

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	22 Princes Highway CANN RIVER VIC 3890 Lot: 1 TP: 835941
The application is for a permit to:	Subdivision of Land (2 Lots)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05-5	Subdivide land
44.06-2	Subdivide land
The applicant for the permit is:	Beveridge Williams & Co Pty Ltd
The application reference number is:	5.2025.250.1

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

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

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must ♦ **be made to the Responsible Authority in writing,**
 ♦ **include the reasons for the objection, and**
 ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 24 July 2025 10:22 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Volume_7274_Folio_716.pdf; Caveat AT489935Y.pdf; 2501839 - Proposed Plan of Subdivision (v1).pdf; 2501839 - Planning Submission.pdf; Volume_8524_Folio_363.pdf; 2501839 - Cover letter for planning permit application.pdf; 2501839 - Planning-Property-Report.pdf; 2501839 - Bushfire Management Plan (Version 1).pdf; Planning_Permit_Application_2025-07-24T10-22-11_26720186_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: Chris Curnow

Business trading name: Beveridge Williams

Email address: curnowc@bevwill.com.au

Postal address : PO Box 47, SALE, VIC., 3850

Preferred phone number:

Secondary phone number: 0351443877

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 22

Street name: Princes Highway

Town: Cann River

Post code: 3890

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

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

Existing conditions : Bakery & lolly shop, caretaker dwelling with carport & garage.

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 2501839

Full copy of Title: [Volume_7274_Folio_716.pdf](#)

Covenants agreements: [Caveat AT489935Y.pdf](#)

Plans: [2501839 - Proposed Plan of Subdivision \(v1\).pdf](#)

Planning report: [2501839 - Planning Submission.pdf](#)

ExtraFile: 4

1. Supporting information/reports: [Volume_8524_Folio_363.pdf](#)

2. Supporting information/reports: [2501839 - Cover letter for planning permit application.pdf](#)

4. Supporting information/reports: [2501839 - Planning-Property-Report.pdf](#)

3. Supporting information/reports: [2501839 - Bushfire Management Plan \(Version 1\).pdf](#)

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 2

VOLUME 07274 FOLIO 716

Security no : 124126331011M
Produced 18/07/2025 09:42 AM

LAND DESCRIPTION

Lot 1 on Title Plan 835941C.
Created by instrument 2197253 25/02/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT489935Y 05/08/2020

Caveator
LESUVO PTY LTD ACN: 001796818
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/07/2020
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
GALLUZZO LAWYERS
Notices to
VINCE GALLUZZO of SUITE 8 LEVEL 3 26 CASTLEREAGH STREET LIVERPOOL NSW 2170

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP835941C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

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

NIL

eCT Control 23855H GALLUZZO LAWYERS
Effective from 17/05/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 835941C
Location of Land Parish : NOORINBEE Township : CANN RIVER Section : - Crown Allotment : - FORMER GOVERNMENT ROAD (PT)		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Base record : DCMB Last Plan Reference : - Derived From : VOL. 7274 FOL. 716 Depth Limitation : 50 FEET			

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY
LAND REGISTRY, LAND VICTORIA FOR
TITLE DIAGRAM PURPOSES

COMPILED: Date 14/02/06

VERIFIED: A DALLAS
Assistant Registrar of Titles

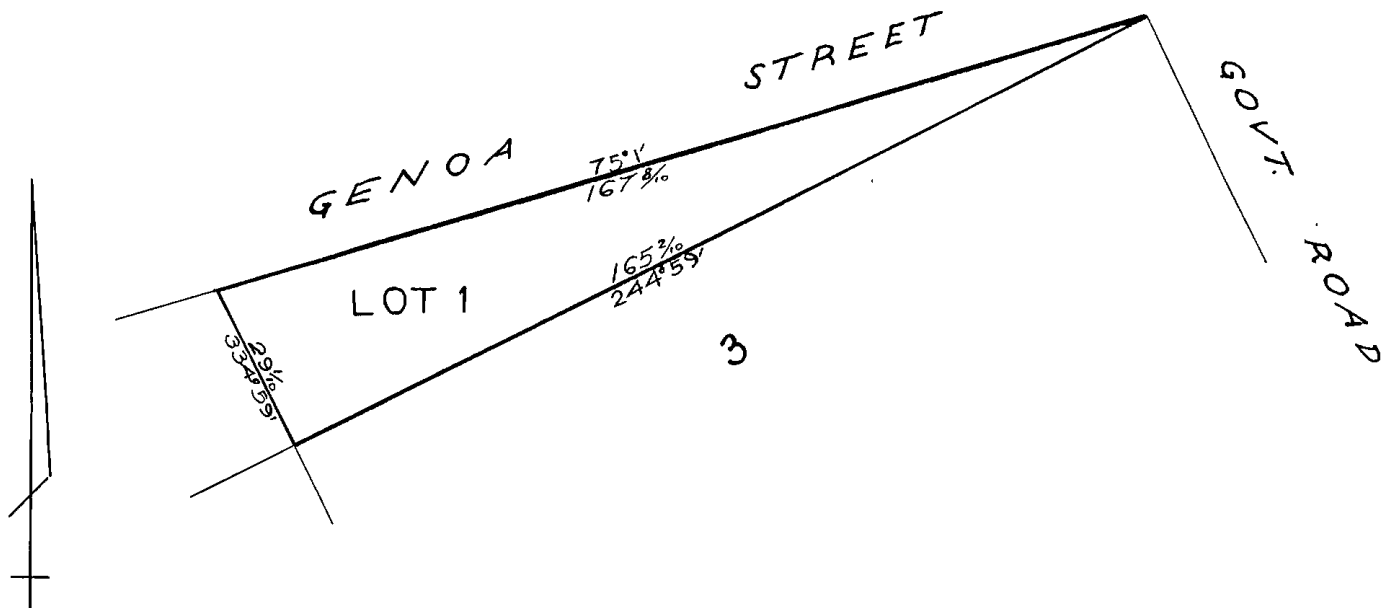


TABLE OF PARCEL IDENTIFIERS

WARNING Where multiple parcels are referred to or shown on the Title Plan this does
Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

LOT 1 = FORMER GOVERNMENT ROAD (PT)

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 1 of 1 Sheets

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

Page 1 of 2

VOLUME 08524 FOLIO 363

Security no : 124126330955X
Produced 18/07/2025 09:41 AM

LAND DESCRIPTION

Lot 1 on Title Plan 332690F.
PARENT TITLE Volume 04051 Folio 179
Created by instrument B989230 23/07/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT489935Y 05/08/2020

Caveator
LESUVO PTY LTD ACN: 001796818
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/07/2020
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
GALLUZZO LAWYERS
Notices to
VINCE GALLUZZO of SUITE 8 LEVEL 3 26 CASTLEREAGH STREET LIVERPOOL NSW 2170

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP332690F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

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

NIL

eCT Control 23855H GALLUZZO LAWYERS
Effective from 17/05/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 332690F						
Location of Land Parish: NOORINBEE Township: CANN RIVER Section: 8 Crown Allotment: 3 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8524 FOL 363 Depth Limitation: 50 FEET		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/02/2000 VERIFIED: AA							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 3 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 3 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 3 (PT)									
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 08/08/2023 01:46:17 PM

Status	Registered	Dealing Number	AT489935Y
Date and Time Lodged	05/08/2020 05:04:05 PM		

Lodger Details

Lodger Code	23855H
Name	GALLUZZO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	201110 Lesuvo - Sofi

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

7274/716
8524/363

Caveator

Name	LESUVO PTY LIMITED
ACN	001796818

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

07/07/2020

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Name and Address for Service of Notice

Vince Galluzzo

Address

Floor Type	LEVEL
Floor Number	3
Unit Type	SUITE
Unit Number	8
Street Number	26
Street Name	CASTLEREAGH
Street Type	STREET
Locality	LIVERPOOL
State	NSW
Postcode	2170

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	LESUVO PTY LIMITED
Signer Name	VINCENT GALLUZZO
Signer Organisation	GALLUZZO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	05 AUGUST 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Our Reference: 2501839

23 July 2025

ACN 006 197 235
ABN 38 006 197 235

Andrew Bates
Acting Statutory Planning Co-ordinator
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Sale Office
45 Macalister Street
PO Box 47
Sale VIC 3850
Tel: (03) 5144 3877

beveridgewilliams.com.au

Dear Andrew,

**RE: APPLICATION FOR A PLANNING PERMIT
RE-SUBDIVISION OF LAND INTO TWO LOTS
22 PRINCES HIGHWAY, CANN RIVER
LOT 1 ON LODGED PLAN NO. 332690F (VOLUME: 08524, FOLIO: 363)
LOT 1 ON TITLE PLAN NO. 835941C (VOLUME: 07274, FOLIO: 716)**

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of: _____ which is the registered owner of the above property.

_____ operates a bakery on the subject site. There is a caretaker's house at the rear of the land. Council previously issued planning permit 5.2023.309.1 to allow its use as a bed & breakfast accommodation building.

However, due to a family tragedy, it will no longer be used for this purpose. Nor is it any longer required as a caretaker's residence. So, rather than rent it out to private tenants, _____ wish to alienate it onto a separate lot from the bakery and sell it.

To facilitate this, _____ has instructed Beveridge Williams & Co. Pty. Ltd. to re-subdivide 22 Princes Highway, Cann River in the manner shown at **Figure 1**.



Figure 1: Proposed Plan of Subdivision

A review of the East Gippsland Planning Scheme reveals that the following Clauses are relevant to this proposal:

- **Clause 11.01-1S** (Settlement);
- **Clause 11.01-1L-03** (Rural Settlements – Cann River);
- **Clause 13.02-1S** (Bushfire Planning);
- **Clause 32.05** (Township Zone), noting that **Clause 32.05-5** triggers the need for a planning permit to be issued to allow the subdivision of land in the Township Zone. Hence, the proposed subdivision will require a planning permit under **Clause 32.05**;
- **Clause 44.06** (Bushfire Management Overlay), noting that **Clause 44.06-2** triggers the need for a planning permit to be issued to allow the subdivision of land that is affected by the Bushfire Management Overlay. Hence, the proposed subdivision will require a planning permit under **Clause 44.06**;
- **Clause 65** (Decision Guidelines).

The following documents have been uploaded into SPEAR along with this letter in support of the proposal:

- Title search statements and title plans for the subject site;
- A Planning Property report for the subject site, which demonstrates the applicable zoning and overlay controls;
- A Site Context Analysis that discusses the nature of land use and development across the subject sites, their immediate surrounds and the applicable planning policies;
- A Planning Assessment that discusses the proposal in light of the provisions of the applicable clauses listed above; and,
- A proposed plan of subdivision and bushfire management plan for endorsement under any permit granted.

Payment of Council's application fee in the amount of **\$1,496.10** will be made shortly after lodgement to cover the applicable fee for an application made under Class 19.

If you require any further information prior to making a decision on this application, please do not hesitate to call me on 03 5144 3877.

Yours faithfully,

CHRIS CURNOW
Principal Planner
BEVERIDGE WILLIAMS

PLANNING PROPERTY REPORT

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From www.planning.vic.gov.au at 24 July 2025 09:47 AM

PROPERTY DETAILS

Address: **22 PRINCES HIGHWAY CANN RIVER 3890**
 Lot and Plan Number: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **95709**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 683 N10**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

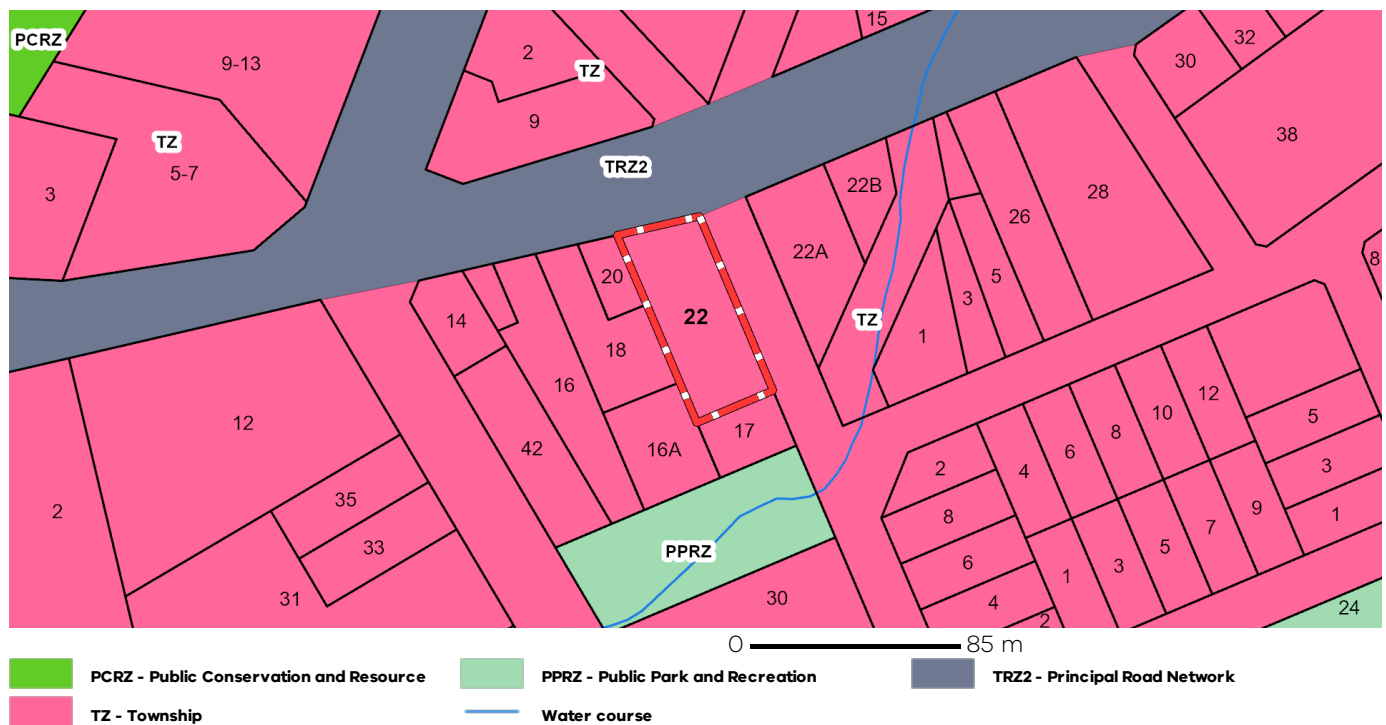
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
 OTHER
 Registered Aboriginal Party: **None**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 22 PRINCES HIGHWAY CANN RIVER 3890

Printed 1/08/2025
 Page 15 of 31

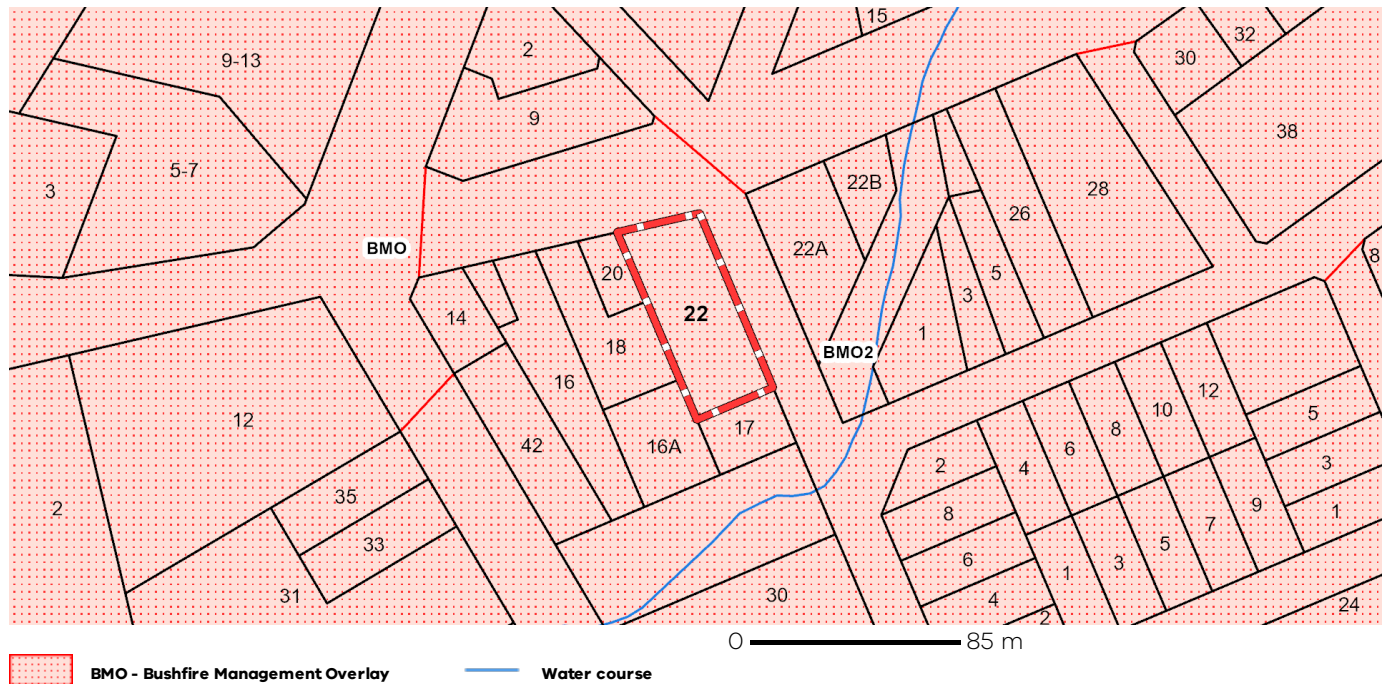
PLANNING PROPERTY REPORT

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Planning Overlay

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 \(BMO2\)](#)



Further Planning Information

Planning scheme data last updated on 24 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Subdivision of land into 2 lots

Town Planning Report

22 Princes Highway, Cann River

Client

Issued

23/7/2025



BW

Beveridge Williams

Printed 1/08/2025

Page 18 of 31

EAST GIPPSLAND STRATEGIC FRAMEWORK PLAN

Introduction

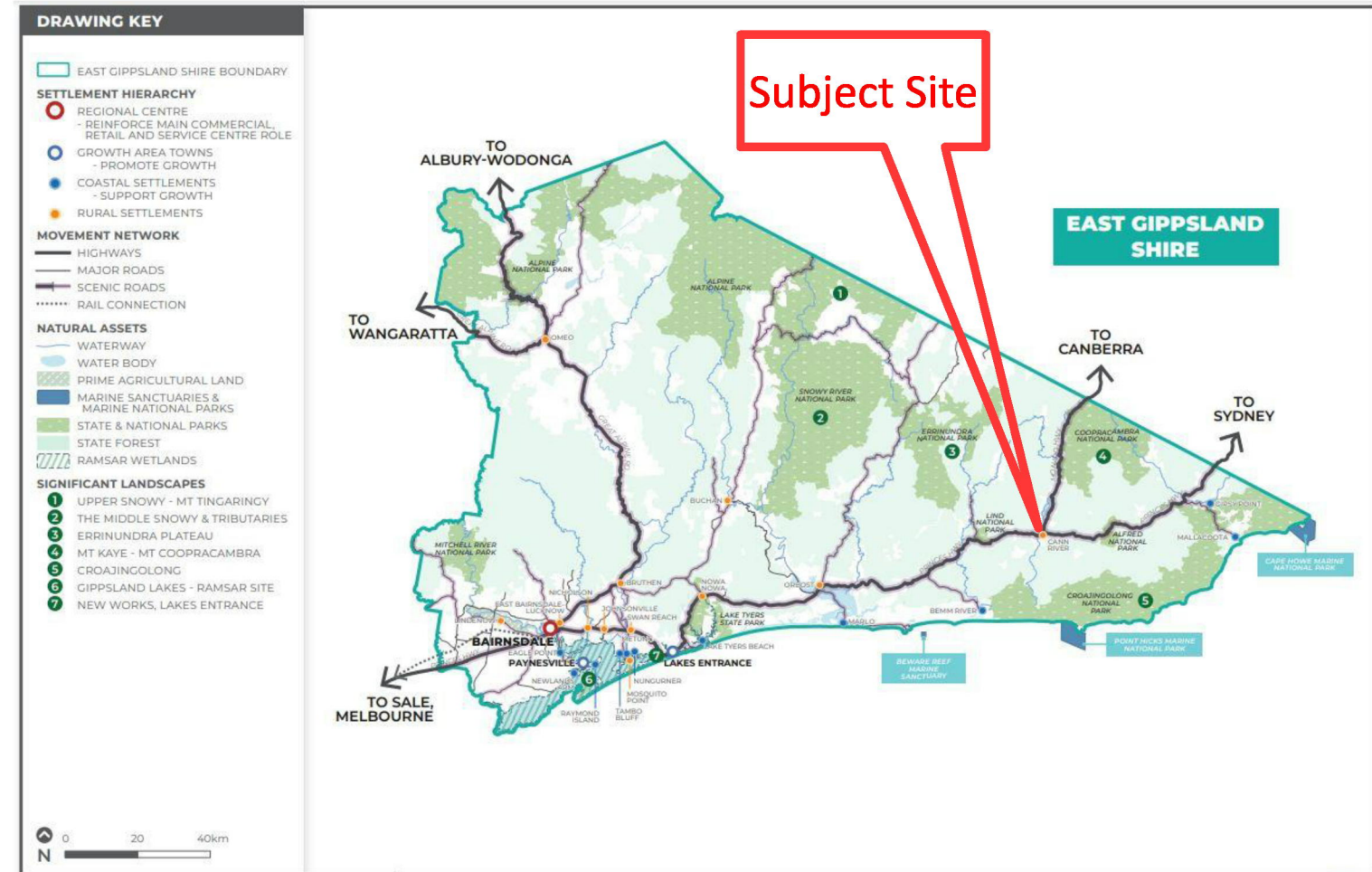
Beveridge Williams has been engaged by [redacted] to prepare and submit a planning permit application that seeks approval to re-subdivide land at 22 Princes Highway, Cann River into two lots.

This report demonstrates that the proposed development responds to the site's specific characteristics and is consistent with all relevant Planning Policies within the East Gippsland Planning Scheme.

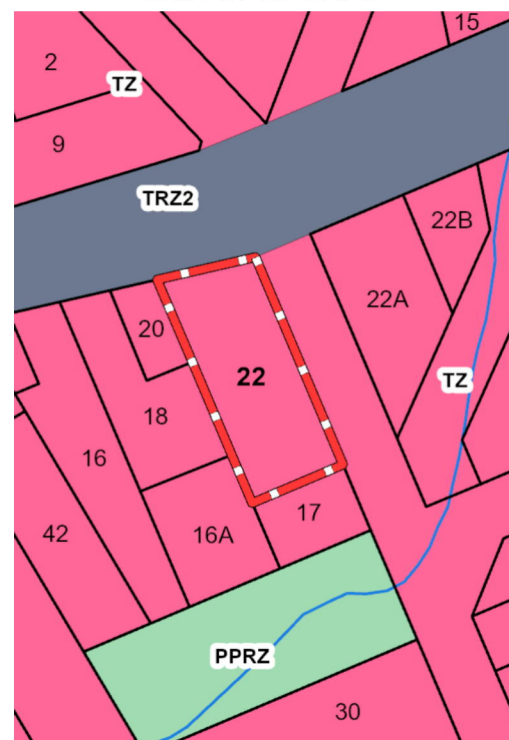
Table 1 below provides an overview of the subject sites and permit application.

Table 1. Site & Application Details

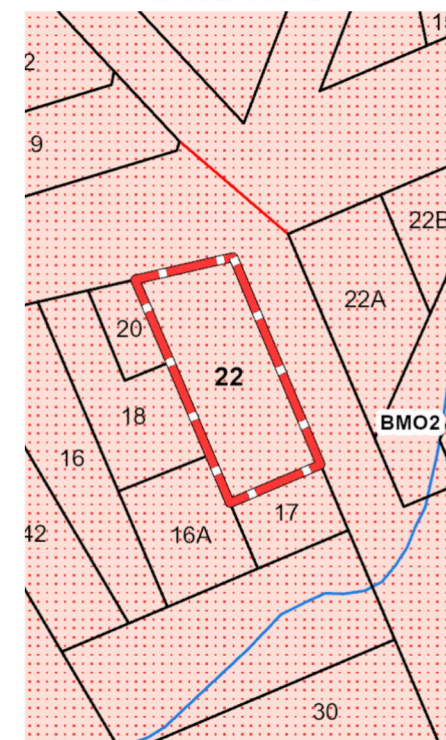
Address	22 Princes Highway, Cann River
Title Particulars	Lot 1 on Title Plan No. 332690F (Vol: 08524, Fol: 362) Lot 1 on Title Plan No. 835941C (Vol: 07274, Fol: 716) Copies of these titles are on page 3.
Area, shape & topography:	Lot 1 on TP332690F has area of 2,540m ² formed in a flat, rectangular shape. Lot 1 on TP835941 has area of 97m ² formed in a flat, triangular shape – see the titles and photo on page 3.
Reticulated Services:	Electricity, sewerage, water & telecommunications are available – see the service maps on page 4.
Strategic Framework Plan:	Cann River is recognised as a 'Rural Settlement' – see the Plan opposite.
Zone:	Township Zone (FZ) – see the Zoning map opposite.
Overlay:	Bushfire Management Overlay (BMO2) – see the BMO map opposite.
Permit Triggers:	Clause 32.05-5 (Zone): A permit is required to subdivide land in the Township Zone. Clause 44.06-3 (BMO): A permit is required to subdivide land affected by the Bushfire Management Overlay.
Responsible Authority:	East Gippsland Shire Council
Applicant:	
Applicant Contact:	Chris Curnow Principal Town Planner - Beveridge Williams P: 5144 3877 E: curnowc@bevwill.com.au



ZONING MAP



BMO MAP



EXISTING CONDITIONS PLAN



Subject Sites

Lot 1 on TP332690F has area of 1,540m² formed in a flat, rectangular shape. It comprises a bakery & lolly shop in the north portion and a 4-bedroom caretaker's dwelling with carport and garage under the roofline in the south portion. Access is available via a crossover to Baum Street.

Lot 1 on TP835941C has area of 97m² formed in a flat, triangular shape. It comprises the bakery's seating area and the crossover/driveway to Princes Hwy at its west end.

These features are shown opposite and below. A photo montage & the servicing plans are provided on page 4.

TITLE SEARCH STATEMENT TITLE PLAN NO. 835941C
(TP835941C)

[illegible]

TITLE SEARCH STATEMENT TITLE PLAN NO. 332690F
(TP332690F)

[illegible]

STORMWATER DRAINAGE



SEWER & WATER MAINS



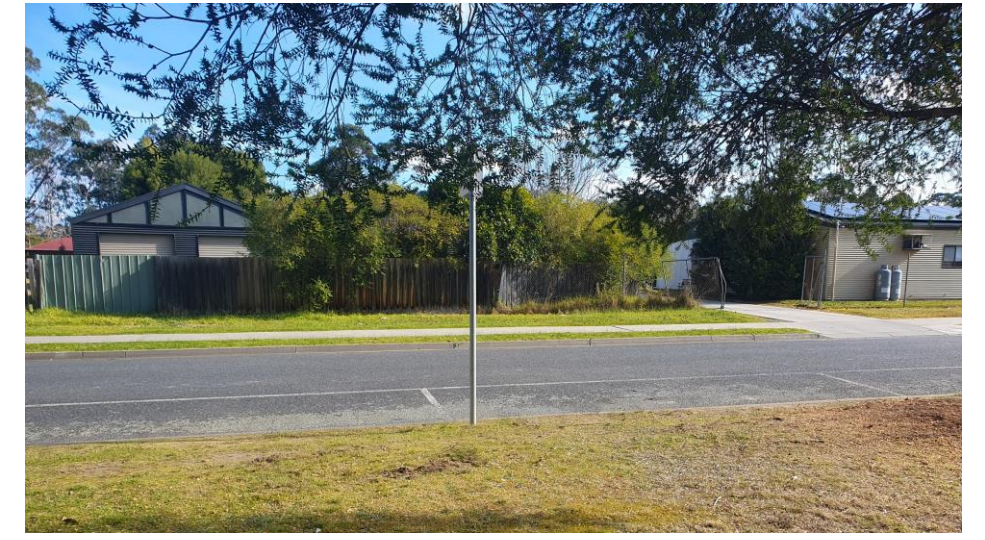
STREETSCAPE VIEW OF THE SUBJECT SITE FROM THE PRINCES HIGHWAY



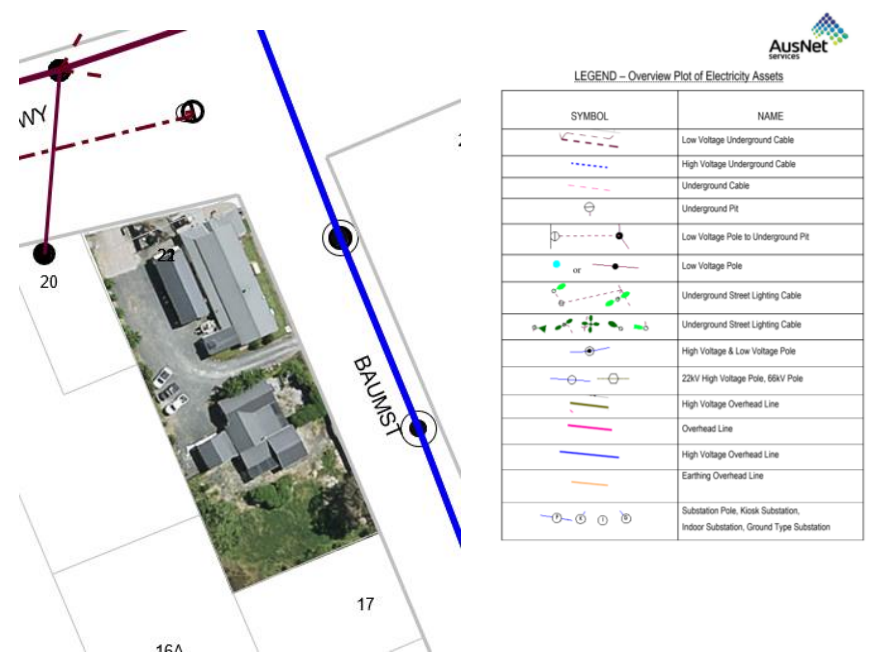
STREETSCAPE VIEW OF THE SIDE WALL OF THE BAKERY ON THE SUBJECT SITE FROM BAUM STREET



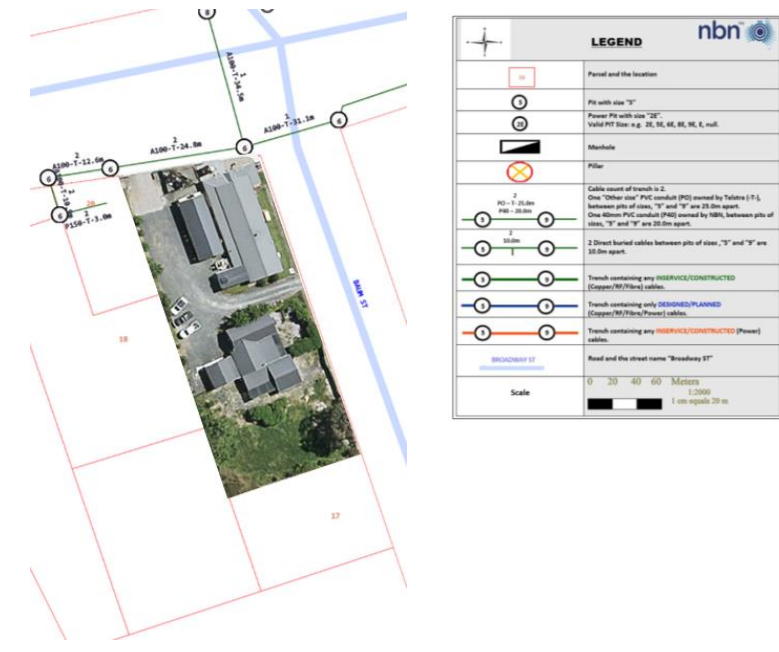
STREETSCAPE VIEW OF THE CARETAKER'S DWELLING ON THE SUBJECT SITE FROM BAUM STREET



ELECTRICITY



TELECOMMUNICATIONS



Adjoining Properties:

The subject sites collectively abut:

- The Princes Highway road reserve along their entire 33.7 metre long northern boundary. This road reserve has a width of 40 metres where it abuts the subject site. It contains a two-way, bitumen-sealed road pavement with angled on-street parking spaces and kerb and channel drainage and concrete footpaths down both sides. The road is divided by a landscaped median strip. It is the main vehicular thoroughfare through the Gippsland region;
- Baum Street along their entire 76.4 metre long eastern boundary. This road reserve has a width of 20 metres where it abuts the subject site. It contains a two-way, unmarked bitumen-sealed roadway with concrete kerb and channel drainage down both sides. Parallel on-street parking bays line the east side and a concrete footpath runs along the west side. Both verges are grassed. It intersects with the Princes Highway at the northeast corner with the subject site;
- 17 Baum Street along their entire 33.2 metre long south boundary. This property has area of approximately 800m² formed in a rectangular shape. It accommodates a single dwelling that is set back approximately 6 metres from the east boundary frontage to Baum Street and 5 metres from the common boundary with the subject site. The dwelling is single storey with weatherboard walls and a metal roof. Access to this property is gained via a crossover that connects to a driveway running along the northern side of the dwelling. The property has some landscaping trees growing along the eastern perimeter, but is otherwise covered in lawn;
- 16A Princes Highway along their 82.3 metre long west boundary for a distance of approximately 18 metres at the southern end. This property has area of approximately 1,400m² formed in a rectangular shape. It is vacant of improvements, landlocked and covered in lawn; and,
- 18 Princes Highway along the balance of their western boundary. This property has area of approximately 1,700m² formed across two parcels in an L-shape. It accommodates the Cann Valley Motel, which is comprised across two single-storey, brown-bricked, L-shaped buildings. These buildings have extensions that abut the common boundary with the subject site. Access to the motel carpark is gained via a crossover to the Princes Hwy at the west end of the frontage. The carpark lines the western perimeter of the site. There is a walkway between the subject site and the motel, as can be seen opposite.

DIMENSIONED AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED BLACK) WITH ADJOINING PROPERTIES LABELLED



VIEW LOOKING EAST ALONG PRINCES HIGHWAY



VIEW LOOKING SOUTH ALONG BAUM STREET



STREETSCAPE VIEW OF 17 BAUM STREET

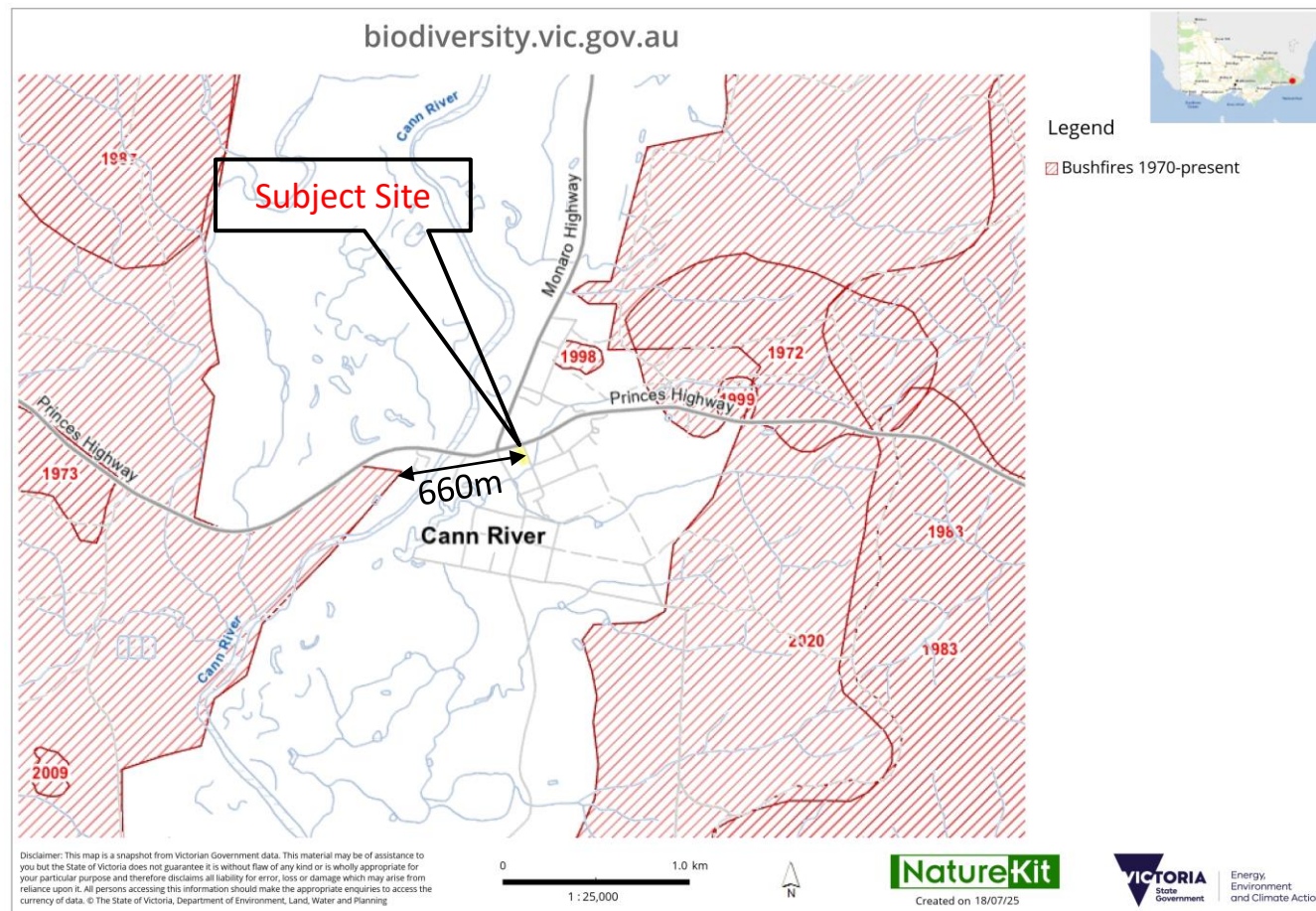


Bushfire Hazard Landscape Assessment:

The subject site:

- Is located on the south side of the Princes Highway within the central activity district of the regional town of Cann River;
- Is located 200m from riparian forest vegetation growing along the sides of Cann River to the east. This is the nearest threat vegetation;
- Is located 660m west of a bushfire that encroached on the town of Cann River from the west in 2009, but did not burn into the township, as shown in the fire history maps below;
- Is considered to sit in a Type 2 Landscape due to its location within the heart of Cann River with access to reticulated services and no significant threat vegetation immediately around it.

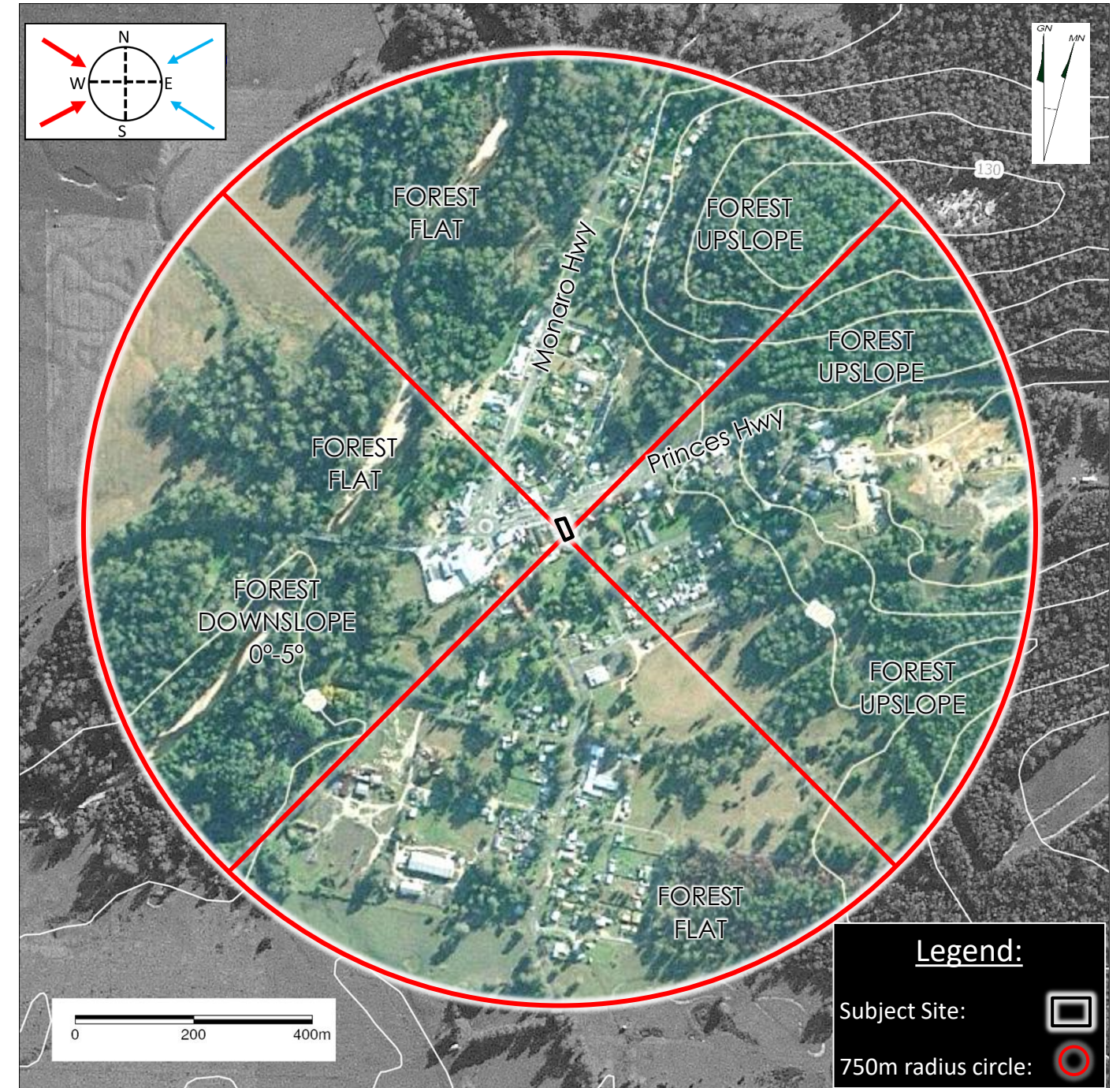
FIRE HISTORY MAP FOR CANN RIVER



VIEW OF THE VEGETATION ON THE SOUTH SIDE OF THE PRINCES HIGHWAY THAT HAS REGROWN SINCE THE 2009 FIRE TO THE WEST OF CANN RIVER

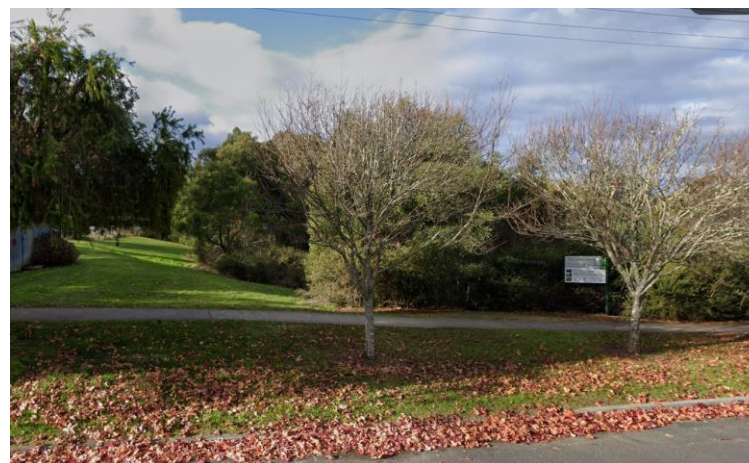


BUSHFIRE HAZARD LANDSCAPE ASSESSMENT MAP SHOWING THREAT VEGETATION GROWING WITHIN 750m RADIUS OF THE SUBJECT SITE AND 10m ELEVATION CONTOUR INTERVALS



As shown on the bushfire hazard site assessment map opposite and the photos below, the following features are located within 150 metres of the subject site:

- Low threat (managed landscaping) vegetation on all four sides;
- Princes Highway, which is the main transport thoroughfare through Eastern Victoria, along the north boundary and Baum Street along the east boundary; and,
- A fire hydrant in the Princes Highway verge area immediately abutting the north side of the property.



Response to Clause 53.02-4.4:

Approved Measure 5.2

In light of the constraints identified in the Bushfire Hazard Site Assessment, it will be necessary for:

- The whole 1,440m² of Lot 2 to be managed as defendable space;
- Any new dwelling built on Lot 2 to achieve a BAL rating of 29.

It is noted that:

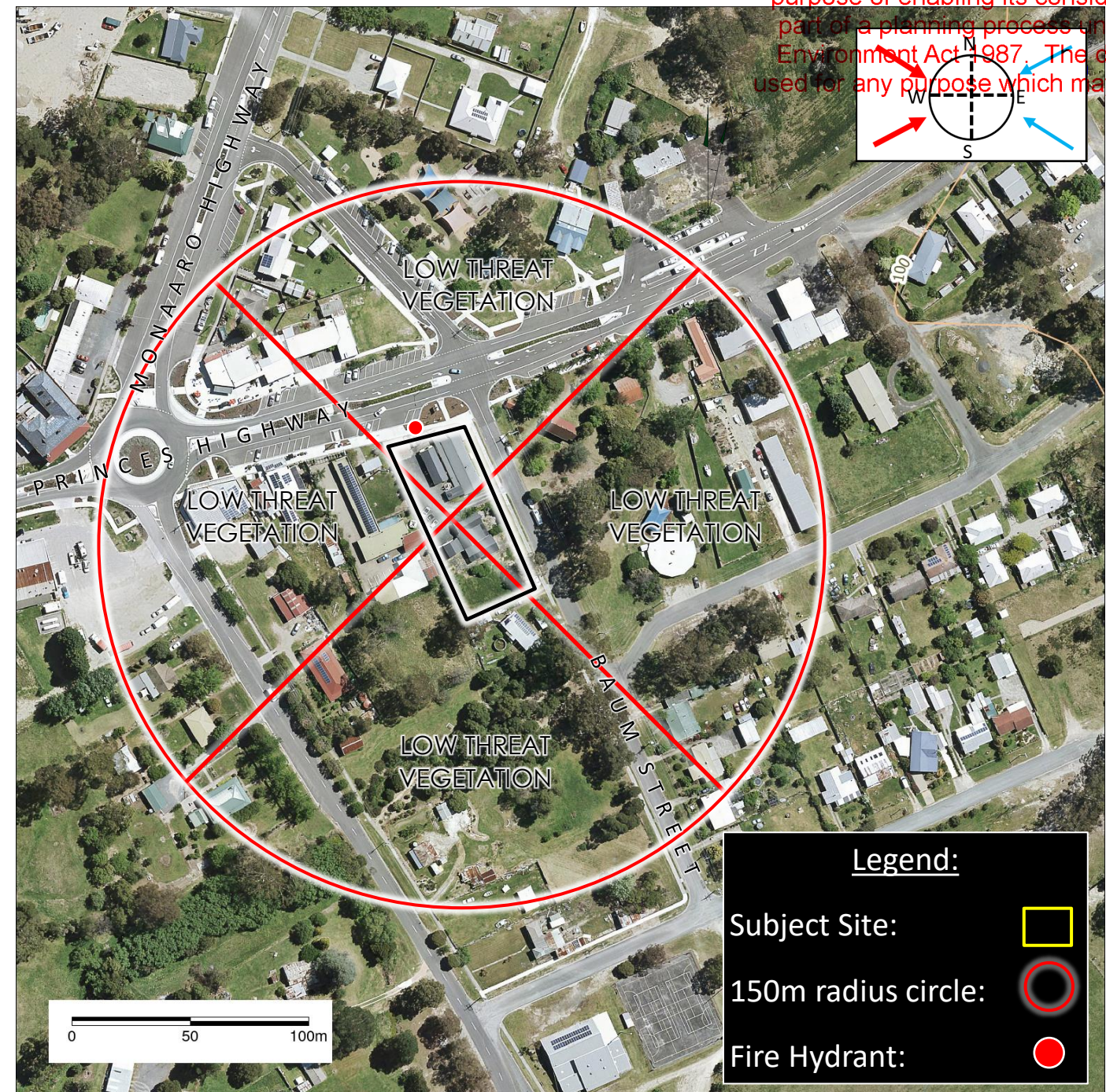
- Even though there is a fire hydrant within 5m of the northern boundary of the land, proposed Lot 2 will exceed 1,000m² in area; and,
- Access to any new dwelling within proposed Lot 2 from Baum Street will be less than 30m long.

Hence:

- **Table 4 to Clause 53.02-5** triggers the need for a 10,000 litre water tank, and CFA fittings whilst also being accessible to a fire truck; and,
- **Table 5 to Clause 53.02-5** does not specify any special access requirements.

The Bushfire Management Plan provided on page 10 demonstrates how these outcomes can be achieved in a manner that will comply with Approved Measure 5.2.

BUSHFIRE HAZARD SITE ASSESSMENT MAP



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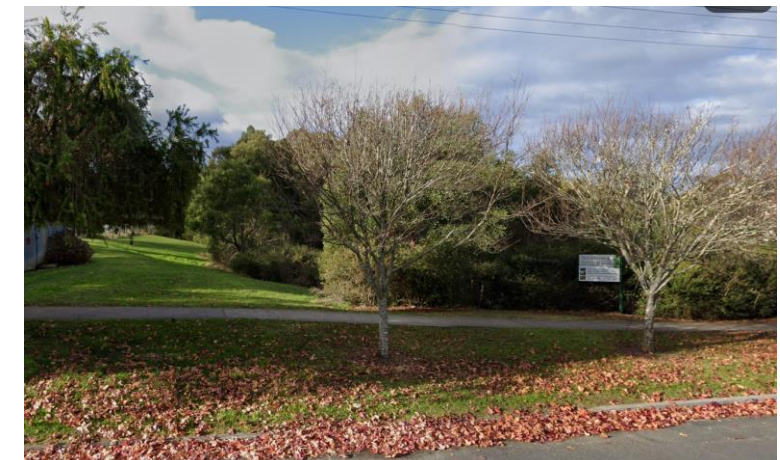
MAP SHOWING THE LOCATION OF THE NEAREST FIRE HYDRANT



VIEW OF THE LOW THREAT VEGETATION TO THE EAST



VIEW OF THE LOW THREAT VEGETATION TO THE SOUTH



The Proposal:

It is proposed to re-subdivide the two existing lots to realign their common boundary.

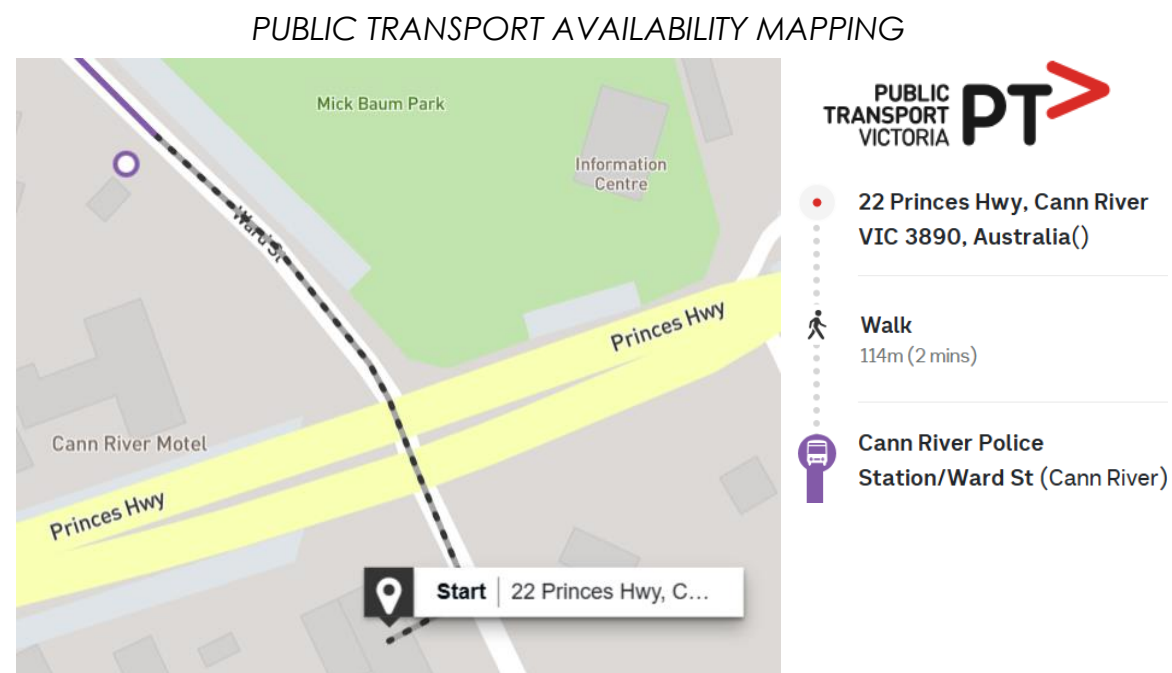
As can be seen on the proposed plan of subdivision opposite, the proposed lots will have the following features:

- Lot 1 will:
 - Have area of 1,100m² formed in a trapezoidal shape;
 - Gain access via the existing crossover to Princes Highway that is at the west side of the north boundary frontage;
 - Comprise the existing bakery, lolly shop and the associated staff and customer carpark on their west side; and,
 - Enjoy access to a full suite of reticulated services, with access to sewer made possible via an easement within Lot 2, as shown on page 11.
- Lot 2:
 - Have area of 1,440m² formed in a rectangular shape;
 - Gain access via the existing crossover to Baum Street;
 - Comprise the existing caretaker's house, the carparking area behind it and the private open space on its south side; and,
 - Enjoy access to a full suite of reticulated services, as shown below.

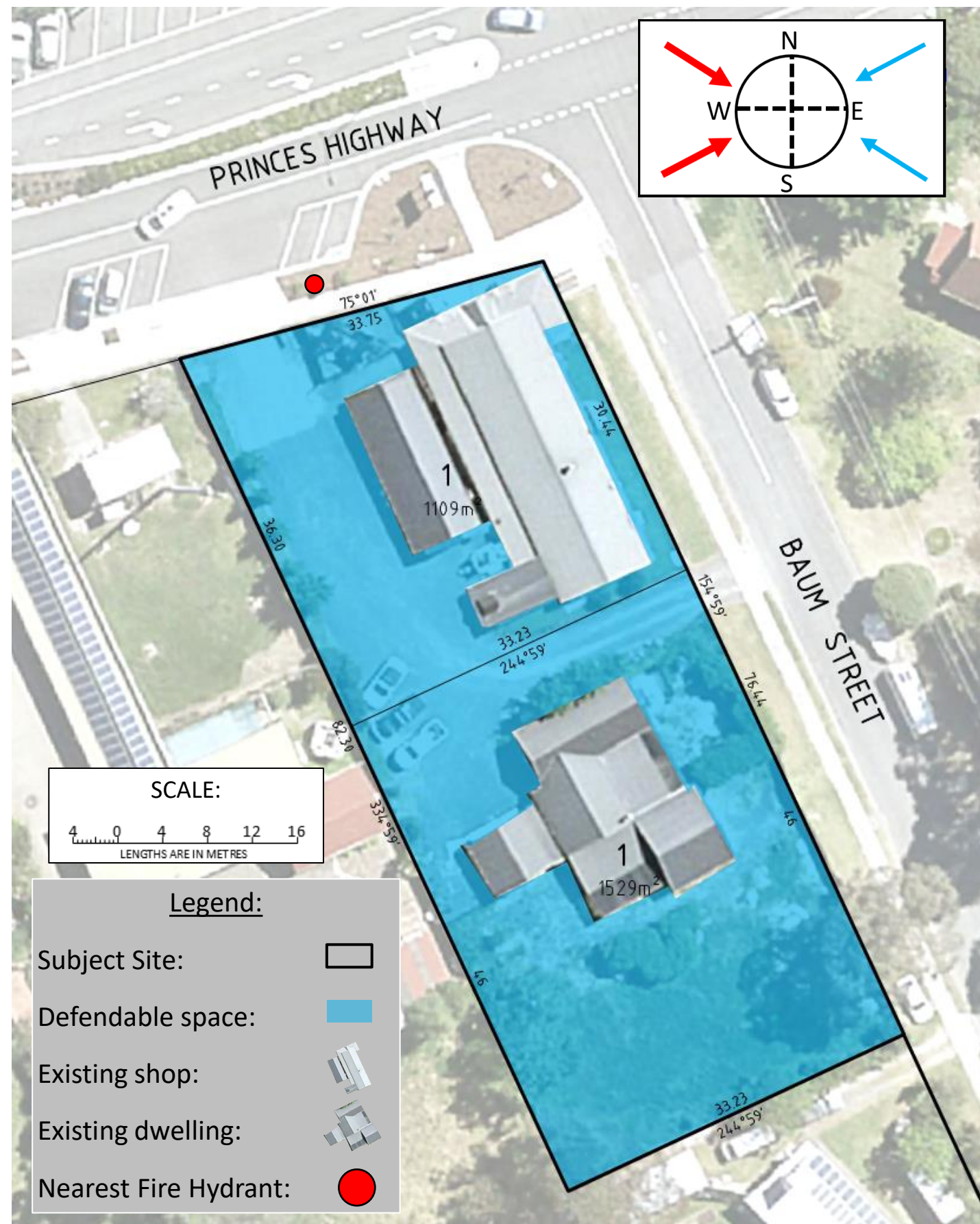
Both lots will also be within 2 minutes walk of a V/Line coach bus stop – see below.

A Bushfire Management Plan that is based upon the findings of the Bushfire Management Statement is provided on page 10.

An assessment of the application against **Clause 56** is provided on page 11.



Bushfire Management Plan:



Management Requirements:

- a. Defendable Space – Defendable space to the property boundary must be provided for both lots where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
 - i. Grass must be short cropped and maintained during the declared fire danger period.
 - ii. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - iii. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - iv. Plants greater than 10 centimetres in height must not be placed within 3 m of a window or glass feature of the building.
 - v. Shrubs must not be located under the canopy of trees.
 - vi. Individual and clumps of shrubs must not exceed 5m² in area and must be separated by 5m.
 - vii. Trees must not overhang or touch any elements of the building.
 - viii. The canopy of trees must be separated by at least 5 metres.
 - ix. There must be a clearance of at least 2 metre between the lowest tree branches and ground level.
- c. Construction standard (Lot 2) – a new dwelling within Lot 2 must comply to a minimum Bushfire Attack Level of 29 (BAL 29).
- d. Water supply (Lot 2) – 10,000 litres of effective water supply for fire fighting purposes must be provided within Lot 2 which meets the following requirements:
 - i. Is stored in an above ground water tank constructed of concrete or metal.
 - ii. All fixed above ground water pipes and fittings required for firefighting purposes must be made out of corrosive resistant metal.
 - iii. Include a separate outlet for occupant use.
 - iv. Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
 - v. Be located within 60 metres of the outer edge of the approved building.
 - vi. The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
 - vii. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
 - viii. Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Response to Clause 56:

A response to the relevant standards of **Clause 56** is provided at **Table 3**.

Table 3: ResCode (Clause 56) Assessment

Standard	Is the standard met?
C6	Yes. The proposed new lots will allow retention of the two existing buildings. Hence, the proposal will not detract from the character of the neighbourhood.
C8	Yes. The proposed lots can easily accommodate dwellings in accordance with Clause 54 , as shown opposite and previously in this report.
C9	No. Both proposed lots will have a lengthwise orientation that is more than 25° west of due north. However, as both lots are generously sized and already developed with buildings, this will not lead to any issues with solar access.
C11	Yes. Common property is not required as part of this subdivision.
C21	Yes. Both lots will enjoy safe access via existing crossovers to Princes Highway (Lot 1) and Baum Street (Lot 2).
C22-25	Yes. Reticulated sewer & water are available – see opposite, but Cann River does not have recycled water.
C26	Yes. The minimal site works necessary can be easily managed to avoid amenity impacts.
C27	Yes. Although, service rearrangements are unlikely to be necessary.
C28	Yes. As shown below, reticulated electricity, sewerage & water are available.

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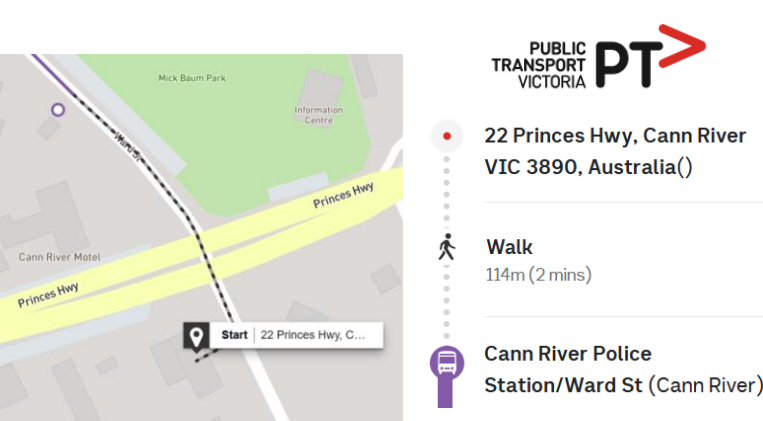
WATER & SEWER MAIN PLAN
RELATIVE TO THE SUBDIVISION LAYOUT



ELECTRICAL SUPPLY CABLES
RELATIVE TO THE SUBDIVISION LAYOUT



PUBLIC TRANSPORT AVAILABILITY MAPPING
RELATIVE TO THE SUBJECT SITE



The Proposal:

Planning Policy Framework & Municipal Planning Strategy:

The proposed re-subdivision has been designed to alienate an existing caretaker's dwelling onto a separate lot from the bakery it has supported. This is being done as a caretaker's dwelling is no longer required for the bakery. The proposed re-subdivision will free up a private house for purchase by someone wishing to live in Cann River or for rent as short-stay tourist accommodation.

As such, the proposal accords with the policy objectives of:

- **Clause 11.01-S** as it directs growth into an existing settlement;
- **Clause 11.01-1L-03** as it will increase Cann River's capacity to accommodate tourists and/or workers in the tourism industry on a lot that is within easy walking distance of all the town's highway businesses with the central activity district;
- **Clause 13.02-1S** as both proposed lots are only surrounded by low threat vegetation and, hence, can mitigate the risk to life and property in the event of a bushfire through management of defensible space within their boundaries; and,
- **Clause 15.01-3S** as it promotes lot diversity to suit the needs and aspirations of a variety of household types, whilst also being close to childcare facilities, shops and active & passive recreation facilities.

The purpose of the zone:

The proposed re-subdivision has been designed to comply with the purpose of **Clause 32.05** by providing allotments that have sufficient area and dimensions to accommodate the existing bakery and dwelling in a manner that both satisfies ResCode and will ensure the neighbourhood character in this part of Cann River is respected.

The proposed re-subdivision has been designed to comply with the purpose of **Clause 44.06** by providing allotments that have sufficient area and dimensions to accommodate defensible space commensurate with the risk posed by the surrounding low threat vegetation,

as identified in the Bushfire Management Statement and Plan.

Any matter required to be considered in the zone, overlay or other provision:

The proposed re-subdivision has been designed to comply with the decision guidelines set out at **Clause 32.05-15** by:

- Creating two lots that can accommodate the existing uses in keeping with the surrounding neighbourhood character;
- Avoiding the need for the removal of any street trees or creation of new access points;
- Creating lots that can be serviced with reticulated infrastructure; and,
- Meeting the relevant standards and objectives of **Clause 56**.

The proposed re-subdivision has been designed to comply with the decision guidelines set out at **Clause 44.06** by according with the findings within the bushfire management statement:

Orderly Planning:

The proposed re-subdivision will create a separate lot for a private dwelling within the serviced portion of Cann River. Council has consistently granted planning permits in similar circumstances. So, approval of the proposal will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed re-subdivision will not lead to any significant works or create a situation whereby amenity impacting activities such as overlooking or overshadowing of any adjoining dwellings. This will mitigate against any amenity impacts.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality

Both proposed lots have been designed to accommodate existing stormwater management systems. In this way, the proposed re-subdivision won't lead to land degradation or water quality impacts.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

It is anticipated that Council will require a stormwater management plan be approved prior to commencement of work on the proposed re-subdivision. This will ensure that

stormwater quality is maintained after each lot is created.

The extent and character of native vegetation and the likelihood of its destruction:

No street trees will be impacted by the construction of crossovers to proposed Lots 1 & 2. Also, there is no significant native vegetation on the land that could be considered 'presumed lost' as a result of the proposed re-subdivision under the 'Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)'.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate:

As shown previously, proposed Lots 1 & 2 have been designed to allow their ongoing use for a shop and dwelling respectively without the loss of native vegetation.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard:

The subject site is not susceptible to flood or erosion risk. Bushfire risk is discussed previously in this report.

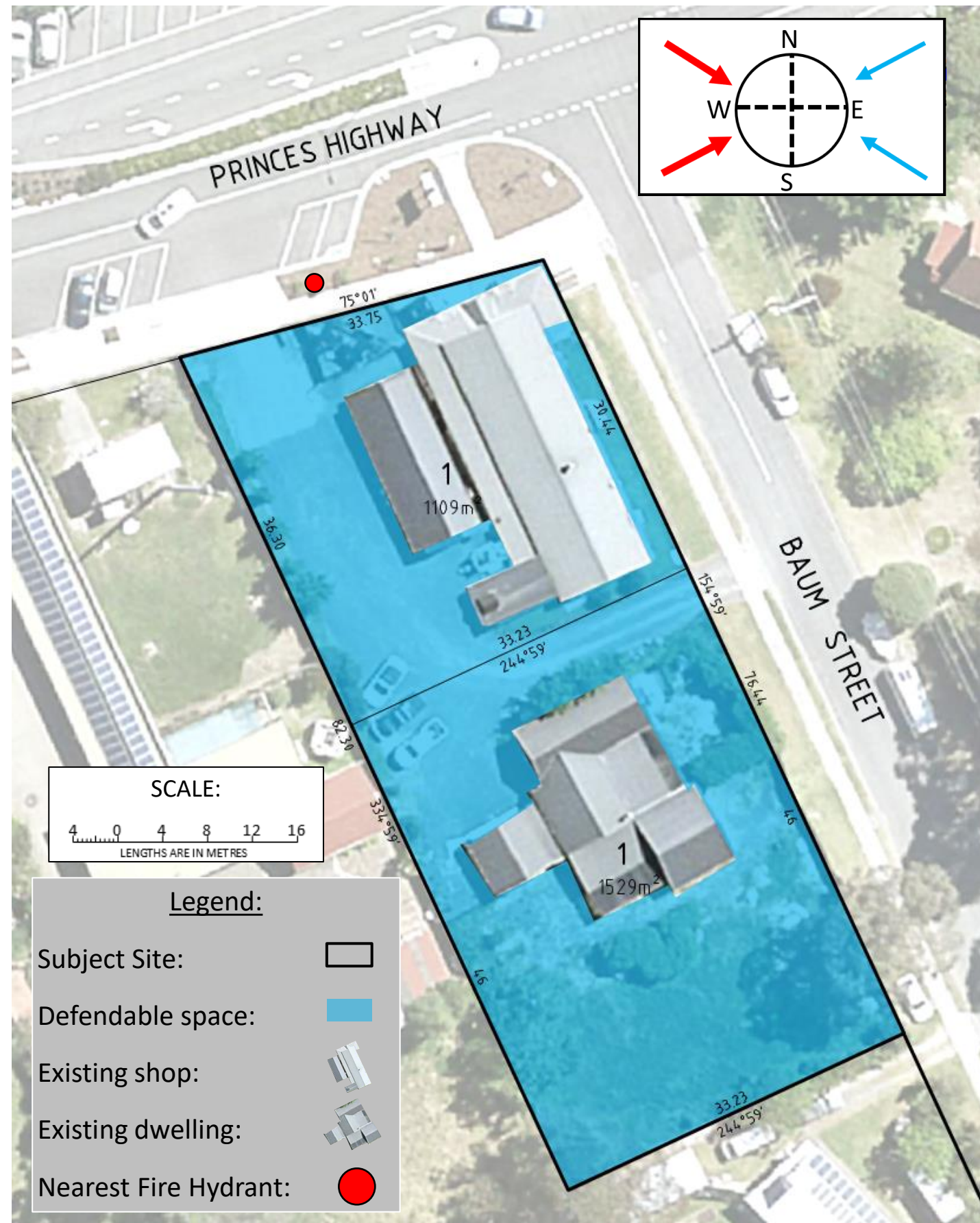
Loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

The site retains ample space for the loading/unloading of vehicles associated with its ongoing residential use.

In relation to matters raised at **Clause 65.02** that aren't covered above, it is noted that:

- Anecdotal evidence from local agents suggest that there will be good demand for the dwelling on proposed Lot 2;
- Each proposed lot will be independently accessed via the existing crossovers;
- The development will not require any new roads or include common property;
- There remains ample space for carparking within each proposed lot; and,
- As shown previously, both proposed lots can be connected to reticulated water, sewer, telecommunications and electricity via existing infrastructure.

- a. Defendable Space – Defendable space to the property boundary must be provided for both lots where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
 - i. Grass must be short cropped and maintained during the declared fire danger period.
 - ii. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
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 - iii. Include a separate outlet for occupant use.
 - iv. Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
 - v. Be located within 60 metres of the outer edge of the approved building.
 - vi. The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
 - vii. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
 - viii. Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).



PARISH OF NOORINBEE
TOWNSHIP OF CANN RIVER
SECTION 8
CROWN ALLOTMENT 3 (PART) &
FORMER GOVERNMENT ROAD (PART)

LAST PLAN REF: TP 835941C (LOT 1) & TP 332690F (LOT 1)
TITLE REF: VOL. 8524 FOL. 363 & VOL. 7274 FOL. 716
ADDRESS: 21 BAUM STREET, CANN RIVER, VIC. 3890

PLAN OF PROPOSED SUBDIVISION



BW **Beveridge Williams**
development & infrastructure consultants
Sale ph : 03 5144 3877
www.beveridgewilliams.com.au

SURVEYORS REF 2501839	SCALE 1 : 400	4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1
VERSION 1, DATE: 21/07/2025				