shed, any people using the building should be aware of the limitations regarding leaving.
Topography on and in the surrounding area:	The site contains undulations within 150m of the site; however, on average is considered flat or upslope in all directions. Slopes that may influence bushfire behaviour are present in the landscape beyond 150m.
Vegetation on and in the surrounding area:	The site and surrounding areas within 150m of the development are considered 'woodland' under AS3959. However, this has been upgraded to Forest for conservatism. The development location is generally clear of woody vegetation and appears to be not routinely mowed. As such, these areas are considered 'grassland' under AS3959.

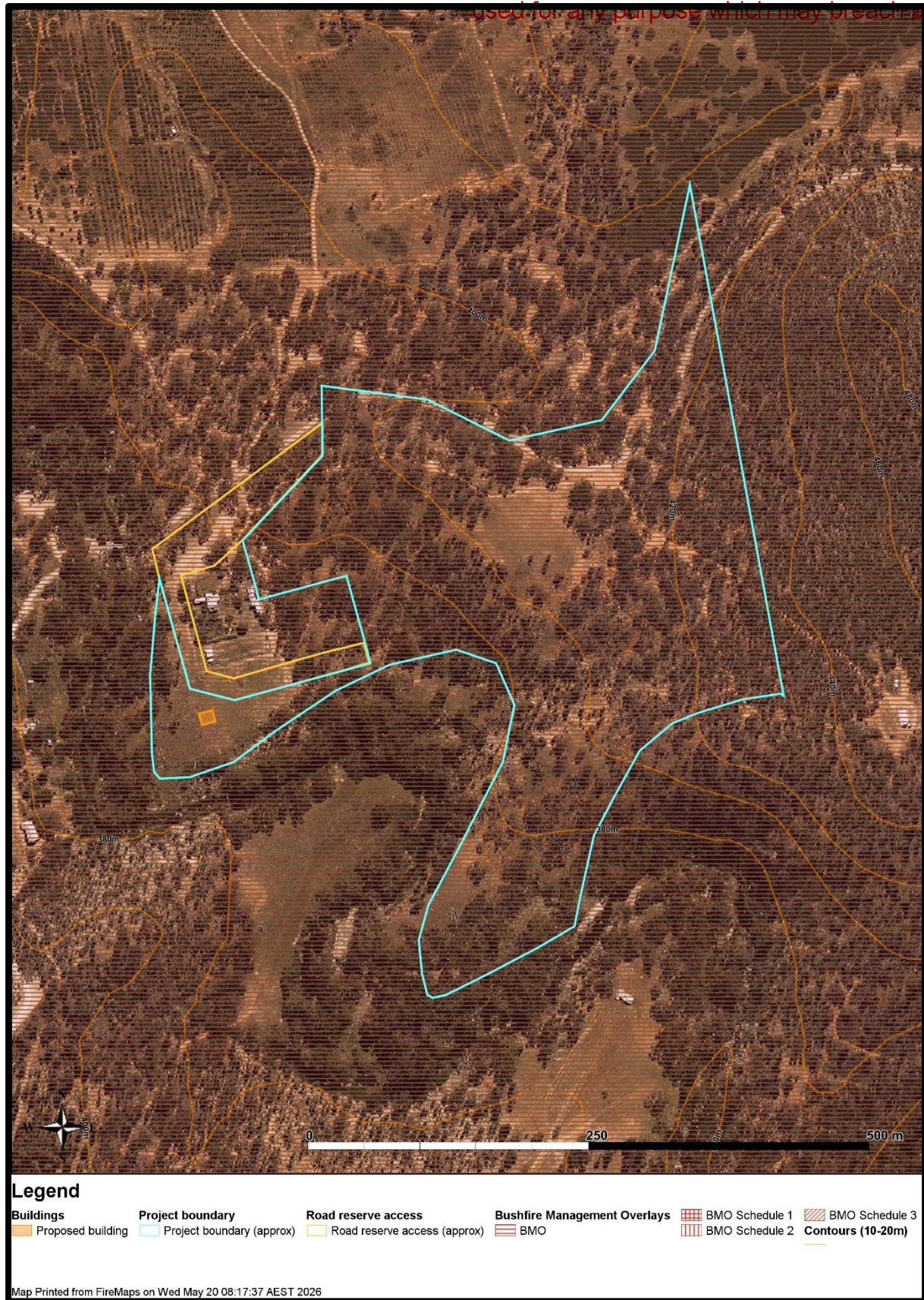


Figure 1 - Bushfire Management Overlay in relation to the Site

5. BUSHFIRE RISK IN SOUTHEAST AUSTRALIA

Southeast Australia, particularly regions of Victoria, New South Wales, and parts of South Australia and Tasmania, experiences significant bushfire risk, especially during the summer months. Several factors contribute to elevated fire dangers in this region:

Weather conditions

Elevated bushfire danger is often associated with specific weather conditions and wind patterns that can contribute to the rapid spread and intensification of fires. Some of the key weather conditions and wind directions that increase bushfire risk include:

Hot and Dry Weather: High temperatures combined with low humidity levels result in dry vegetation, which is more susceptible to ignition. During periods of hot and dry weather, fires can start more easily and spread rapidly.

Strong Winds: Strong winds can significantly increase the rate at which fires spread. Wind can carry embers long distances, causing spot fires ahead of the main fire front and making containment efforts more challenging. Wind-driven fires can quickly change direction and intensity, posing a greater threat to communities and firefighters.

Wind Direction: The direction from which the wind is blowing can have a significant impact on fire behaviour and spread. In some cases, certain wind directions can funnel fires into narrow corridors, increasing the speed and intensity of the bushfire.

Wind Changes: Sudden changes in wind direction or speed can create unpredictable fire behaviour and make firefighting efforts more difficult. Wind shifts can cause fires to change direction rapidly, threatening areas that were previously considered safe. This issue is more prevalent in bushfires in grassland areas where sudden wind changes can cause an immediate change in direction.

Drought Conditions: Prolonged periods of drought lead to drier vegetation and soil moisture levels, increasing the overall flammability of the landscape. During drought conditions, fires can ignite more easily and spread more rapidly, posing a greater risk to communities and ecosystems.

Vegetation

The predominant vegetation in southeast Australia includes eucalypt forests, scrublands, and grasslands. Eucalypt forests, in particular, contain highly flammable oils in their leaves, which can easily ignite and spread fires. Dry grasslands and scrublands also provide ample fuel for fires to propagate.

Slope

Steep slopes and rugged terrain are common in many parts of southeast Australia. Slopes increase the speed at which fires can spread, as flames can travel more quickly uphill due to preheating of fuel and the influence of wind. Additionally, fires burning downhill can create their own wind patterns, further accelerating their spread.

History of Fire (planned and unplanned) Activity

Many areas in southeast Australia have a history of recurrent bushfires and planned burning activities, which if not regularly occurring, can lead to the accumulation of dry vegetation and debris. This accumulated fuel increases the intensity and severity of fires when they occur, as well as making firefighting efforts more challenging.

During periods of elevated fire danger, authorities often issue warnings and implement fire bans to mitigate the risk. Community preparedness, including fuel reduction efforts, maintaining defensible space around properties, and having a bushfire survival plan in place, are crucial for minimising the impact of bushfires in southeast Australia.

6. BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

6.1. INTRODUCTION

The Bushfire Hazard Landscape Assessment (BHLA) is prepared to provide an overview of the bushfire hazard more than 150 metres from the site. This assessment considers the relevant bushfire history, planned burning history, future fuel management programs proposed, types of vegetation, landscape features that may slow or stop bushfire spread and other factors.

The BHLA assessment has considered the hazards within one and 20 kilometres from the subject site.

6.2. BUSHFIRE AND FUEL REDUCTION BURNING HISTORY

The site has historically been impacted by a bushfire in 2003 and also has a recognised history of bushfires in the surrounding area.

The 2003 bushfire occurred on 8 January 2003, when lightning ignited 87 fires in northeast Victoria. Eight fires could not be contained and merged to form the largest bushfire event in Victoria since the 1939 Black Friday fires. The fires burned for 59 days before containment. The Alpine fires affected more than 1.3 million hectares, destroyed 41 homes and 9,000 livestock, and damaged thousands of kilometres of fencing. Impacted areas included Mount Buffalo, Bright, Dinner Plain, Benambra, and Omeo.¹

Other bushfires have occurred in the surrounding landscape.

Based on the historical analysis, the landscape can support large bushfires that may be difficult to contain. Fire history is presented in Figure 2.

¹ <https://www.monumentaustralia.org/themes/disaster/fire/display/33613-2003-bushfires-memorial->

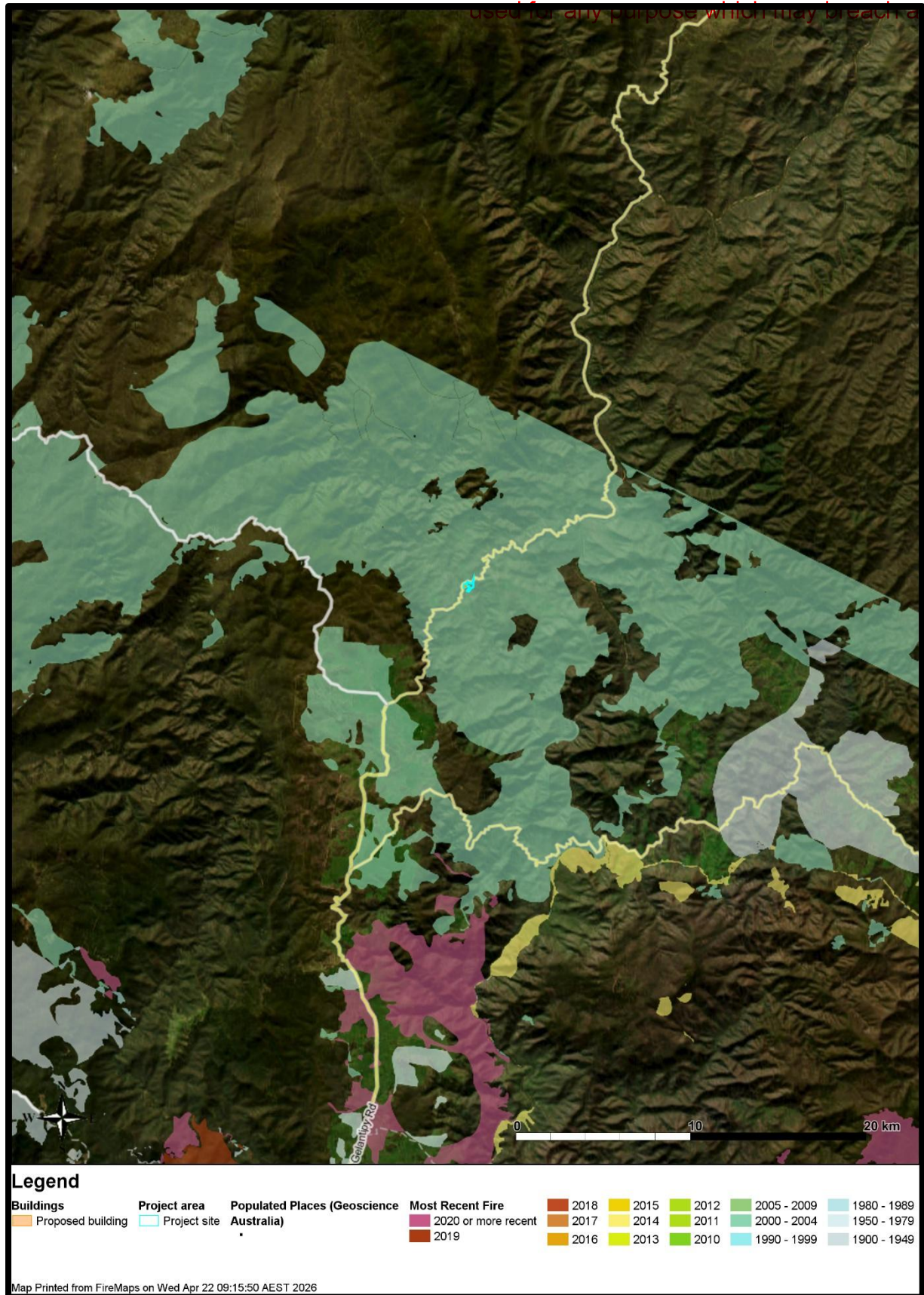


Figure 2 – Most recent fire history, including bushfires and planned burns

6.3. LIKELY BUSHFIRE SCENARIOS

The analysis of the surrounding landscape and the development of bushfire scenarios is an important phase of the assessment of bushfire risk to a site. This assessment considers all aspects however history shows us that bushfires are more likely to impact on the property from a north westerly or south westerly direction.

These two fire scenarios cause the greatest amount of damage, including loss of life, in south-eastern Australia during bushfire events.

The following table describes the scenarios that may impact on the building:

Table 1 - Bushfire scenarios

Scenario reference	Description
Scenario A	Scenario A relates to a bushfire burning under a north westerly wind influence and travelling toward the site. The landscape assessment identifies extensive forest cover across the broader north west sector, with steep, dissected topography. A fire burning through this landscape would move quickly, intensify on upslope runs, and generate sustained ember attack well ahead of the main front. Roads and other linear breaks in the broader area are unlikely to stop the fire under elevated fire danger conditions. The local and neighbourhood assessment identifies forested slopes and gullies to the north west of the site that would support an approaching fire with limited interruption. Steep terrain and aligned gullies would promote rapid uphill runs and short and long range spotting, allowing the fire to establish closer to the site before direct flame contact occurs. Local tracks and minor breaks in vegetation may slow the fire edge in places, but they are unlikely to stop forward spread on a high fire danger day. It is possible for a bushfire burning from the northwest to block egress routes to the northeast or southwest.
Scenario B	Scenario B relates to a bushfire burning under a south westerly wind influence and travelling toward the site. A south westerly wind change often occurs in the afternoon as a cool change passes through. This wind shift can change the active fire flank into a new head fire and rapidly alter the direction, speed and intensity of spread. Similar to Scenario A, the landscape assessment identifies extensive forest cover across the broader southwest area, with rugged topography. Under elevated fire danger conditions, roads and other linear breaks are unlikely to stop the fire, and suppression opportunities may be limited. The 7km wide area of grassland to the south of the site may offer some protection and lessen bushfire behaviour. However, there is sufficient forest present to allow the bushfire to continue towards the site. The local and neighbourhood assessment identifies forested vegetation and associated gullies to the south west of the site that would allow a bushfire to approach with limited interruption. Steep terrain would support rapid upslope runs and higher flame contact on exposed slopes. Local tracks and minor breaks in vegetation may slow parts of the fire edge, but they are unlikely to stop

	forward spread on elevated fire danger days. A fire burning under a southwesterly wind aspect is likely to block egress opportunities to the southwest.
Scenario C	A bushfire burning under an easterly wind impact generally carries lower fire danger than the northwest or southwest, but has still been considered due to the forested landscape. The landscape assessment identifies forested mountainous terrain that would allow for intense uphill runs followed by elevated spotting at the ridgeline. A bushfire would have the opportunity to develop for more than 20km before impacting the local area. The local and neighbourhood assessment identifies a mixture of grassland and forest in the local area. Due to the forest connectivity in this direction, the areas of grassland are unlikely to reduce the intensity of the bushfire as it approaches the site. An easterly bushfire has the potential to block egress opportunities to the northwest or southwest before impacting the site.

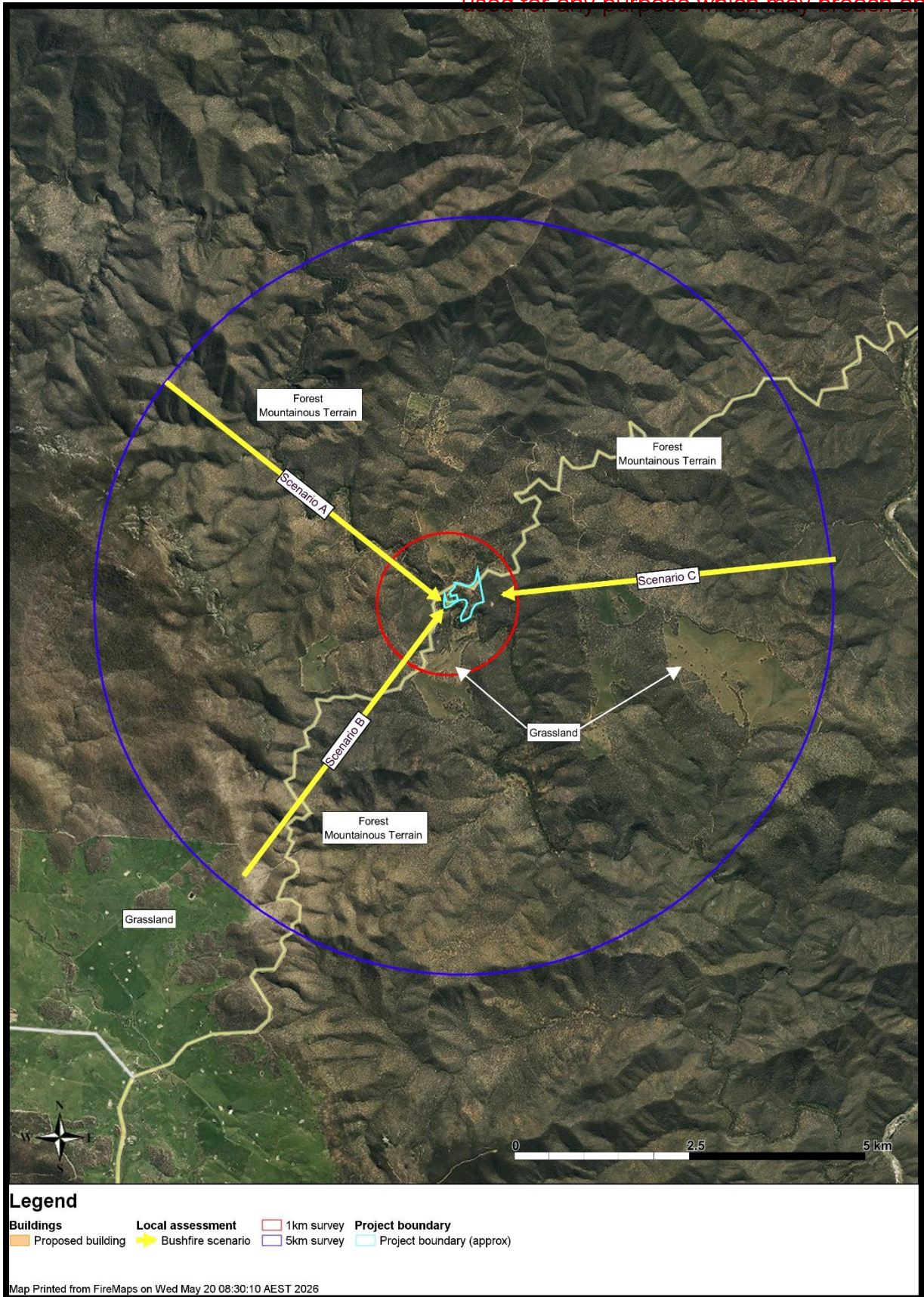


Figure 3 - one kilometre landscape assessment and likely scenarios.

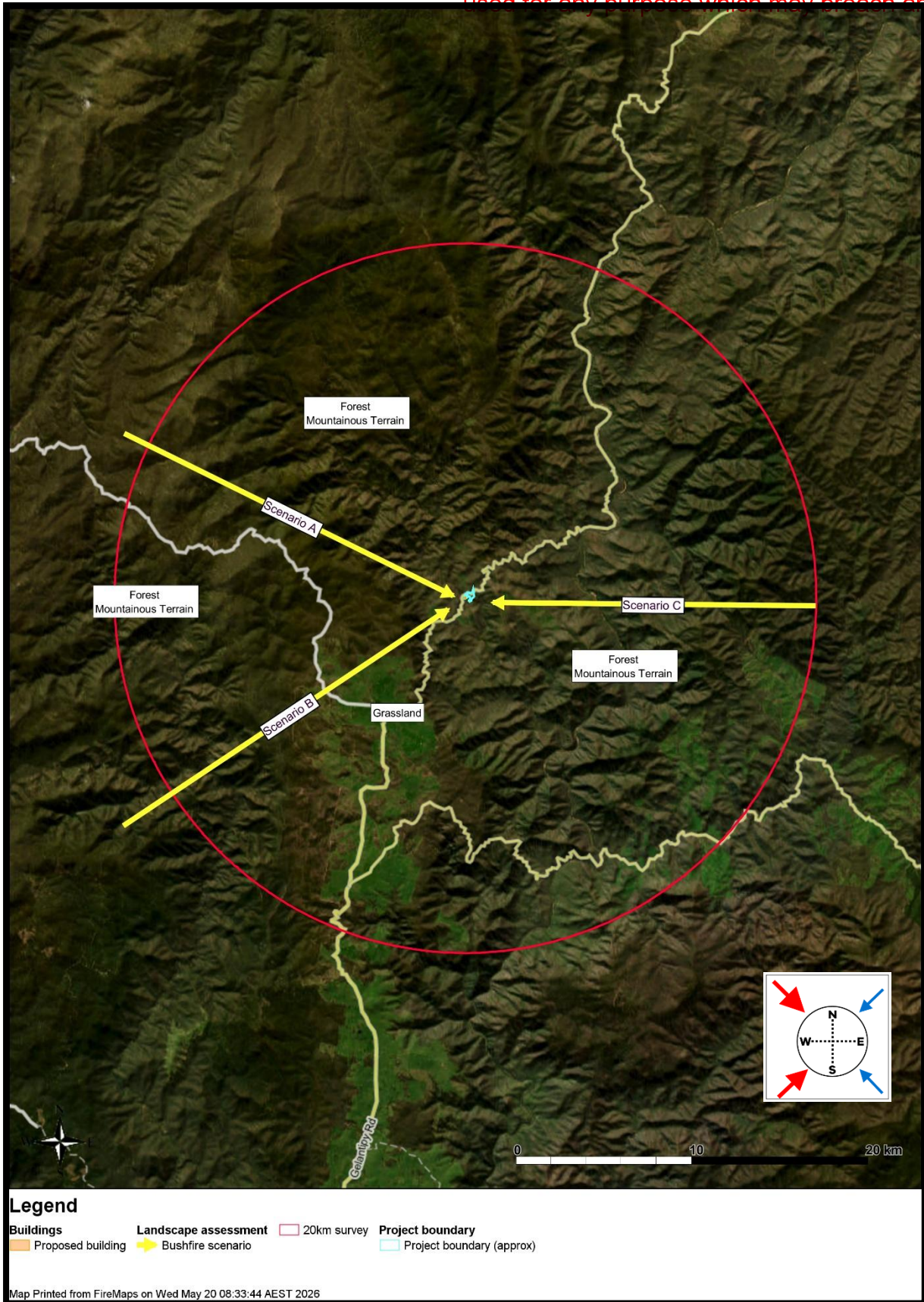


Figure 4 - 20-kilometre landscape assessment and likely scenarios.

6.4. LANDSCAPE TYPE ASSESSMENT

The determination of the landscape type enables the consideration of other treatments depending on the level of risk. These treatments may include additional construction requirements, vegetation management or other solutions. Whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of further assessments within this Report.

As indicated in Table 2 and in accordance with the Planning Permit Applications in a BMO or BPA Guideline², the landscape has been determined to be Type 4.

² https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/639506/Planning-Permit-Applications-in-a-BMO-or-BPA-Guidelines.pdf

Table 2 - Landscape type descriptors

Landscape Type Descriptors	
Type 1	This landscape has minimal potential for extreme bushfire behaviour and is therefore 'lower risk'. Bushfire protection measures are required as there is still a risk of bushfire impacting development and communities: • There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. • Immediate reliable access is available to an area of site that provides better protection and shelter from the effects of bushfire. • Standard bushfire protection measures adequately address the bushfire risk. • Strategic planning proposals should be directed to these locations. They are likely to be capable of meeting the state bushfire policy when appropriate bushfire protection measures are applied.
Type 2	In Landscape Type 2, low fuel areas can be reliably accessed and the standard bushfire protection measures when applied will usually result in an acceptable level of risk: • The type and extent of vegetation located more than 150 metres from the site may result in significant fire behaviour but will unlikely produce local and neighbourhood-scale destruction. • Bushfires can only approach from one aspect and the site is in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will usually be within the surrounding developed area. • Strategic planning proposals might be considered in these locations, where risks can be acceptably reduced, and alternative lower risk areas have been considered. Growth and development should be directed away from the bushfire hazard interface, where possible. The Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP & Country Fire Authority, 2020) should be considered when responding to bushfire policy objectives and applying bushfire protection measures.
Type 3	Development in Landscape Type 3 areas require caution as there may be the potential for extreme bushfire behaviour. These areas are unlikely to be suitable for settlement growth, large-scale subdivision, or vulnerable uses. Bushfire can approach from more than one aspect. • The type and extent of vegetation located more than 150 metres from the site may result in local and neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Reliable access to an area of land that provides shelter from bushfire is not certain. • Vulnerable uses will likely require enhanced bushfire protection measures and may not be appropriate in these landscapes. • Strategic planning proposals for new or intensified development and growth are less likely to be approved in these areas, particularly when other lower risk locations are available. Generally, strategic planning proposals in these areas should only be considered where the purpose is incidental to the location.
Type 4	Landscape Type 4 areas are high risk locations. Extreme bushfire behaviour is expected, and low fuel areas are unlikely to be available. Directing settlement growth and new development to these locations as part of strategic planning proposals is not consistent with the state bushfire policy. Fires have hours or days to grow and develop before impacting. • The broader landscape presents an extreme risk. • Fires have hours or days to grow and develop before impacting. • Evacuation options are limited or not available. • Development in these landscapes should be carefully considered and will likely require enhanced bushfire protection measures. • Strategic planning proposals that direct development or growth to these areas, regardless of scale are not supported by state bushfire policy.

7. CLAUSE 13.02 ASSESSMENT

7.1. INTRODUCTION

Clause 13.02 of the Planning Scheme states:

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*

As the development is located within a designated bushfire prone area and subject to a Bushfire Management Overlay, an assessment against Clause 13.02 is required to be completed. The development will not create a bushfire hazard. Instead, it will reduce the hazard in the local area.

7.2. STRATEGY RESPONSE

Table 3 - Clause 13.02 strategy assessment response

Strategy		Response
Give priority to the protection of human life by:		
1	Prioritising the protection of human life over all other policy considerations.	Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, the following design solution is proposed: • Construction in line with BAL-40 requirements. • Defendable space of 25m will be provided around the proposed development (or to the property boundary, whichever is lesser). • A 10,000 litre static water supply for firefighting purposes will be installed within 4m of the accessway. • Access to the property will meet the BMO requirements.
2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The development is located within a Type 4 landscape hazard area. As such, BAL-40 construction and Column C construction requirements will be provided for the development.
3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.	This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.

Strategy	Response
Identify bushfire hazard and undertake appropriate risk assessment by:	
1	Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. The site has been assessed as per AS3959 as required by Clause 44.06 of the Planning Scheme. The data inputs into the assessment of the bushfire risk are consistent with AS3959. The analysis of bushfire risk will rely on the tables contained within Clause 53.02 and AS3959 to determine the most effective setback distances.
2	Considering the best available information about bushfire hazard, including the bushfire prone area map. The site is within the Bushfire Prone Area and Bushfire Management Overlay. The vegetation surrounding the site is largely consistent with Woodland. However, has been considered to be Forest under AS3959. The landscape has been assessed to be Type 4, and additional mitigation measures have been proposed. This includes BAL-40 construction and 25m defendable space.
3	Applying the Bushfire Management Overlay to land where the extent of vegetation can create an extreme bushfire hazard. This property is located within the Bushfire Management Overlay, and a design solution that meets the requirements has been proposed.
4	Considering and assessing the bushfire hazard on the basis of: - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of the site. - Local and neighbourhood conditions - meaning conditions in the area within approximately 5 kilometres of the site. - The site and conditions within 150 metres. The site has been assessed using one, five and 20 kilometres. There is sufficient vegetation in the border landscape that would support a bushfire to approach the site, and it would have days or weeks to develop. The local and neighbourhood assessment has identified that it would likely impact egress routes. The landscape has been assessed to be Type 4, and additional mitigation measures have been proposed. This includes BAL-40 construction and 25m defendable space.
5	Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. Recommended bushfire protection measures are detailed in later sections of this report, but include: - A construction standard of at least BAL-40. - Defendable space of 25m will be provided for the development, or to the property boundary (whichever is lesser). - A 10,000 litre static water supply for firefighting purposes will be installed at a central location in accordance with the BMO requirements.

Strategy		Response
		Access to the property will meet the BMO requirements.
6	Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.	The development has demonstrated how it achieves compliance with the BMO requirements.
7	Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	The design solution for this development demonstrates how the bushfire risk can be mitigated on the property.
Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:		
1	Assessing the bushfire hazard at different spatial scales (landscape, local and neighbourhood and site), the likely fire behaviour, bushfire risk and the potential for local and neighbourhood-scale destruction.	The site has been assessed at 150 metres, one, five and 20 kilometres. There is vegetation in the border landscape that would support a bushfire to approach the site from multiple directions. At the site, the surrounding vegetation consists of forest and grassland vegetation. The site has limited egress options and has been determined to be in a Type 4 landscape.
2	Directing population growth and development to low-risk locations, being those where: - The risk from large bushfires in the wider landscape can be managed including the risk associated with higher levels of ember attack. - On completion, development will not be exposed to high levels of	The site has been assessed in accordance with AS3959 and the surrounding vegetation has been classified as forest and grassland. Defendable space of 25m will be provided around the development, or to the property boundary where this cannot be achieved. To the north, the setback is limited to due to the maximised separation from the forest hazard. This area is grassland and meets the 9m requirement under Column C Grassland. The remainder of the site achieves 25m to forest, which represents the primary hazard. The building will be constructed to BAL-40.

Strategy	Response
radiant heat, which is no more than 12.5 kilowatts/square metre for locations subject to strategic planning or the preparation of a planning scheme amendment. - There is reliable access to areas of land where human life can be better protected from the effects of bushfire. - Bushfire protection measures can be provided to manage the on-going risk from bushfire.	
3 Ensuring alternative low-risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis have been assessed to ensure the proposed location for growth prioritises human life.	The proposed development is a community fire shed that will increase the safety of the surrounding residents. The development is not considered to contribute towards settlement growth.
4 Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	The provision of defensible space up to 25m will reduce the bushfire risk to existing and future residents in the surrounding area. The development itself will also address a community need for a fire shed that will decrease the risk to the surrounding area.
5 Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.	The provision of defensible space up to 25m will reduce the bushfire risk to residents in the surrounding area. The development itself will also address a community need for a fire shed that will decrease the risk to the surrounding area.
6 Not preparing, adopting or approving a plan that will result in the introduction or intensification of development in an area that	The development is not a strategic plan, policy statement, and amendment to a planning scheme.

Strategy	Response
has, or will have on completion, a radiant heat exposure of more than 12.5 kilowatts/square metre in the event of a bushfire. In this strategy, 'plan' means a strategic plan, policy statement, and amendment to a planning scheme, including an amendment to the Planning Policy Framework, or a plan approved under a provision of the planning scheme.	
Additional measures:	
1 Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.	The proposed development is a community fire shed and is not considered to contribute towards settlement growth. The building has been located in a cleared area and will not involve the removal of any existing trees.
2 When assessing a planning permit application for a use or development that will result in people congregating in large numbers: - consider the risk of bushfire to people, property and community infrastructure; - require the implementation of appropriate bushfire protection measures to address the identified bushfire risk; and - ensure development can implement bushfire protection measures without unacceptable biodiversity impacts.	The proposed development is a community fire shed and is aimed to reduce the bushfire risk to the surrounding property and community infrastructure. Appropriate bushfire protection measures have been proposed, including: - A construction standard of at least BAL-40. - Defendable space of 25m will be provided for the development, or to the property boundary (whichever is lesser). - A 10,000 litre static water supply for firefighting purposes will be installed at a central location in accordance with the BMO requirements. - Access to the property will meet the BMO requirements. This can be implemented without unacceptable biodiversity impacts.

8. BUSHFIRE SITE HAZARD ASSESSMENT

The bushfire hazard located within 150 metres of the development is outlined within Figure 5 and Table 6.

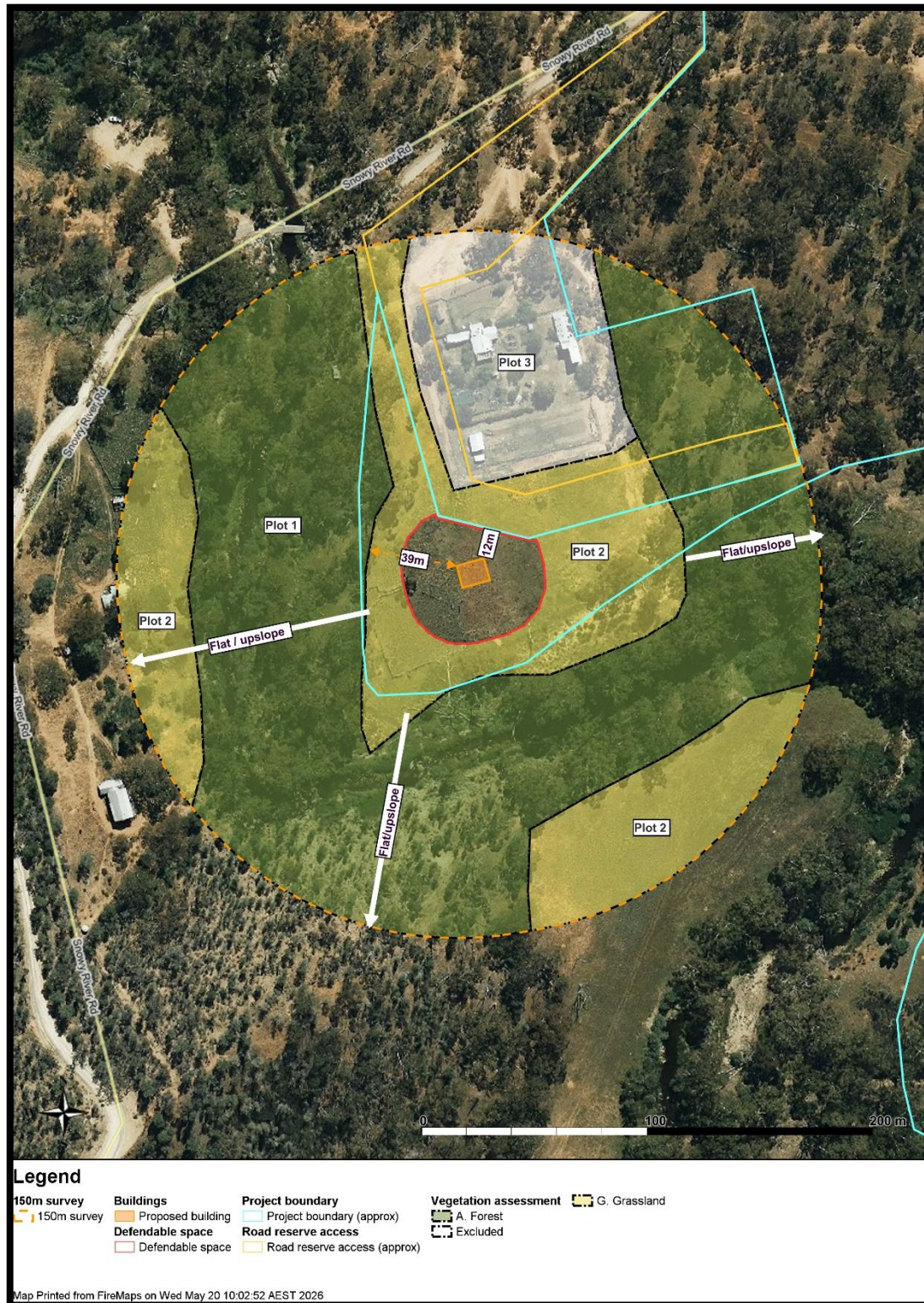


Figure 5 - Bushfire Site Hazard Assessment

Table 4 - Bushfire Site Hazard Assessment details

Plot	Vegetation classification	Slope	Separation distance the building	BAL Level
1	Class A – Forest*	Flat / Upslope	39 Metres	BAL-19
2	Class G - Grassland	Flat / Upslope	12 Metres	BAL-29
3	Excluded as per AS3959, Clause 2.2.3.2	N/A	N/A	N/A

*Note: the vegetation surrounding the development has been conservatively assessed as 'Forest'. Site photographs are shown in Figure 6 to Figure 8.



Figure 6 – Looking towards the surrounding forest vegetation.



Figure 7 – Looking at the surrounding forest vegetation.



Figure 8 - Aerial photograph overlooking the surrounding vegetation

9. BUSHFIRE MANAGEMENT STATEMENT

9.1. 53.02-4.1 LANDSCAPE, SITING AND DESIGN OBJECTIVES

9.2. 53.02-4.1 LANDSCAPE, SITING AND DESIGN OBJECTIVES

To ensure development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

To site development to minimise the risk from bushfire.

To site development to provide safe access for vehicles, including emergency vehicles.

To ensure building design minimises vulnerability to bushfire attack.

Table 5 - Response to Approved Measure

Clause 53.02 ref	Approved Measure requirement	Response	Achieved
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	The bushfire risk within the surrounding landscape has been assessed as Type 4. As such, the following design solutions have been proposed: - Construction of the building will be to BAL-40 standards in response to the landscape. - Defendable space of 25m will be provided around the building in accordance with Column C requirements, except to the north where the setback is constrained to 12m. 10,000 litre static water supply for firefighting purposes. - Access to the property will be as per the BMO requirements. To the north, defendable space is limited to 12m due to the site layout and title constraints. This interface is characterised by grassland and achieves the required separation under Column C for grassland. The remaining perimeter achieves 25m to forest vegetation, which represents the predominant landscape hazard. These bushfire protection measures are considered appropriate to offset the landscape hazard.	✓

Clause 53.02 ref	Approved Measure requirement	Response	Achieved
AM 2.2	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 close to a public road. - Access can be provided to the building for emergency service vehicles.	The building has been located in an existing cleared area and in a location where the required defensible space can be established between the forest and the hazard. As the proposed location is the only available siting option to maximise separation distance from the hazard, the distance from the public road is approximately 250m. As such, passing bays and turning areas will be provided. Emergency services will be able to access the building in an emergency.	✓
AM 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	The building will be a large shed construction with a simple design and minimal re-entrant corners.	✓

9.3. 53.02-4.2 DEFENDABLE SPACE AND CONSTRUCTION OBJECTIVE

The setbacks, defensible space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Table 6 - Response to Approved Measure

Clause 53.02 ref	Approved Measure requirement	Response	Achieved
AM 3.1	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. - accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly, Column O. The setback is provided wholly within the title boundaries of the land.	The proposed development is a Community Storage Shed for firefighting equipment and will be provided with defensible space in accordance with Column C of Table 2, requiring 25m of defensible space. This separation is achieved around the building, except to the north where the setback is limited by the property boundary. To the north, defensible space is limited to approximately 12 metres due to the siting of the building, which achieves the maximum separation distance from the surrounding forest hazard. This interface is characterised by grassland, and the 12m setback exceeds the 9m requirement under Column C for grassland. The provision of 25 m defensible space to the remaining aspects, which address the predominant forest hazard, offsets the reduced setback to the north.	✓
AM 3.2	The setback between the building and the bushfire hazard is managed as an area of defensible 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.	The defensible space will be maintained in accordance with Table 4 to Clause 53.02-5.	✓

AM 3.3	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.	The building will be constructed to BAL-40 in response to the grassland and Type 4 landscape hazard. ✓
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DEFENDABLE SPACE REQUIREMENTS

Table 4 of Clause 53.02 requires the following vegetation management requirements to be implemented:

Defendable space is provided and is managed in accordance with the following requirements:

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

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

9.4. 53.02-4.3 WATER SUPPLY AND ACCESS OBJECTIVES

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Table 7 - Response to Approved Measure

Clause 53.02 ref	Approved Measure requirement	Response	Achieved
AM 4.1	A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises or warehouse is provided with: - A static water supply for fire fighting and property protection purposes as specified at Table 2 to clause 53.02-5. - Vehicle access that is designed and constructed as specified in Table 3 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.	A 10,000 litre static water supply will be provided for the site in accordance with Table 2 to Clause 53.02-5. Vehicle access will be constructed in accordance with Table 3 to Clause 53.02-5.	✓

TABLE 4 WATER SUPPLY REQUIREMENTS

Table 8 - Water supply requirements

Lot sizes (m ²)	Hydrant available	Capacity (litres)	Fire authority fittings and access required	Required
Less than 500	Not applicable	2,500	No	
500 – 1,500	Yes	5,000	No	
500 – 1,500	No	10,000	Yes	
1501 and above	Not applicable	10,000	Yes	✓

Static water supply requirements – fire authority requirements

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 a separate outlet for occupant use.

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

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

TABLE 5 VEHICLE ACCESS DESIGN AND CONSTRUCTION

Table 9 - Access design requirements

Column A	Column B	Required
Length of access is less than 30 metres and no fire authority access is required at Table 2.	Not required.	
Length of access is one of the following: - less than 30 metres and fire authority access is required at Table 2. - greater than 30 metres.	The following design and construction requirements apply: - All-weather construction. - A load limit of at least 15 tonnes. - Provide a minimum trafficable width of 3.5 metres. - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. - Curves must have a minimum inner radius of 10 metres. - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. - Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.	✓
Length of access is greater than 100 metres.	A turning area for fire fighting vehicles must be provided close to the building by one of the following: - A turning circle with a minimum radius of eight metres. - A driveway encircling the dwelling. - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroads Design for an 8.8 metre Service Vehicle.	✓
Length of access is greater than 200 metres.	- Passing bays must be provided at least every 200 metres. - Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.	✓

9.5. 53.02-4.5 PLANNING FOR VULNERABLE PEOPLE OBJECTIVE

To ensure the bushfire risk associated with vulnerable people is managed effectively.

Table 10 - Response to Approved Measure

Clause 53.02 ref	Approved Measure requirement	Response	Achieved
AM 6.1	An application for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly assesses the impact of bushfire on vulnerable people and provides emergency management arrangements that respond to: • The risk arising from AM 2.1, the protection (if any) provided by the location in the broader landscape, and the need for a response that exceeds any of the measures of this clause. • The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. • The intended frequency and nature of occupation, including whether vulnerable people should avoid occupying development in bushfire affected areas at certain times. • The risk reduction provided through bushfire protection measures included within a bushfire and emergency management plan. • The mechanisms to secure ongoing implementation of bushfire protection measures.	The proposed development does not include accommodation, an education centre, a hospital, leisure and recreation, or a place of assembly.	✓

9.6. 53.02-4.6 DECISION GUIDELINES

To assist CFA in their decision, a response has been prepared against the decision guidelines.

Table 11 - Response to Decision Guidelines

Guideline no.	Approved Measure requirement	Response	Achieved
Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:			
General			
1	The Municipal Planning Strategy and the Planning Policy Framework.	An assessment against Clause 13.02, 44.06 and Clause 53.02 has been completed. The treatments used in this assessment are consistent with the Municipal Planning Strategy.	✓
2	The bushfire hazard landscape assessment, the bushfire hazard site assessment, bushfire management statement and bushfire management plan submitted with the application.	A Bushfire Hazard Landscape Assessment, Bushfire Site Hazard Assessment, Bushfire Management Statement and Bushfire Management Plan have been prepared in accordance with Clause 44.06 and Clause 53.02.	✓
3	The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	The assessment has considered historical bushfire activity and the broader landscape context surrounding the site.	✓
4	Whether the risk arising from the broader landscape can be mitigated to an acceptable level.	The landscape has been considered to be Type 4 and appropriate bushfire protection measures have been proposed.	✓
5	Whether there is reliable access to areas of land where human life can be better protected from the effects of bushfire.	The site will be constructed to BAL-40. In an emergency, people attending the site are likely to leave early or shelter in place as a last resort.	✓
6	The risk to property and community infrastructure from bushfire.	The proposed development is a community fire shed and will reduce the risk to the surrounding areas.	✓
7	Whether the proposed development meets the objectives of clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community	Not applicable. The proposed development is not a subdivision and does not	✓

Guideline no.	Approved Measure requirement	Response	Achieved
	shelters and the presence of places of last resort.	need to comply with Clause 53.02-4.	
8	Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	The proposed bushfire protection measures are capable of being practically implemented and maintained on the site.	✓
9	Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	No alternative measures have been proposed.	✓
10	If one or more of the objectives in clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	Not applicable. The proposed development is not a subdivision and does not need to comply with Clause 53.02-4.	✓
11	Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts	The defensible space is in an existing cleared area and can be established with an 'unacceptable impact' to biodiversity.	✓
12	Whether the water supply and access arrangements are appropriate for the bushfire risk.	10,000L of static water supply and compliant access arrangements will be provided.	✓
Vegetation			
13	Whether the existing and proposed vegetation, and other fuel sources, respond to the separation distance between the bushfire hazard interface and the development.	Defensible space will be implemented in response to the classified vegetation within 150m, and extended due to the landscape risk.	✓
14	If vegetation is proposed, if it will cause or contribute to the bushfire hazard and increase the risk to life, property, or community infrastructure.	No vegetation planting is proposed.	✓
Vulnerable People			
For a building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly the responsible authority must also consider:			
15	The capacity for vulnerable occupants to evacuate.	Not applicable. The proposal is a community fire shed.	✓

Guideline no.	Approved Measure requirement	Response	Achieved
16	Whether the water supply and access arrangements have regard to the characteristics of the vulnerable occupants.	Not applicable.	✓
17	Whether there is reasonable assurance that the emergency management arrangements will be ongoing and protect human life.	Not applicable.	✓
18	Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger.	Not applicable.	✓
19	Whether measures to shelter in place are warranted and whether the measures will protect human life.	Not applicable.	✓
20	The net benefit provided to any existing vulnerable people.	Not applicable.	✓

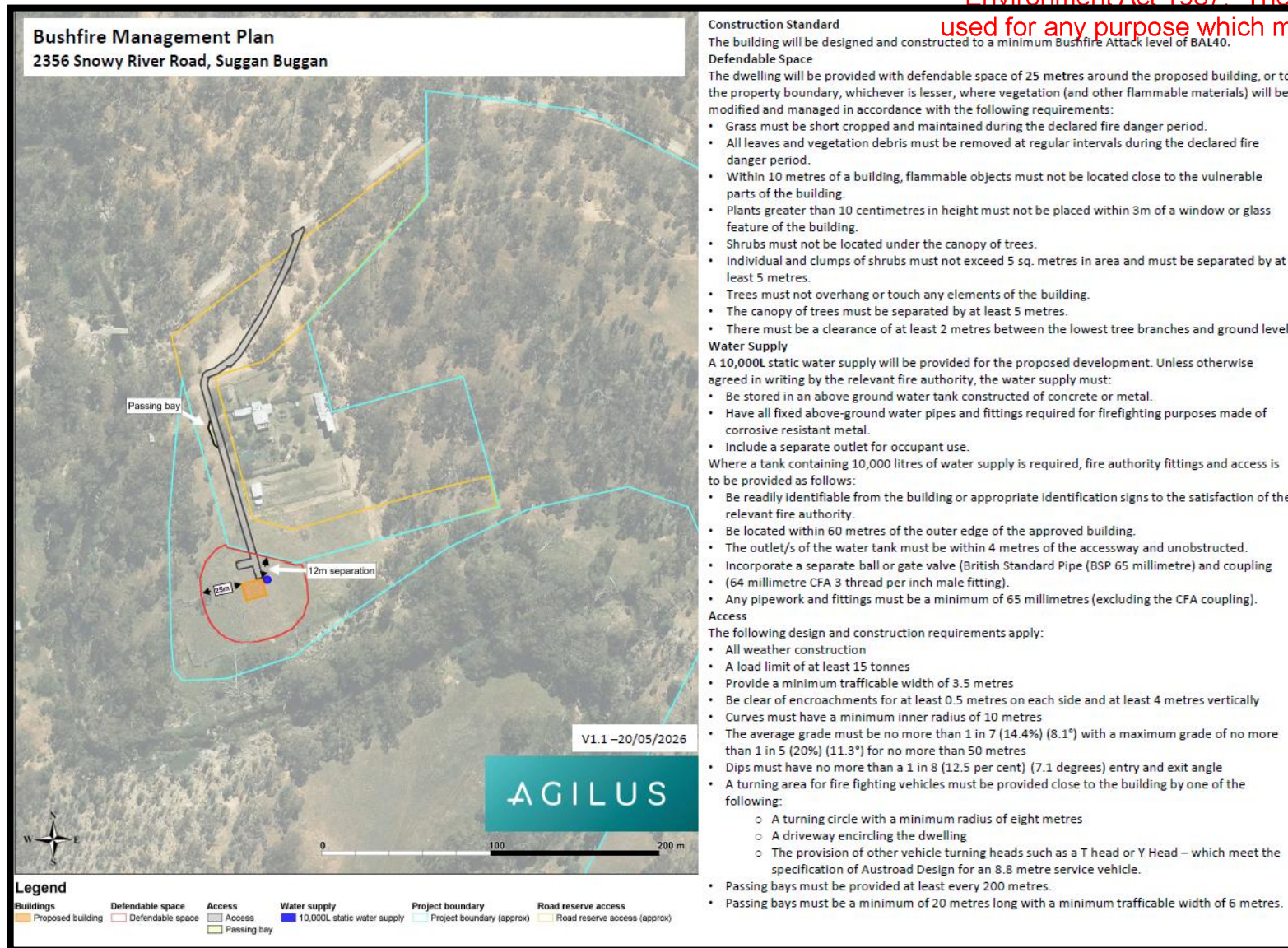
10. CONCLUSION

The development of this property can occur in accordance with the requirements of the Planning Scheme, including clause 13.02, 44.06 and 53.02. The assessment has identified a Type 4 landscape risk.

The proposed design solution will ensure the level of risk is managed and will support safer bushfire response options for people attending the site. The design solution includes:

- Construction in line with BAL-40 requirements.
- Defendable space of 25m will be provided around the building in accordance with Column C requirements for forest, except to the north where the setback is constrained to 12m and will be provided to the boundary.
- 10,000 litre static water supply for firefighting purposes.
- Access to the property will be as per the BMO requirements.

The design solution including water supply, emergency vehicle access, construction level and defendable space will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.



APPENDIX B – PHOTOS

1. Drone photograph looking north of the site.	
2. Drone aerial photograph of the site.	
3. Drone aerial photograph of the site.	
4. Drone photo looking north of the proposed development.	

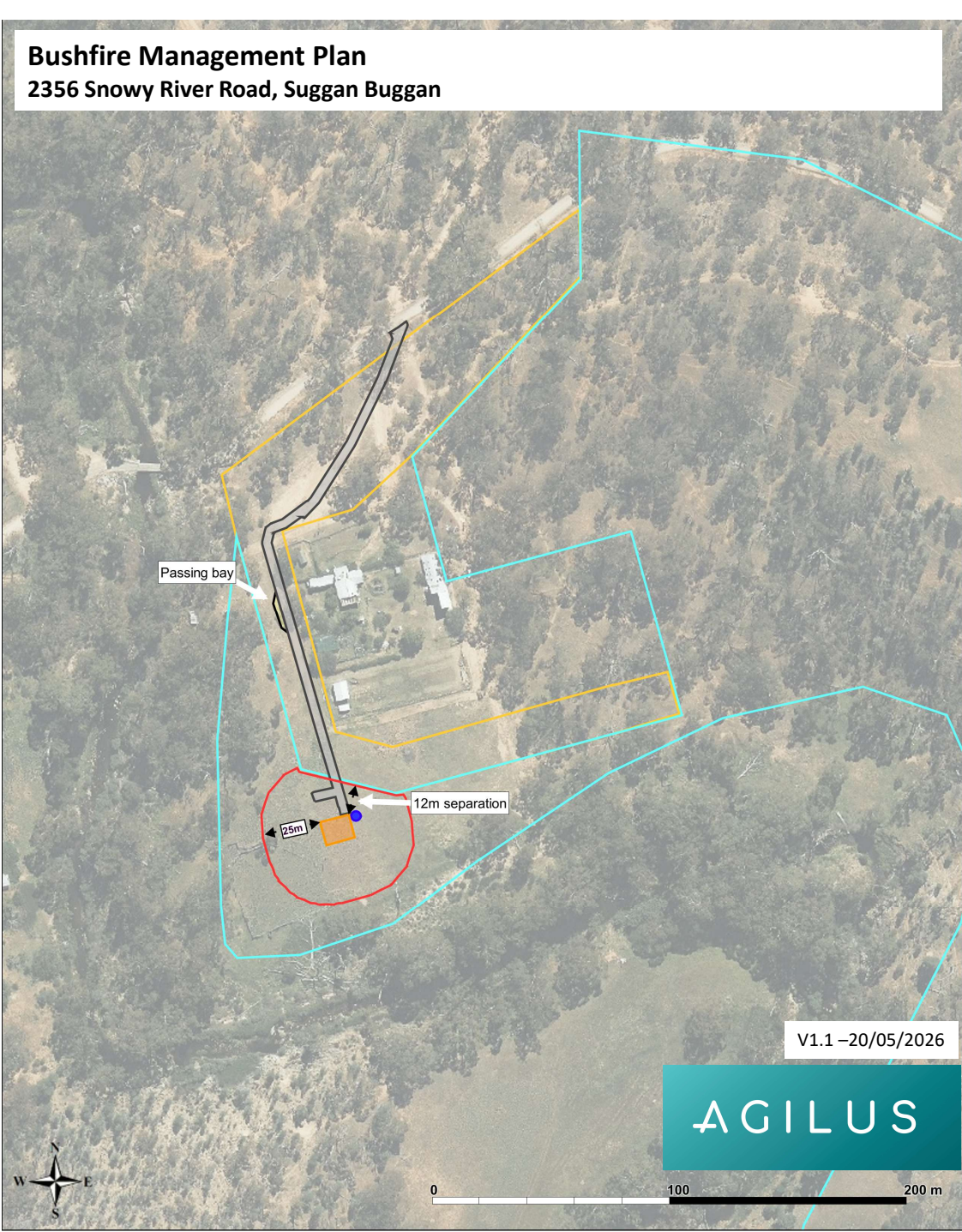
5. Looking at the classified forest vegetation.



6. Looking at the classified forest vegetation.



Bushfire Management Plan
2356 Snowy River Road, Suggan Buggan



Buildings	Defendable space	Access	Water supply	Project boundary	Road reserve access
 Proposed building	 Defendable space	 Access	 10,000L static water supply	 Project boundary (approx)	 Road reserve access (approx)
		 Passing bay			

Construction Standard
The building will be designed and constructed to a minimum Bushfire Attack level of BAL40.

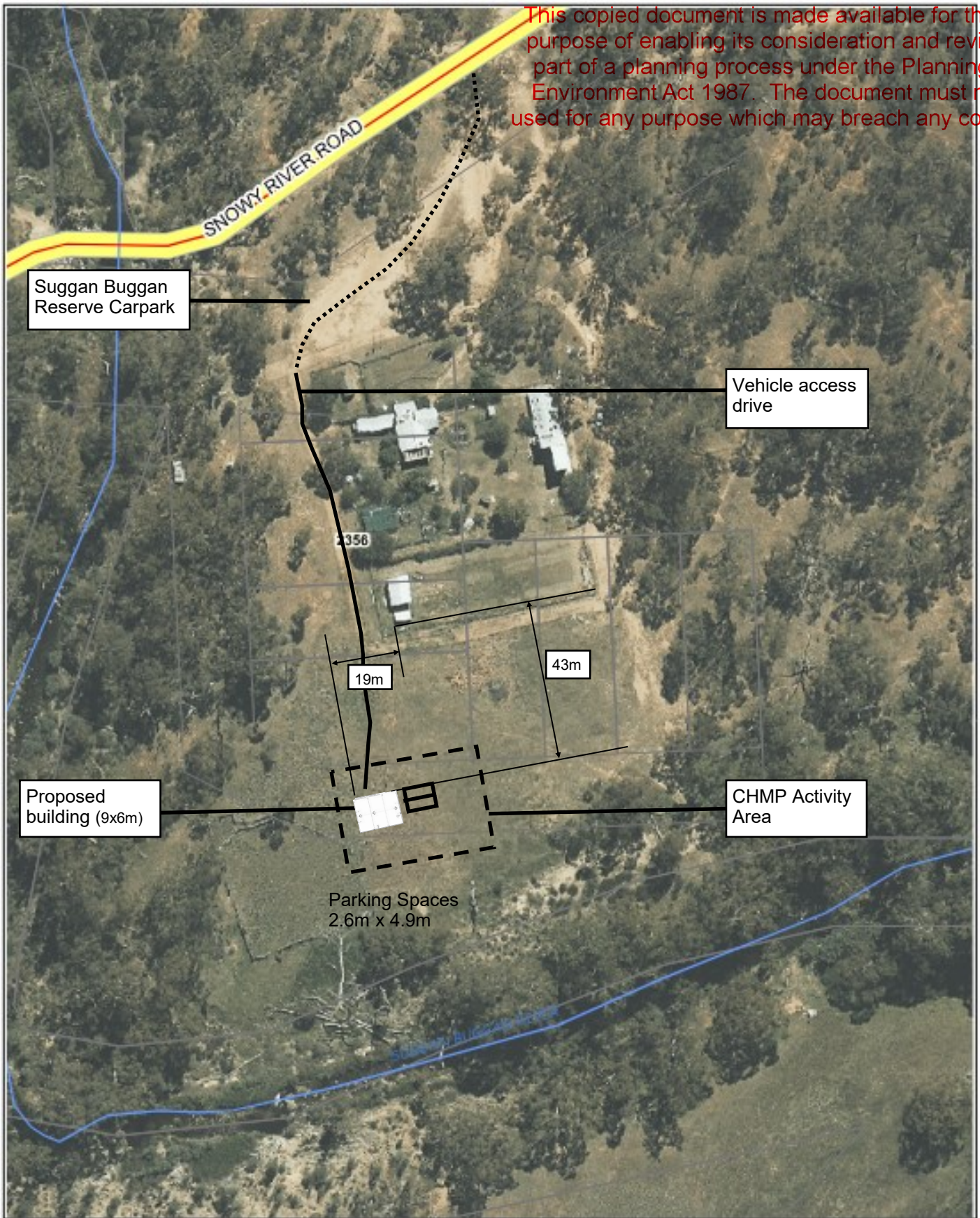
Defendable Space
The dwelling will be provided with a defendable space of 25 metres around the proposed building to the property boundary, whichever is lesser, where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

Water Supply
A 10,000L static water supply will be provided for the proposed development. Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

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

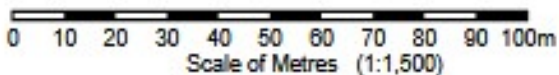
- Access**
The following design and construction requirements apply:
- All weather construction
 - A load limit of at least 15 tonnes
 - Provide a minimum trafficable width of 3.5 metres
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically
 - Curves must have a minimum inner radius of 10 metres
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
 - A turning area for fire fighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres
 - A driveway encircling the dwelling
 - The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
 - 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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MGA2020 : 618082, 5909370 (55)



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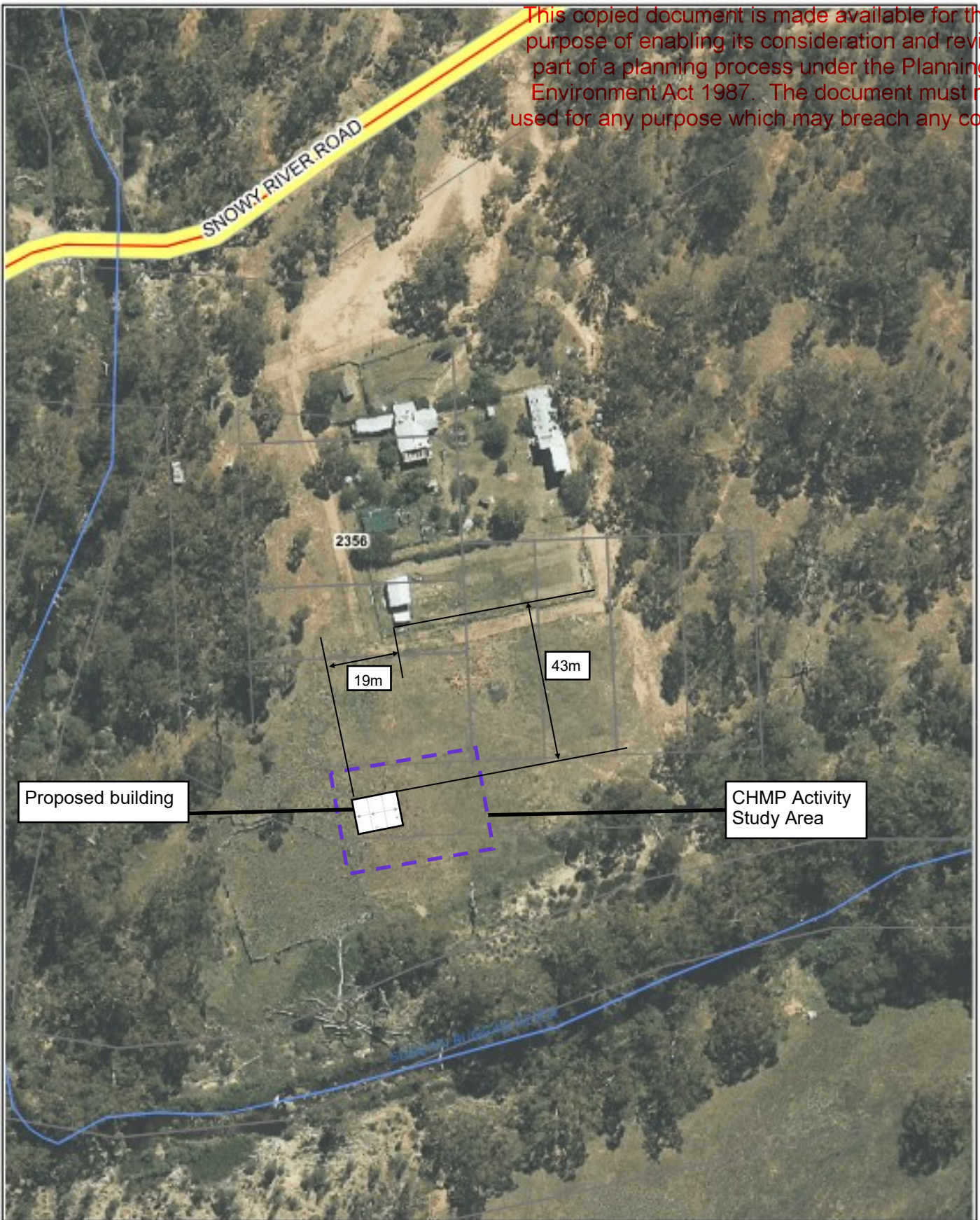
Use and development of a store (community fireguard building)

Planning Permit Application

Co-ordinates of Plot Corners

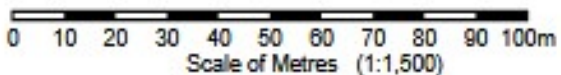
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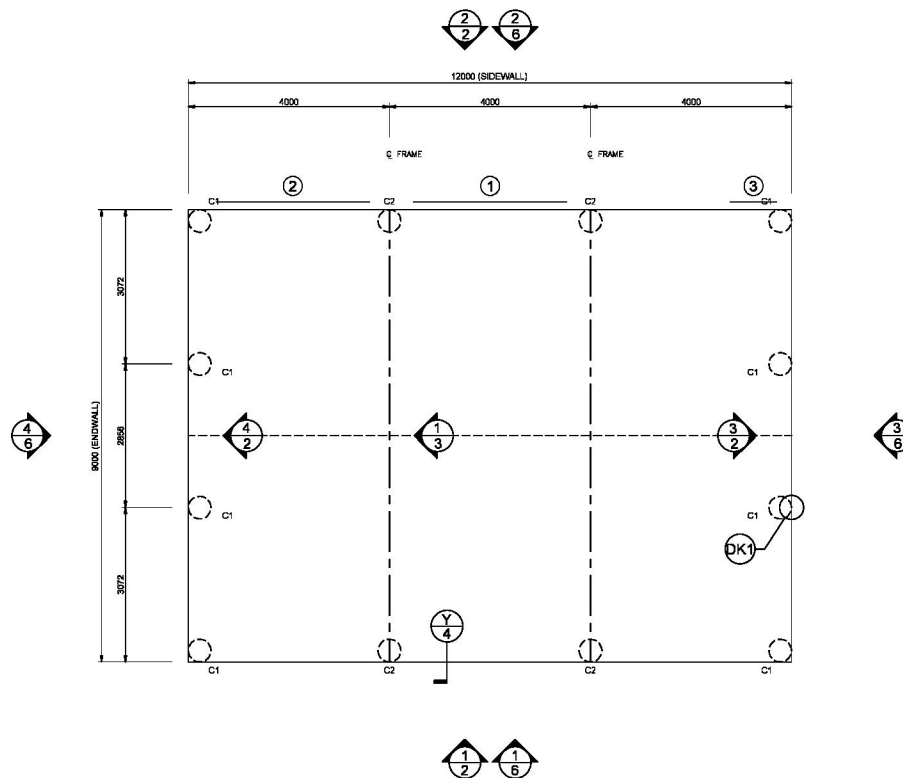
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1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1:100

Roof has been designed for Medium Solar Panel Loading. Allowing for an Additional Roof Loading of 15.00kg/m².
Builder to Confirm Additional Roof Loading Selected is Acceptable for the Design.

MEMBER LEGEND

C1	C15012
C2	2C15019

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNES AND GARAGES

FOR
AT

FAIR DINKUM BUILDS



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Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 28/5/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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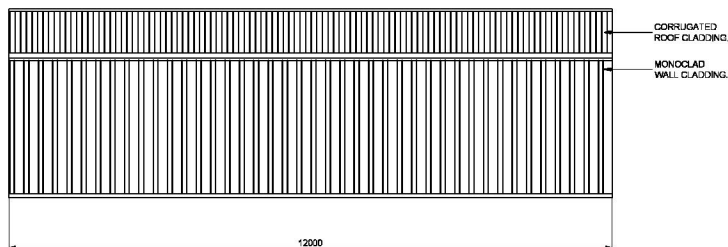
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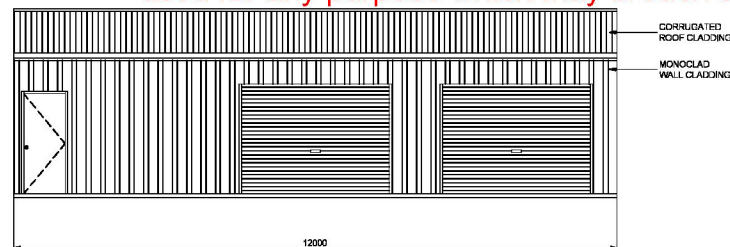
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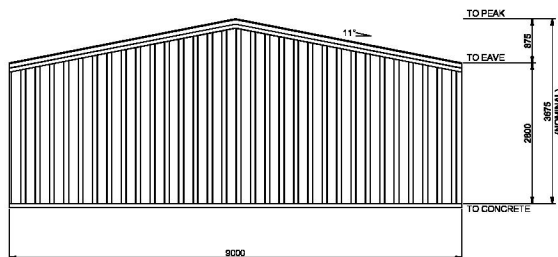
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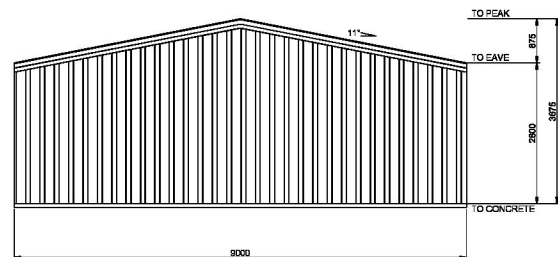
1
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS	
WALL	PALE EUCALYPT
ROOF	PALE EUCALYPT
ROLLER DOOR	PALE EUCALYPT
P.A. DOOR	PALE EUCALYPT
DOWNPIPE	PALE EUCALYPT
GUTTER	PALE EUCALYPT
CORNER FLASHING	PALE EUCALYPT
BARGE FLASHING	PALE EUCALYPT
OPENING FLASHING	PALE EUCALYPT

STEEL BUILDING BY (CONTACT)
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Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558680
Regn. No. 3993
Regn. No. 11637328
Regn. No. PE0002218
Regn. No. CC364814

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 28/5/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register