

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Princes Highway CANN RIVER VIC 3890 CP: 109851
The application is for a permit to:	Use and Development of a retail premises, reduction in car parking and display of business identification signs
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05-2 (TZ)	Use of the land for a retail premises.
32.05-11 (TZ)	Construct a building or construct or carry out works for a retail premises.
44.06-2 (BMO)	Construct a building or construct or carry out works.
52.05-13	Put up for display business identification signs.
52.06-3	Reduce the number of car parking spaces required to 0 from 13.
52.34-2	Waive any requirement of Clause 52.34-5 and Clause 52.34-6.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.303.1

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: Friday, 5 September 2025 11:19 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21150 Report.pdf; 25011 CANN RIVER PP DWGS A.pdf; 21150 CoT Vol_9368_Fol_134.pdf; 21150 BHSA V1.pdf; 21150 BMP V1.pdf; Planning_Permit_Application_2025-09-05T11-19-06_27560087_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: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale Vic 3875

Preferred phone number: 51 52 5011

Street number: 9

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?: No

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

Existing conditions : Motel and Dwelling

Description of proposal : Use and development of a retail premises, reduction in car parking and display of business identification signs

Estimated cost of development: 1,400,000

Has there been a pre-application meeting: No

Invoice Payer: Crowther & Sadler

Address for Invoice: PO Box 722 Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [21150 Report.pdf](#)

Plans: [25011 CANN RIVER PP DWGS A.pdf](#), [21150 BHSA V1.pdf](#), [21150 BMP V1.pdf](#)

Full copy of Title: [21150 CoT Vol_9368_Fol_134.pdf](#)

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

Page 1 of 3

VOLUME 09368 FOLIO 134

Security no : 124127514939J
Produced 27/08/2025 09:56 AM

LAND DESCRIPTION

Land in Plan of Consolidation 109851.

PARENT TITLES :

Volume 08075 Folio 587 Volume 08123 Folio 849 Volume 08231 Folio 050

Volume 09056 Folio 942 to Volume 09056 Folio 945

Created by instrument CP109851 16/04/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE CP109851 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9 PRINCES HIGHWAY CANN RIVER VIC 3890

ADMINISTRATIVE NOTICES

NIL

eCT Control 22265L EDEN LEGAL & CONVEYANCING
Effective from 01/03/2023

DOCUMENT END

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CP109851

CP109851
EDITION 1

PLAN OF CONSOLIDATION
PART OF CROWN ALLOTMENT 1
SECTION 3
TOWNSHIP OF CANN RIVER
PARISH: NOORINBEE
COUNTY: CROAJINGOLONG

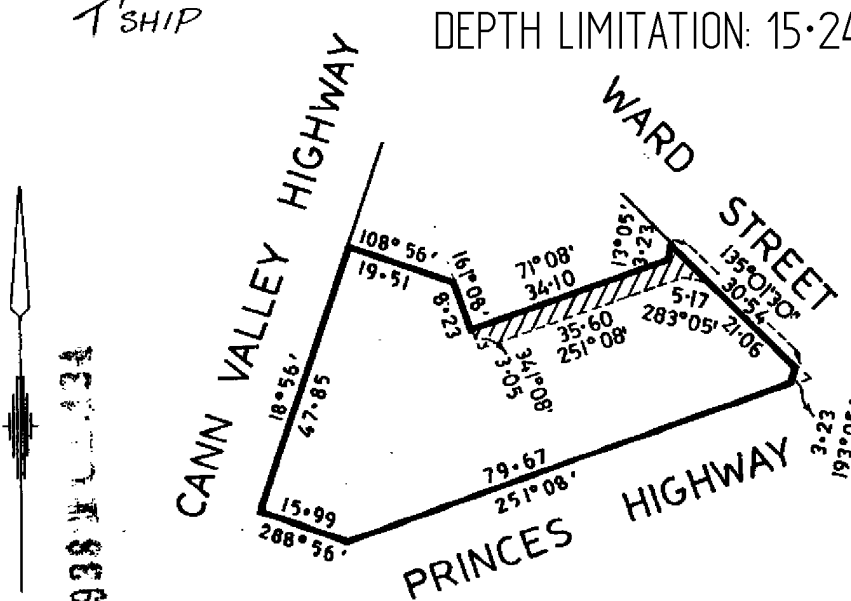
20 10 0 20 40
LENGTHS ARE IN METRES

CP109851

NOTE: THE LAND SHOWN THUS  IS ENCUMBERED BY EASEMENT OF WAY AND DRAINAGE - VIDE L.P. 29750. (BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT)

T'SHIP

DEPTH LIMITATION: 15.24m



*Accepted
Jaco 26
CPR's Council
copy/land
plan with
CPR's
31/1/80*

APPROVED
[Signature]
DATE 1/3/80 TIME 8.55

4/1. 9056.F. 945
9056.F. 944
9056.F. 943
9056.F. 942
8231.F. 050
8123.F. 849
8075.F. 587

SEAL & ENDORSEMENT OF MUNICIPALITY	SURVEYORS CERTIFICATION
<p>CONSENT OF COUNCIL SEAL ON COPY PLAN DATED 19/10/74 31/1/80</p>	<p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND ACCORDS WITH TITLE.</p> <p><i>Michael Ash</i> LICENSED SURVEYOR 31/7/79.</p>

THIS PLAN OF CONSOLIDATION HAS BEEN SEALED PURSUANT TO SECTION 569 AB(1) OF THE LOCAL GOVERNMENT ACT 1958.

Planning Report

Use and Development of a Retail Premises,
Reduction of Car Parking and Display of Business
Identification Signs.

9 Princes Highway, Cann River

Our reference – 21150

September 2025



FS 520900



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	Bushfire Hazard Site Assessment	
	Bushfire Management Plan	
	Copy of Title (CP109851)	

Note: Applicable Planning Application fee is \$5,280.80

1. Introduction

This Planning Report is prepared in support of the proposed use and development of a retail premises, reduction of car parking and display of business identification signs at 9 Princes Highway, Cann River. The Report addresses the provisions of the Township Zone, Bushfire Management Overlay 2, car parking, signs and bicycle facilities provisions as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as CP109851 or more commonly known as 9 Princes Highway, Cann River the subject land is irregularly shaped and is located between Princes Highway, Monaro Highway and Ward Street.

Until recently the subject land was developed with a food and drink premises and retail tenancy to the west of the subject land until the buildings were destroyed by a structure fire. Within the northern part of the property is an existing single storey dwelling and to the east of the subject land is the Cann River Motel and an area of vacant land.



Image of the subject land looking east from the Monaro Highway



Image of the subject land looking west towards the Monaro Highway



Image of the dwelling within the northern part of the subject land



Image of the Cann River Motel looking north from the Princes Highway

The streetscape surrounding the subject land has relatively recently been redeveloped to include improved pedestrian paths, outdoor entertainment areas including seating and bin provision and revised car parking to accommodate more vehicles parked on the surrounding streets.



Princes Highway streetscape looking west

To the north of the subject land is a single storey weatherboard dwelling.



Image of the neighbouring northern dwelling

To the west across from the Monaro Highway is the Hop Inn Motel and Cann River Hotel.



Image to the west of the subject land

East of the subject land across from Ward Street is the Mick Baum Park.



Image of Ward Street & Princes Highway and Mick Baum Park

A motel, café, bakery and retail premises are situated on the south the Princes Highway opposite the subject land



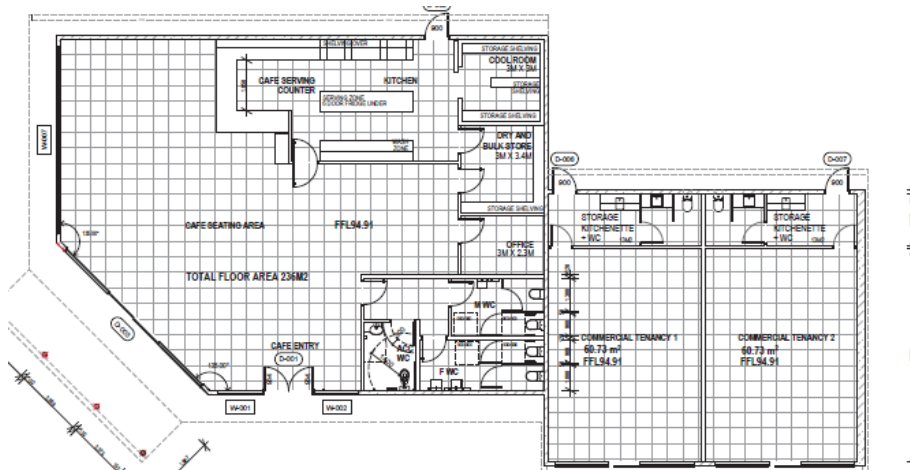
View properties on south side of Princes Highway

3. The Application & Proposal

It is proposed to rebuild the café and retail tenancy building within the south-western part of the subject land.

The proposed café will have an area of 245 square metres and has been orientated to face both the Monaro and Princes Highway frontages. Access to the café will be provided from the Princes Highway and will lead to the seating area.

Internally the building will be fitted out to include a serving counter, kitchen, dry room, cool room, storage room, office and WC's.

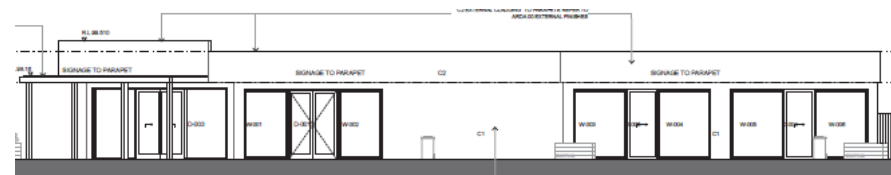


Extract of the proposed floor plan for the café (Source: Two Form Architecture)

Attached to the east of the proposed café are two proposed commercial tenancies each with a floor area of 60.73 square metres and will be fitted out with storage, kitchenette and WC.

The proposed building will have a maximum height of 4.6 metres and will be constructed from light weight cladding, large glazed areas and metal roofing.

It is also proposed to display business identification signs along the parapet areas of the building and will have an area of 49.7 square metres.



Southern elevation of proposed development

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

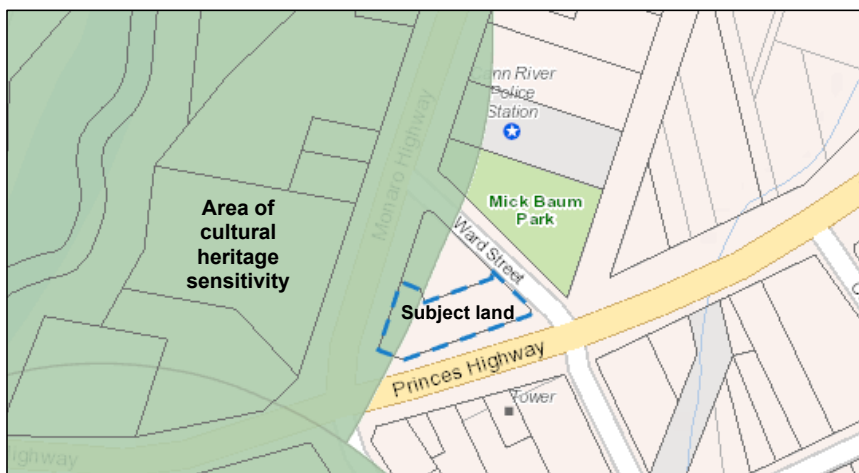
Planning Scheme Clause	Matter for which a Permit is required
32.05-2 Township Zone	Use of a retail premises
32.05-11 Township Zone	Buildings and works associated with a Section 2 use
44.06-2 Bushfire Management Overlay	Construct a retail building
52.05-13 Signs	Display business identification signs
52.06-3 Car Parking	Reduce the number of car parking spaces required under Clause 52.06-5
52.34-2 Bicycle Facilities	Waive requirements of Clause 52.34-5

The application is required to be referred to the relevant fire authority in accordance with section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* for an activity if:

- (a) All or part of the activity area for the activity is in an area of cultural heritage sensitivity; and
- (b) All or part of the activity is a high impact activity.



Cultural heritage sensitivity mapping Source: VicPlan

The subject land is partly contained within an area of cultural heritage sensitivity. Although, a retail premises is one of the uses specified within Regulation 46(1) (b) as a high impact activity the land has been significantly disturbed removing the property from being cultural heritage sensitive and as such, a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Planning policy support for the proposed development is contained within Clause 11.01-1S *Settlement* which seeks to facilitate the sustainable growth and development of Victoria. The proposed development will be located within the settlement boundaries of Cann River, it will assist to develop services within the town, provides for urban renewal and infill development and ensures retail uses are located within a central location of the town.

Clause 11.01-1L-03 *Rural settlements* – Cann River seeks to support the town as a local retail centre and encourages retail/commercial development to concentrate along the Princes and Monaro Highways. The proposed development will strengthen local retail needs of the town and it is located within the commercial precinct of Cann River along the Princes and Monaro Highways.

The subject land is contained within the Bushfire Management Overlay and Clause 13.02 *Bushfire* is relevant to the application. The proposed development will prioritise the protection of human life and property, the development location is within a central area of the town and is surrounded by low threat vegetation and the landform is flat reducing the risk from bushfire.

Development of the proposed building will meet the relevant strategies within Clause 15.01-2S *Building design*. The proposed building will maintain the scale and height of buildings within the area being single storey, provides a building that will have an active interface with both the Princes and Monaro Highways, provides for an articulated design breaking up the building form and will use materials and colours that respects the town character.

The proposed development will facilitate growth in the retail sector and improves access to jobs within a central location of the town as encouraged by Clause 17.01-1S *Diversified economy*.

Cann River is a stopover town located between Orbost and Mallacoota and the proposal will provide for retail opportunities within the town and will support the growth of tourism within the eastern part of the Shire consistent with Clause 17.04-1S *Facilitating tourism*.

The proposed tourism development is within an existing urban area and will maximise access to infrastructure, services and labour and minimises impacts to the natural environment (Clause 17.04-1R *Tourism – Gippsland*).

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – rural settlements is supportive of the proposal through consolidation of development within the existing town boundaries, the subject land is connected to reticulated sewerage and no native vegetation requires removal.

The subject land is well placed to accommodate the proposed building as there are no environmental or landscape values associated with the property (Clause 02.03-2).

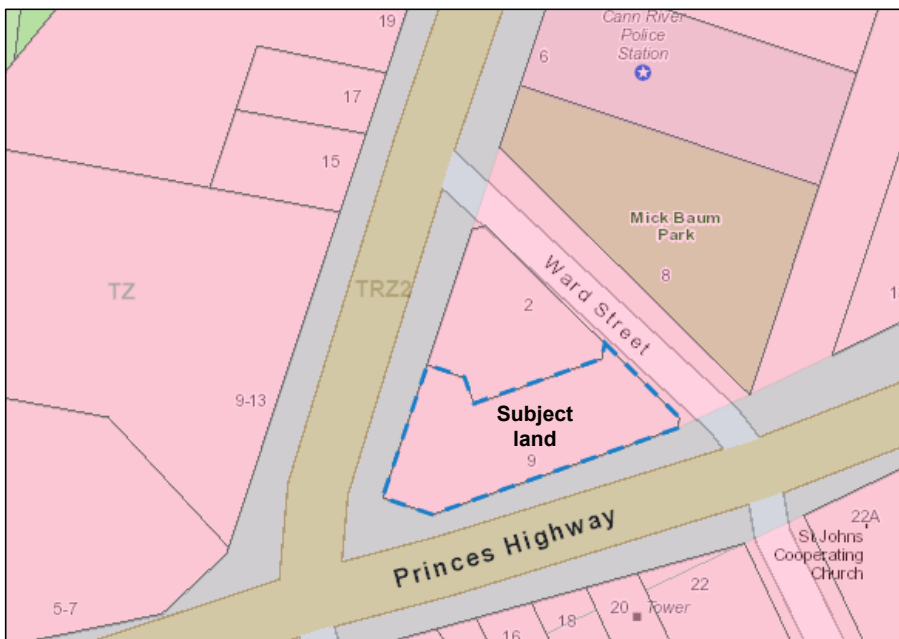
Clause 02.03-3 Environmental risks and amenity advises that the Shire is subject to bushfire risk. The subject land is located within the Bushfire Management Overlay and the proposed development responds to the bushfire risk through the provision of a robust building design and being located centrally within the town it is within an area of lower risk from bushfire.

Clause 02.03-6 Economic development encourages developing the tourism industry which attracted 1.3 million visitors in 2017-18 and contributed over \$325 million to the regional economy. The proposed building will encourage tourists travelling through the town to stop and spend within the town.

6. Planning Elements

6.1 Township Zone

The subject land is contained within the Township Zone under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The purposes of the Township zone are met by the proposed development as planning policy support for the use and development of retail premises is contained with the Planning Policy Framework and Municipal Planning Strategy. The proposed redevelopment of the site will provide commercial uses in an appropriate area of the town and is responsive with the commercial built form within the area.

The proposed use is a retail premise that forms a Section 2 use within the Township Zone and a permit is required to carry out buildings and works to a Section 2 use.

Decision Guidelines

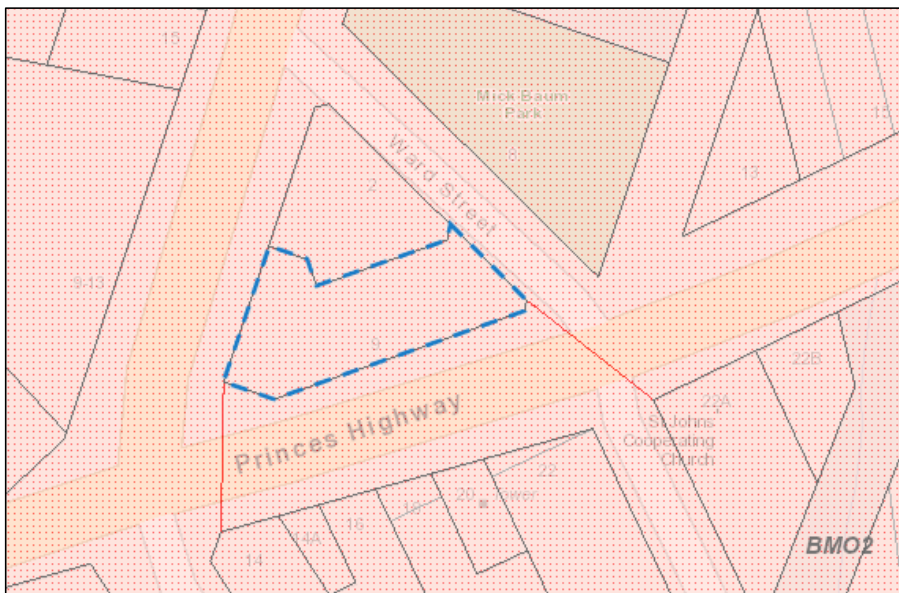
The proposed use and development have been considered against the decision guidelines and the following comments are offered:

- Positive planning policy support for the proposal is contained within the Planning Policy Framework and Municipal Planning Strategy.

- The character of the town will be enhanced by the proposed development being at an appropriate size and scale that forms a key entrance to the commercial area of the town.
- No detrimental environmental impacts will result from the proposed development as no waterways will be impacted and no native vegetation is required to be removed.
- All utility services are available including reticulated water, sewerage, electricity and telecommunications.
- The height of the proposed building will be consistent with the surrounding built form.
- The building's design has been carefully considered to ensure a positive public interface with both the Monaro and Princes Highways. Large glazed panels fronting both the highways will provide for casual surveillance of the public realm and adds to perceptions of public safety.
- A verandah is proposed along the south-west corner of the proposed building providing for weather protection for pedestrians and customers.
- Existing uses on adjoining properties are relatively benign and are unlikely to have a detrimental effect on the proposed use.

6.2 Bushfire Management Overlay 2

The subject land is contained within the Bushfire Management Overlay 2.

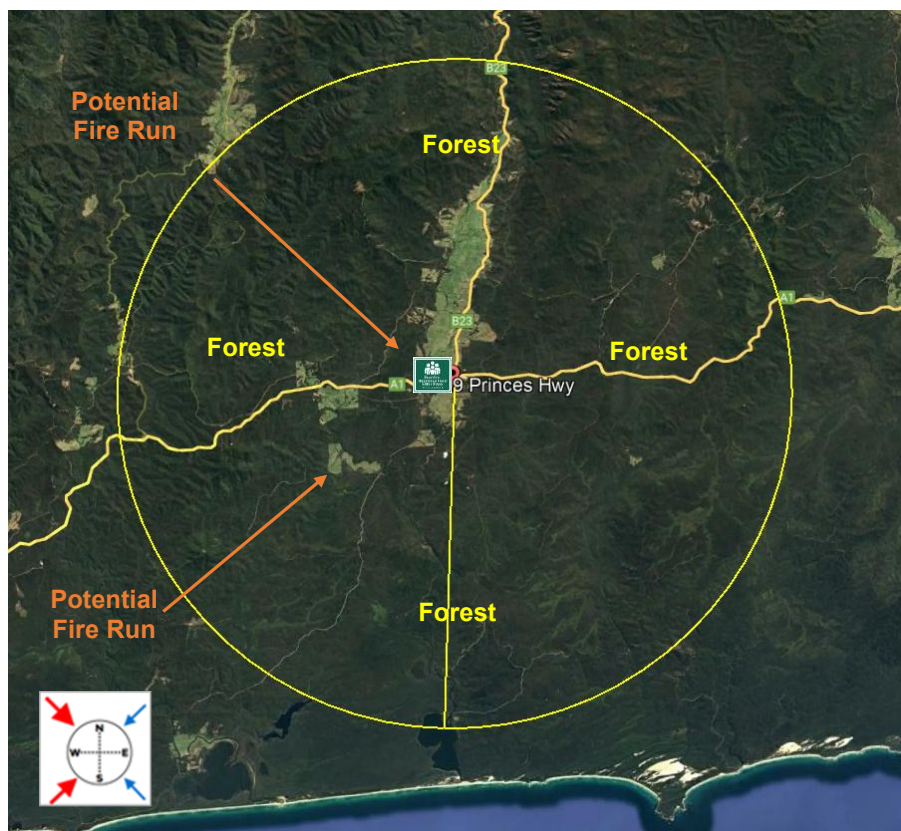


Planning scheme overlay mapping (Source: VicPlan)

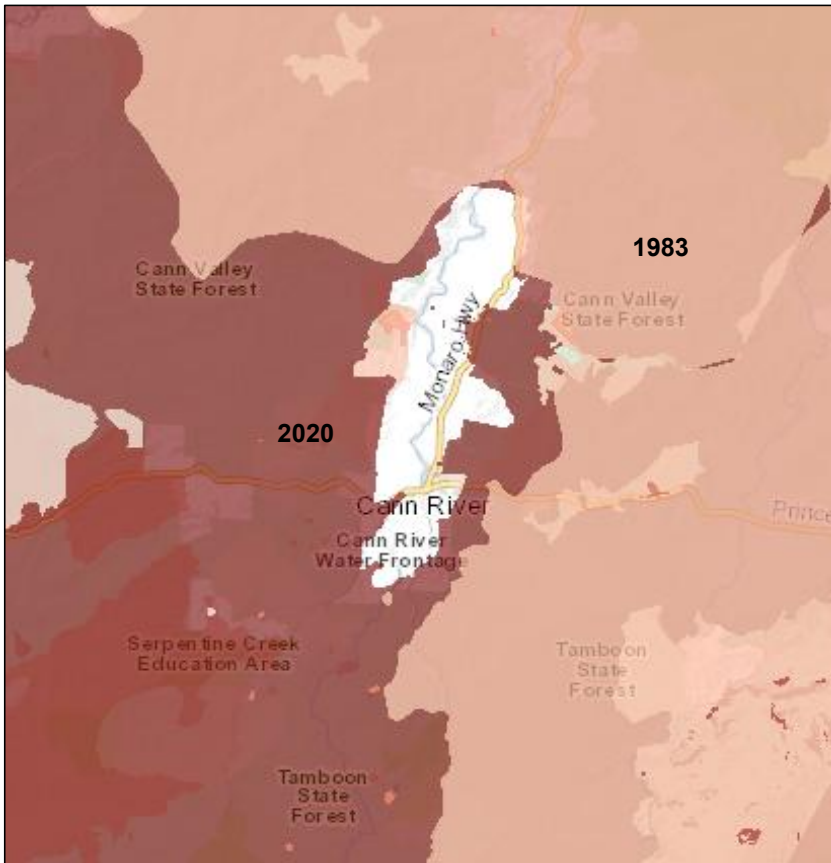
Schedule 2 of the Overlay is Cann River, Mallacoota, Metung, Raymond Island BAL-29 Areas. Schedule 2 to the Overlay applies to the construction or extension of a dwelling and other types of development must meet Clause 53.02 of the planning scheme.

In accordance with Clause 44.06-3 Application requirements the application is accompanied by a bushfire hazard site assessment, bushfire hazard landscape assessment and a bushfire management statement.

Bushfire Hazard Landscape Assessment



*Bushfire Hazard Landscape Assessment at 20 kilometres
(Source: Google Earth)*



Bushfire history of Cann River area (Source: Map Share)

The bushfire hazard landscape assessment identifies that Cann River is vulnerable from bushfires approaching the township from the north-west and south-west through large areas of Crown land vegetation given the prevailing weather conditions. The landscape is undulating but not steep and the town is provided some protection with managed grassland to the north, north-west, west, south-west and south. Cann River has been subject to some recent fire history particularly in 1983 and 2020 fire events.

Bushfire Management Statement

CLAUSE 53.02-4-2.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measures

AM 2.1

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Response:

The proposal is considered appropriate having regard to the bushfire risk arising from the surrounding landscape.

Situated within the township area of Cann River, the wider landscape is characterised by undulating land comprised of pasture to the north, west and south with remnant vegetation (Forest) approximately 450-500 metres to the east within Crown land, separated from the subject land by managed low threat vegetation.

Immediate to the subject land is low threat vegetation (as the vegetation doesn't fit into the vegetation classifications in AS3959:2018) to the north, east, south and west located on managed properties.

Within the wider landscape the Cann Valley State Forest to the west and to the south-west is the Tamboon State Forest that can provide for long uncontrolled fire runs. The subject land is well separated from this forested Crown land by approximately 2.5km-3.0km, resulting in any impact to the subject land from a fire within these Reserves likely to be ember attack rather than direct fire impact.

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 in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The proposed development is considered to comply with AM 2.2. It is worth noting that Cann River has a recognised neighbourhood safer place for the town in the commercial area, which is afforded protection during a large event.

The proposed retail premises is located on the corner of the Monaro and Princes Highways where good separation is provided from the bushfire hazard and classifiable vegetation surrounding the town. The immediate 150m surrounding vegetation is low threat and represents a lesser bushfire risk environment.

Commented [U1]: How so?

To the east the subject land is separated from Crown land by managed township properties and is approximately 450m from the subject land.

The proposed building will be located within close proximity to both the Princes and Monaro Highways easily allowing emergency service vehicles with close access to the structure in the event of a fire.

AM 2.3

A building is designed to reduce the accumulation of debris and entry of embers.

Response:

The building is a relatively simple structure and comprises a simple roof with corrugated steel cladding. The sloped roof form prevents the accumulation of debris or embers. The building has been constructed from non-combustible materials being metal cladding and will not be exposed to high levels of radiant heat. To prevent embers from entering under the building, the structure will be constructed on a slab base.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

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

Approved Measures

AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Column D of Table 2 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

Response:

N/A The application seeks approval for a retail premises.

AM 3.2

A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

Response:

The proposed retail premises has been located within a logical location within the subject land to ensure preservation of other existing buildings and to ensure an

appropriate urban design outcome is achieved. The proposal replaces a previous less resilient structure with a building constructed to a higher bushfire mitigation standard.

Table 3 to Clause 53.02-5 prescribes the following separation distances for the subject land:

	Direction (Aspect)			
	North	South	East	West
Vegetation	Low threat	Low threat	Low Threat	Modified
Effective slope	All slopes	All slopes	All slopes	All slopes
Separation distance required	50m/PB	50m/PB	50m/PB	50m/PB

Whilst construction to BAL-12.5, as prescribed by AM 3.2 is achievable, the potential of ember attack is present and a better response to the bushfire risk is to construct the building to a BAL-29 standard.

Clause 53.02-4.3 Objective 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

Approved Measures

AM 4.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 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.

Response:

The total combined floor area of the retail building is less than 1,500m². A static water supply tank, with a minimum 10,000 litre capacity, is proposed adjacent to the building within the north-western part of the subject land. The proposed water supply to the proposed building, will be fitted with appropriate fixtures and signage to ensure they are readily identifiable.

As vehicle access will be less than 30 metres there are no design and construction requirements within Table 5 to Clause 53.02-5 however, it is considered appropriate for access to be constructed to suit emergency vehicles.

AM 4.2

A building used for accommodation (other than a dwelling or dependent person's unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly is provided with:

- A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.

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.

Response: N/A

In reviewing the bushfire hazard site assessment, bushfire hazard landscape assessment and a bushfire management statement it is considered that the proposed building mitigates the risk from bushfire to an acceptable level to ensure the protection of life and property.

6.3 Advertising Signs

In accordance with Clause 32.05-16 of the Township Zone sign requirements are found within Clause 52.05 and the zone is in Category 3.

The proposed signs to be placed on the building will identify the business occupying the premises. A business identification sign is defined as:

A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.

Clause 52.05-13 is Category 3 – High amenity areas where a business identification sign is a Section 2, permit required sign. There are no conditions specified with the display of a business identification sign in accordance with Clause 52.05-13.

It is proposed to display business identification signs along the parapet of the building along the West South West Elevation and South South East Elevation. The extent of the proposed business identification signs to be displayed on the proposed building is 49.7 square metres.

Decision Guidelines

Consideration of the display of the proposed business identification signs has been considered against the decision guidelines of Clause 52.05-8:

- In response to the character of the area the proposed business identification signs respond appropriately:
 - The subject land is located within a commercial area of the town where the natural environment, rural landscape and residential character are not prominent and commercial property and associated signs are commonplace.
 - Proposed business identification signs are to be located on the proposed building's parapet ensuring the signs form part of the building rather than a building addition.
 - The proposed signs will maintain the character of the area and highway routes by integrating the signs with the building structure.
 - Outdoor advertising themes within the area sees a range of signs associated with commercial development and the display of the proposed signs does not introduce a foreign element within the area.
- Impacts on views and vistas:
 - The proposed signs will not obscure or compromise important views from the public realm.
 - Signs to be displayed will form an element of the proposed building and will not protrude above the building, ensuring there is no domination of the skyline.
 - Public views of the commercial area of Cann River will be maintained as the signs will integrate with the building and will not be at 90 degrees to either highway.
 - No views to other signs will be impeded as the signs will be flush with the building façade.
- The relationship to the streetscape, setting or landscape:
 - The extent of signage proposed is proportionate to the size and scale of the proposed building.
 - The proposed signs will form part of the building's fabric and being displayed on a single storey building will not protrude above other existing buildings.
 - Signs have been rationalised to be only displayed on the building parapet rather than across the whole façade of the building (as was previously the case on the former building).
 - There will be no sign structure utilised and the proposed signs will be affixed to the building.

- The relationship to the site and building:
 - The extent of signage is proportionate to the host building and will form a secondary element to the building facades.
 - The display of the signs on the site will not require any vegetation removal.
- There will be no structures associated with the proposed signs as the signs will be affixed to the building.
- It is not proposed to illuminate the proposed business identification signs.
- There is a need to identify the subject land and adequate identification of the building is required as the property fronts two highways and the signs will allow for prospective patrons to slow and park to attend the premises.
- The impact on road safety:
 - The proposed business identification signs will not obstruct a driver's line of sight, no traffic control devices will be obstructed, drivers will not be distracted as the proposed signs are a secondary element to the building and will not be illuminated, signs will not be mistaken for traffic control devices, no close study of the proposed signs will be required, the signs are not close to a rural railway crossing and will not be mistaken as an instruction to drivers.

6.4 Car Parking

Before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority. In the event the number of car spaces cannot be provided a permit is required to reduce the number of car parking spaces pursuant to Clause 52.06-3 of the planning scheme.

The proposed use of the subject land as outlined within the Table to Clause 52.06-5 is a food and drink premises for the western part of the building and shops within the eastern part of the building.

Both a food and drink premises and shop requires 4 car parking spaces to each 100 square metres of leasable floor area.

The number of car parking spaces required by the proposed uses is expressed below:

Uses	Requirement	Spaces Required
Food and drink premises	4 car parking spaces to each 100 square metres of leasable floor area	Proposed floor area is 236 square metres @ 4 car spaces to each 100 square metres of leasable floor area = 9 car parking spaces

Uses	Requirement	Spaces Required
Shop – Tenancy 1	4 car parking spaces to each 100 square metres of leasable floor area	Proposed floor area is 60.73 square metres @ 4 car spaces to each 100 square metres of leasable floor area = 2 car parking spaces
Shop – Tenancy 2	4 car parking spaces to each 100 square metres of leasable floor area	Proposed floor area is 60.73 square metres @ 4 car spaces to each 100 square metres of leasable floor area = 2 car parking spaces
Total	N/A	Total car parking spaces required = 13

It is proposed to reduce the number of car parking spaces to zero in accordance with Clause 52.06-3 of the planning scheme.

In accordance with Clause 52.06-7 a Car Parking Demand Assessment is required to accompany the application.

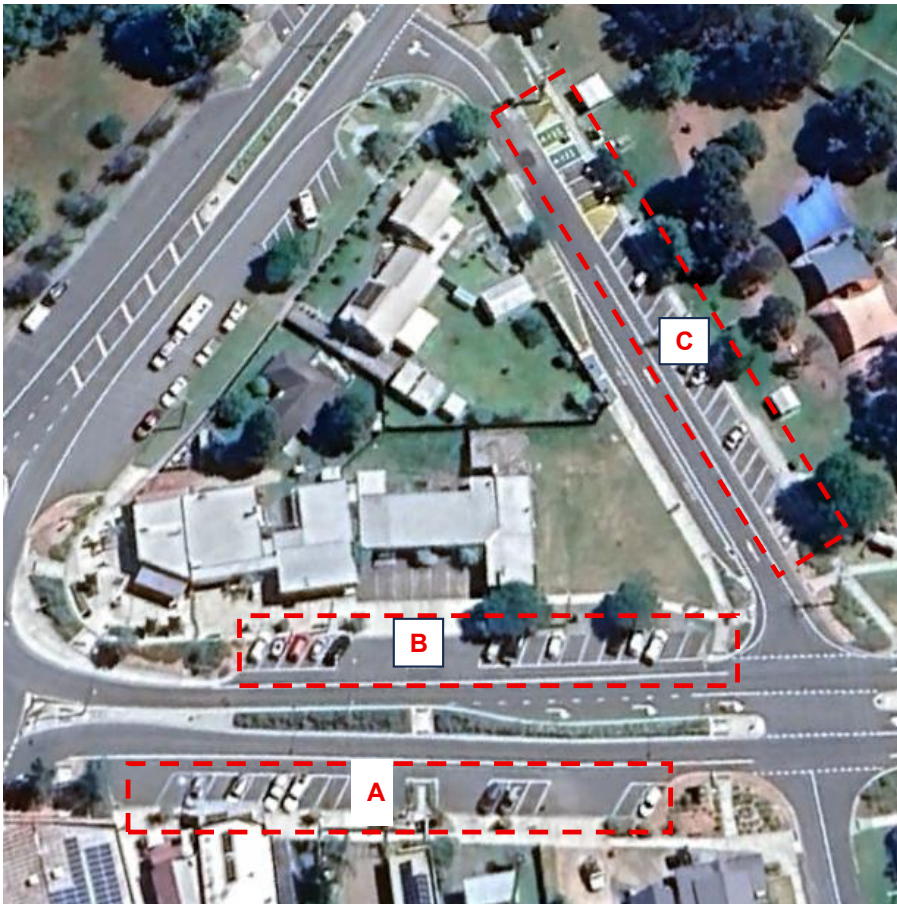
Car Parking Demand Assessment

Considerations	Response
The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	There is a significant likelihood of multi-purpose trips within the locality which would be combined with a trip to the proposed use. The land is located within a commercial area and tourist area within the township. In visiting the proposed uses there is a high potential for multi-purpose trips to take place with tourists and patrons walking to other uses within the compact centre of town.
Variation of car parking demand likely to be generated by the proposed use over time.	Car parking variation will not alter over the long term once the uses are established. In the short term car parking variations will alter with meal break times resulting in more clientele than other periods of the day for the food and drink premises.

	The shop uses are likely to remain relatively stable.
The long-stay and short-stay car parking demand likely to be generated by the proposed use.	The vast majority of the car parking associated with the proposed uses will be short-stay car parking by customers, ensuring a good turnover of public car parking in the area.
Convenience of pedestrian and cyclist access to the land.	Convenience of pedestrian access to the subject land has been recently improved with the upgrading and provision of footpaths in the area, including public seating to provide for rest requirements.
The provision of bicycle parking in the locality of the land.	The subject land is located at the intersection of two major highways that carry significant volumes of traffic which reduces cycling as a significant alternative to the use of motor vehicles.
Anticipated car ownership rates of likely visitors.	Car ownership of tourist and local visitors to the proposed development will be high and can be accommodated within on street parking.
Ant empirical assessment or case study.	<p>Relatively recently Council and Department of Transport completed a project within the centre of town to provide for improved streetscapes, facilitate pedestrian movement and provide for more efficient on street car parking within the area.</p> <p>These improvements have seen a large increase in vacant car parking spaces within the precinct and has attracted tourist stop over traffic to Mick Baum Park to experience the commercial area of the town via walking with vehicles parked within Ward Street.</p>

Before the granting of a permit to reduce the number of car parking spaces a number of matters are required to be considered. The following commentary is provided in response:

- Alternative car parking in the locality of the land is provided by on street car parking allowing for efficiencies to be gained from the consolidation of public car parking within the central area of the town serving the commercial and tourist precinct of Cann River.



On street car parking within the commercial area of the town dated 17 January 2023 during the peak tourist season for the area (Source: Google Earth)

Precinct A – 14 car parking spaces - 7 car parking spaces occupied.
 Precinct B - 16 car parking spaces - 10 car parking spaces occupied.
 Precinct C – 17 car parking spaces - 4 car parking spaces occupied.

The assessment finds that the number of available on street car parking spaces is 47 and at the time of the aerial image 21 car parking spaces were occupied.

- Being Township Zoned the whole of the town is residentially zoned however, our assessment determined to not include seven car parking spaces within the precinct that adjoins a residential property located in the Monara Highway north of the subject land although it is evident that the car parking spaces would be used by visitors to the commercial area.
- The subject land is irregular in shape, is of a smaller area and constrained by existing buildings on the land. The proposed redevelopment is comparable to the area of previous buildings which had been developed without the provision of car parking on the subject land.
- The commercial area is considered a retail centre within local planning policy and in this particular instance any adverse economic impact on relying on street parking will be offset with the redevelopment of the property allowing for revitalisation of the town.
- The proposed redevelopment of the building on the subject land will include the same uses as was previously undertaken on the land and the footprint of the building will be the same as the previous building destroyed by a building fire. The reduction of car parking associated with the new building is the same as the previous building car parking credit.
- The subject land is located on the corner of the Monaro and Princes Highway where traffic management is carefully undertaken with the use of a roundabout and splitter islands.
- Nearby residential areas amenity will not be diminished by the reduction of car parking as the majority of residential areas are remote from the subject land.
- Reducing car parking will improve the character of the area through maintaining streetscape improvements and having the proposed building being the prominent feature of the property rather than a car park.

6.5 Bicycle Parking

Clause 52.34-1 stipulates that a new use must not commence until the required bicycle facilities have been provided on the land.

The leasable shop floor area of the tenancy 1 is 60.73 square metres, tenancy 2 is 60.73 square metres and the retail premises is 237 square metres.

In accordance with Clause 52.34-5 Required bicycle facilities, the number of required bicycle spaces to be provided for the proposed use and development is outlined in the following table:

Use	Requirement	Bicycle Spaces
Shop – Tenancy 1	1 employee bicycle space is required for a shop to each 600 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres. A visitor bicycle space for a shop is 1 to each 500 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres	0 employee and visitor spaces
Shop – Tenancy 1	1 employee bicycle space is required for a shop to each 600 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres. A visitor bicycle space for a shop is 1 to each 500 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres	0 employee and visitor spaces
Retail Premises	1 employee bicycle space to each 300 square metres of leasable floor area and 1 visitor bicycle space to each 500 square metres of leasable floor area	0 employee and 0 visitor spaces
Total	N/A	0 employee and 0 visitor spaces

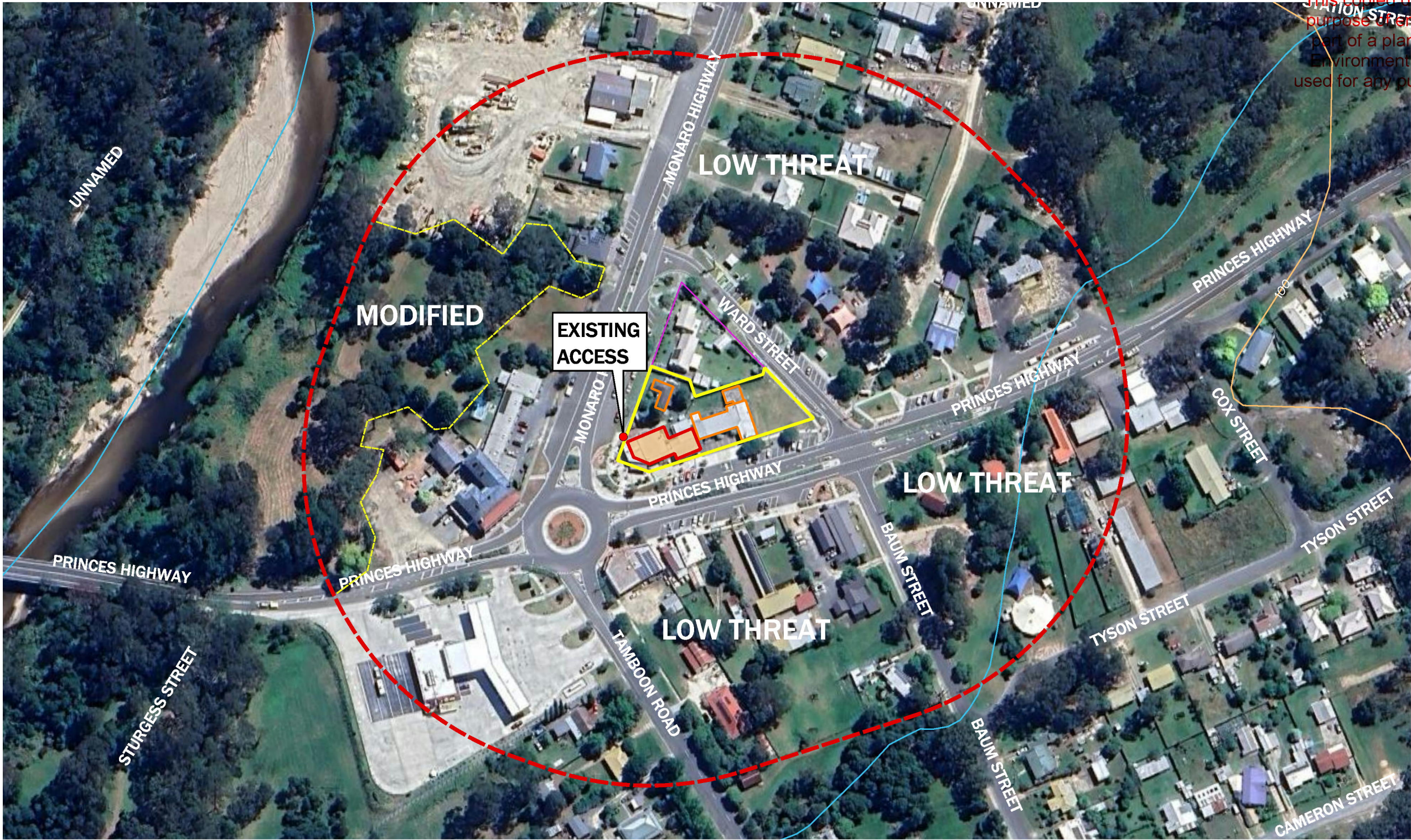
In accordance with Table 2 to Clause 52.34-5 no employee showers are required as no more than 5 bicycle spaces are required and in accordance with Table 3 a change room is not required as no showers are required.

7. Conclusion

The proposed use and development of a retail premises, reduction of car parking and display of business identification signs at 9 Princes Highway, Cann River is considered to accord with all relevant provisions of the Township Zone, Bushfire Management Overlay 2, car parking, signs and bicycle facilities provisions of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the commercial area of Cann River and provide a positive addition to the main streetscape of the town.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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Title Boundary (Survey)

Abuttal

Proposed Building

Existing Building

150m Assessment Area

EL_CONTOUR

HY_WATERCOURSE

Google Satellite

9 PRINCES HIGHWAY, CANN RIVER	<div><div>NORTH</div><div>EAST</div><div>SOUTH</div><div>WEST</div></div>			
	<div><div>SLOPE</div><div>UPSLOPE</div><div>UPSLOPE</div><div>DOWNSLOPE >0° - 5°</div><div>FLAT</div></div>			
	<div><div>VEG TYPE</div><div>LOW THREAT</div><div>LOW THREAT</div><div>LOW THREAT</div><div>MODIFIED</div></div>			
	<div><div>SEPARATION DISTANCES</div><div>50m/PB</div><div>50m/PB</div><div>50m/PB</div><div>50m/PB</div></div>			
<div><div>Crowther & Sadler</div><div>pty, Ltd.</div><div>LICENSED SURVEYORS & TOWN PLANNERS</div><div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div><div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div></div>	SEPARATION DISTANCES DERIVED FROM TABLE 2, COLUMN A			
	SCALE (SHEET SIZE A3)		SURVEYORS REF.	
	1:2000		21150 VERSION 1 - DRAWN 22/08/2025	
<div><div>BUSHFIRE HAZARD SITE ASSESSMENT</div><div>PARISH OF NOORINBEE TOWNSHIP OF CANN RIVER SECTION 3 CROWN ALLOTMENT 1A</div><div>CP109851</div><div>Printed 24/09/2025</div></div>				

Bushfire Management Plan – 9 Princes Highway, Cann River



PLAN REF: 21150 BMP V1



- Title Boundary (Survey)
- Abuttal
- Proposed Building
- Existing Buildings
- Proposed Watertank
- Defendable Space

Google Satellite

Crowther & Sadler Pty Ltd
LICENSED SURVEYORS & TOWN PLANNERS

Prepared By: Crowther & Sadler Pty Ltd

Version: 1

Date: 22/08/2025

Bushfire Protection Measures

Mandatory Condition

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

a) Defendable Space

Defendable space is provided for a distance of 50 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- 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.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- 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, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage 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 CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☐

Yes ☒

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 100 metres: Yes ☐ No ☒

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☒

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

PROJECT: NEW COMMERCIAL DEVELOPMENT CAFE & RETAIL UNITS

ADDRESS: 9 PRINCES HIGHWAY CANN RIVER VICTORIA

CLIENT:

ARCHITECTURAL DRAWING LIST

- ARDA 00 TITLE/LOCATION /EXTERNAL FINISHES
- ARDA 01 SITE PLAN
- ARDA 02 ROOF PLAN
- ARDA 03 FLOOR PLAN
- ARDA 04 TYPICAL SECTION S1 & SECTION S2
- ARDA 05 ELEVATIONS NNW & ENE
- ARDA 06 ELEVATIONS WSW & SSE
- ARDA 07 EXTERNAL WINDOW & DOOR SCHEDULE
- ARDA 08 SITE SURVEY PLAN 21149 BY CROWTHER & SADLER PTY LTD

COUNCIL: EAST GIPPSLAND SHIRE VICTORIA

- SCALE N.A.
- SCALE1:50 @A2
- SCALE 1:100@A2
- SCALE 1:100@A2
- SCALE 1:100@A2
- SCALE 1:100@A2
- SCALE 1:100@A2
- SCALE N.A @A2

FLOOR AREA TOTALS

CAFE =236M2
COMMERCIAL TENANCY 1. = 60.73M2
COMMERCIAL TENANCY 2. = 60.73M2

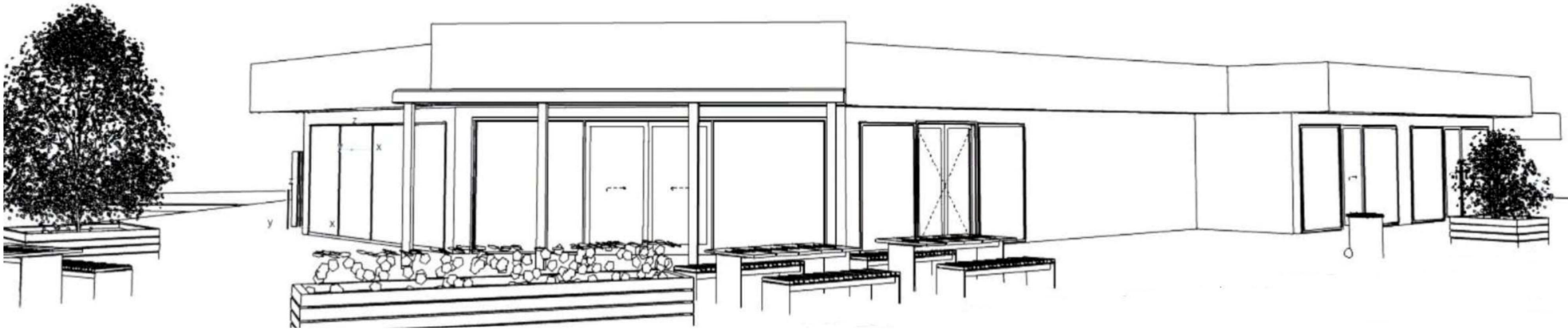


LOCATION MAP: CORNER OF MONARO HWY & 9 PRINCES HWY CANN RIVER VIC

EXTERNAL FINISHES

- WINDOW DOOR FRAMES- COLORBOND DOVA WHITE P1 DOVA WHITE DULUX
- EXTERNAL PARAPET C2- DULUX WISTOW SG5E4
- EXTERNAL WALLS C1- WHITE MYSTERY SN4D1
- ROOF, GUTTERS AND ACCESSORIES C3- SHALE GREY COLORBOND

DOVA WHITE	WHITE MYSTERY SN4D1	DULUX WISTOW SG5E4	SHALE GREY COLOURBOND
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- Hydraulic Engineer - ####
- Landscape Designer - ####
- Mechanical Engineer - ####
- Planning Consultant - Crowther & Sadler PH 0351525011
- Services - ####
- Structural Engineer - ####
- Surveyor - Crowther & Sadler PH 0351525011

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Member

Australian Institute of Architects

Project Status

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Drawn | Checked BB | KM
Plot Date: 8/8/2025
Project NO. 25011

Client Site:
9 PRINCES HIGHWAY CANN RIVER VICTORIA

DRAWING TITLE :
DRAWING LIST, FINISHES, LOCATION MAP
DRAWING SCALE : NA@A2
PROJECT NAME :
NEW COMMERCIAL DEVELOPMENT

DRAWING NO.
ARDA00
REVISION NO.
REV A



SITE PLAN 1:200

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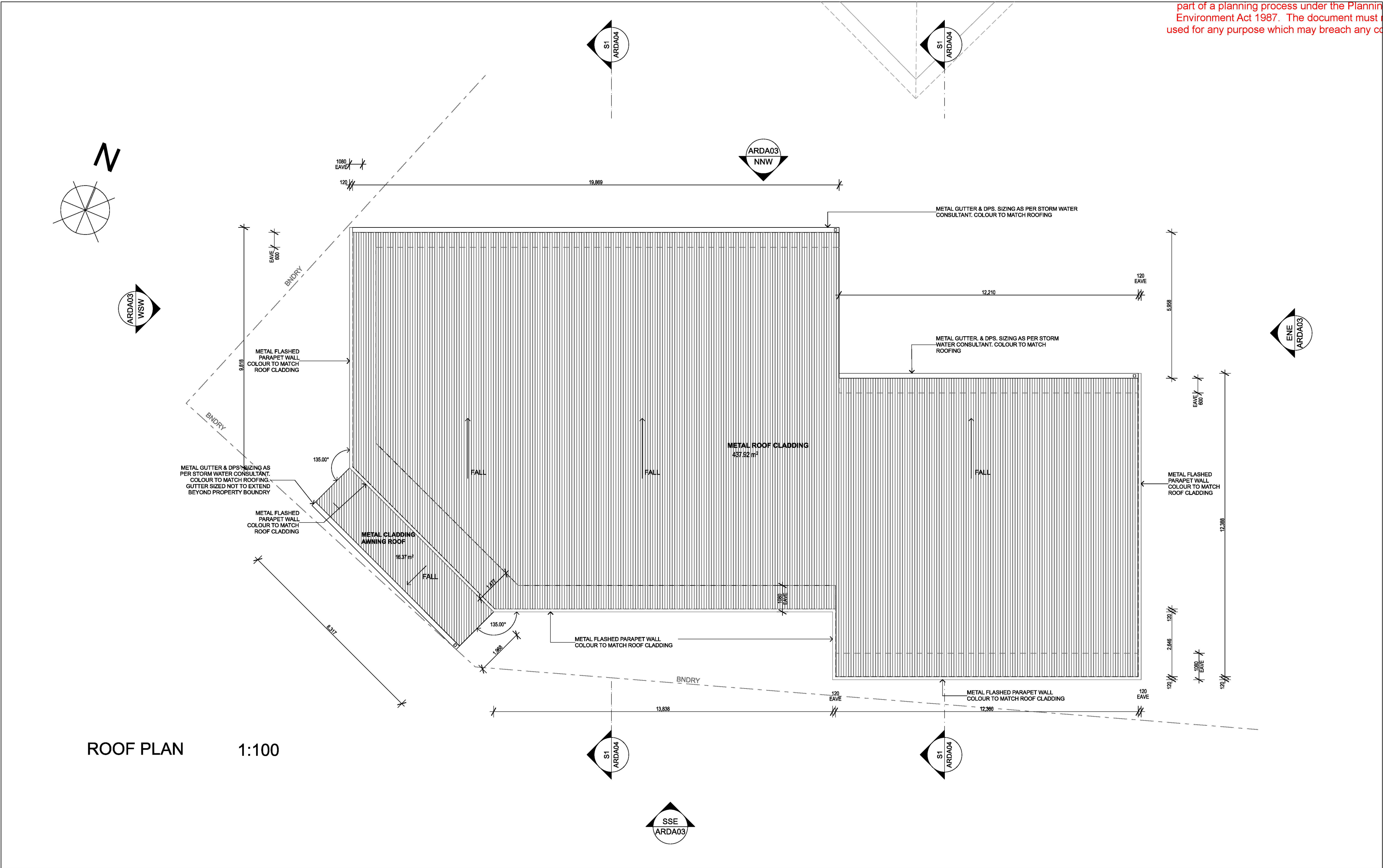
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SITE PLAN

DRAWING SCALE : 1:200@A2

PROJECT NAME :
NEW COMMERCIAL DEVELOPMENT

DRAWING NO.
ARDA01

REVISION NO.
REV A



ROOF PLAN 1:100

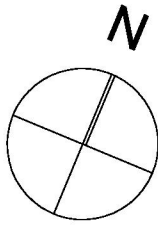
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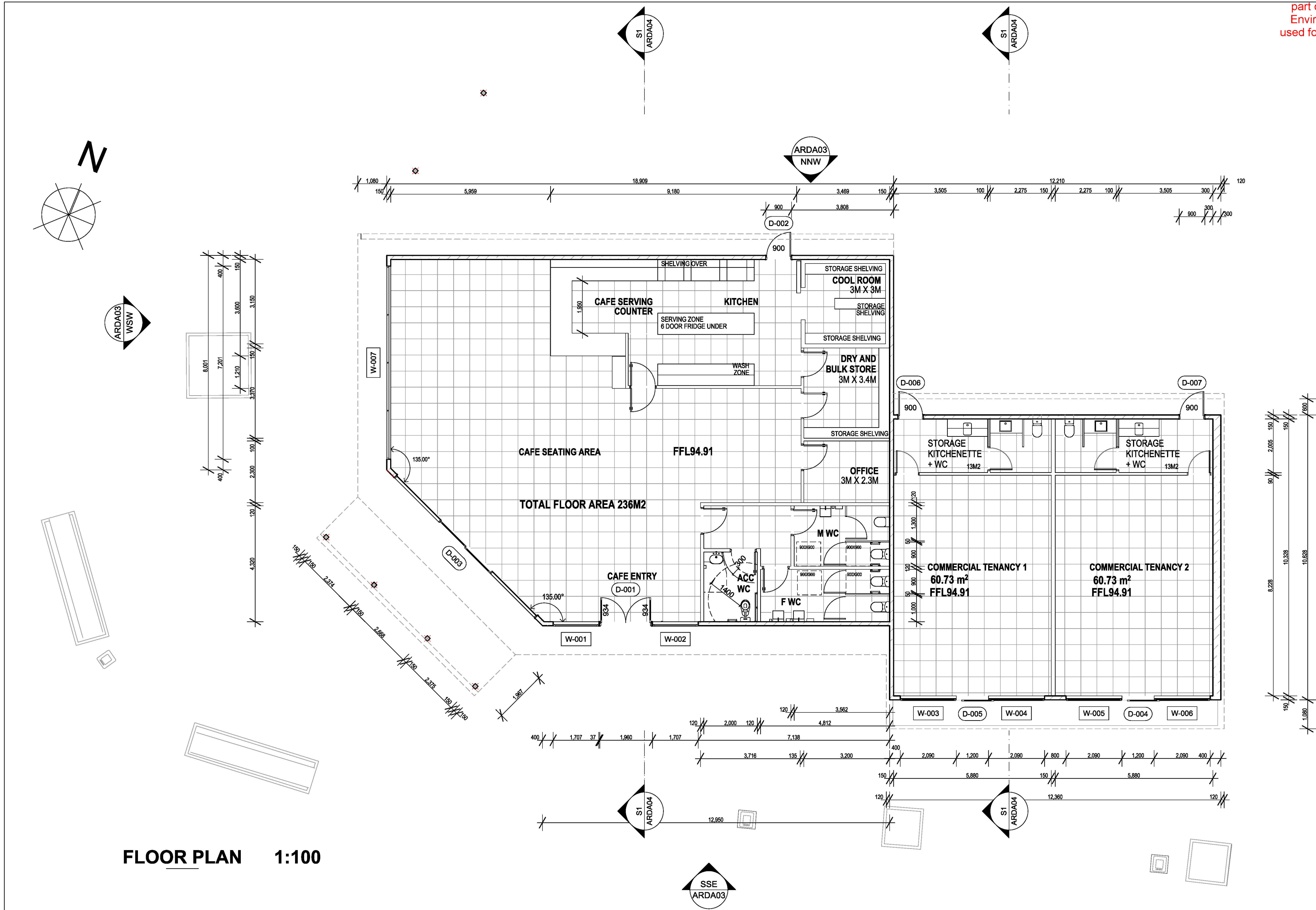
Client Site:
9 PRINCES HIGHWAY CANN
RIVER VICTORIA

DRAWING TITLE :
ROOF PLAN

DRAWING SCALE : 1:100

PROJECT NAME :
NEW COMMERCIAL DEVELOPMENT

DRAWING NO.
ARDA02
REVISION NO.
REV A



FLOOR PLAN 1:100

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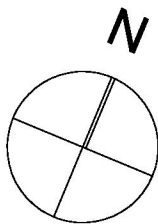
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- Hydraulic Engineer - ###
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Client Site:
9 PRINCES HIGHWAY CANN
RIVER VICTORIA

DRAWING TITLE :
FLOOR PLAN

DRAWING SCALE : 1:100

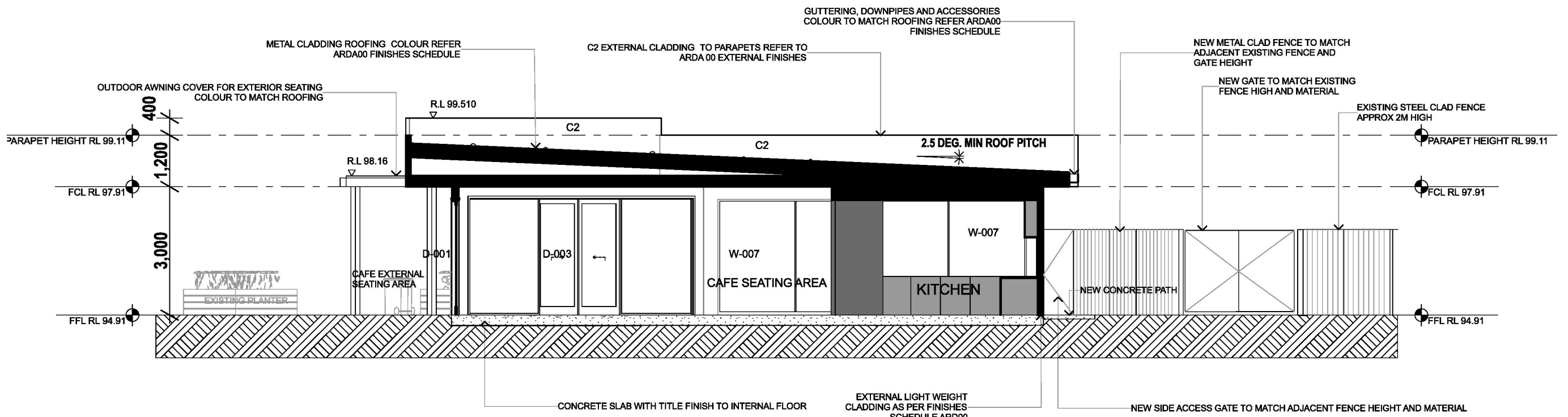
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DRAWING NO.

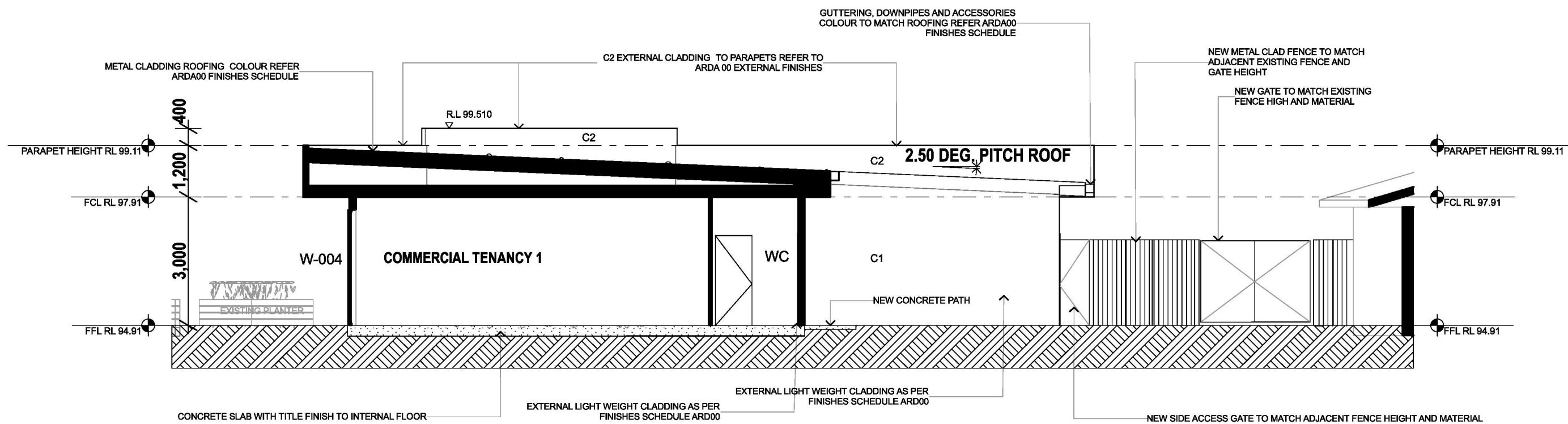
ARDA03

REVISION NO.

REV A



Section S1 1:100



Section S2 1:100

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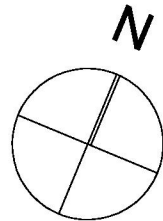
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Plot Date: 8/8/2025
Project NO. 25011

Client Site:
9 PRINCES HIGHWAY CANN
RIVER VICTORIA

DRAWING TITLE :
SECTIONS S1 & S2

DRAWING SCALE : 1:100

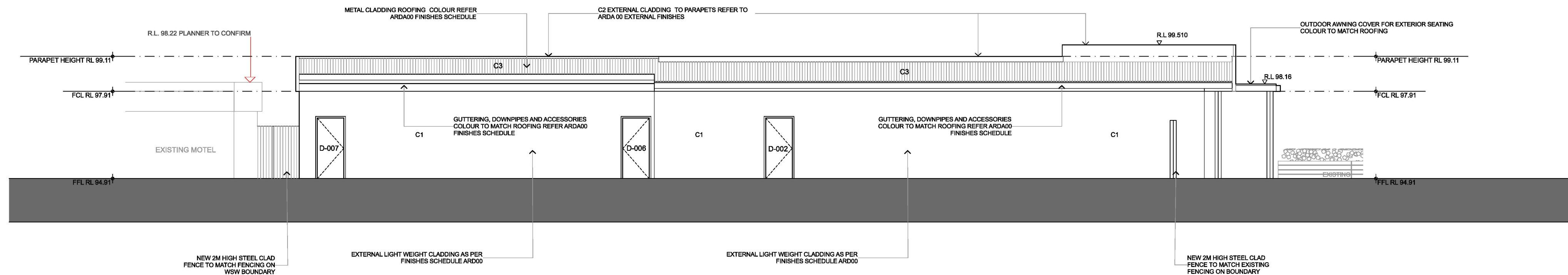
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NEW COMMERCIAL DEVELOPMENT

DRAWING NO.

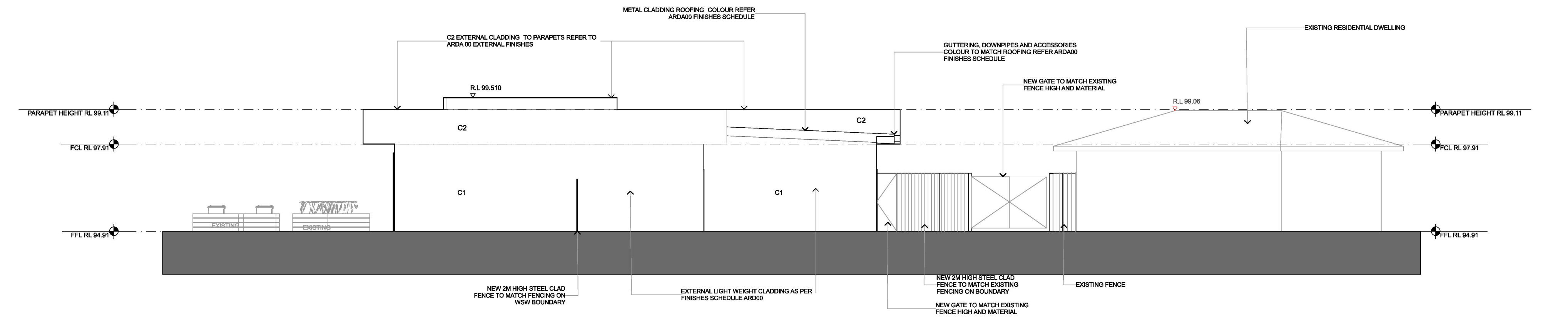
ARDA04

REVISION NO.

REV A



NNW Elevation 1:100



ENE Elevation 1:100

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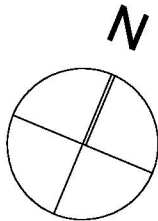
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Plot Date: 8/8/2025
Project NO. 25011

Client Site:
9 PRINCES HIGHWAY CANN
RIVER VICTORIA

DRAWING TITLE :
ELEVATIONS NNW & ENE

DRAWING SCALE : 1:100

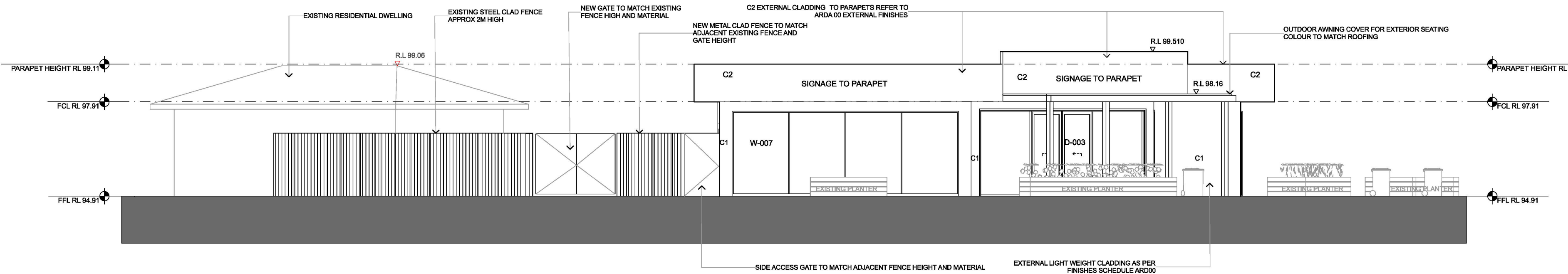
PROJECT NAME :
NEW COMMERCIAL DEVELOPMENT

DRAWING NO.

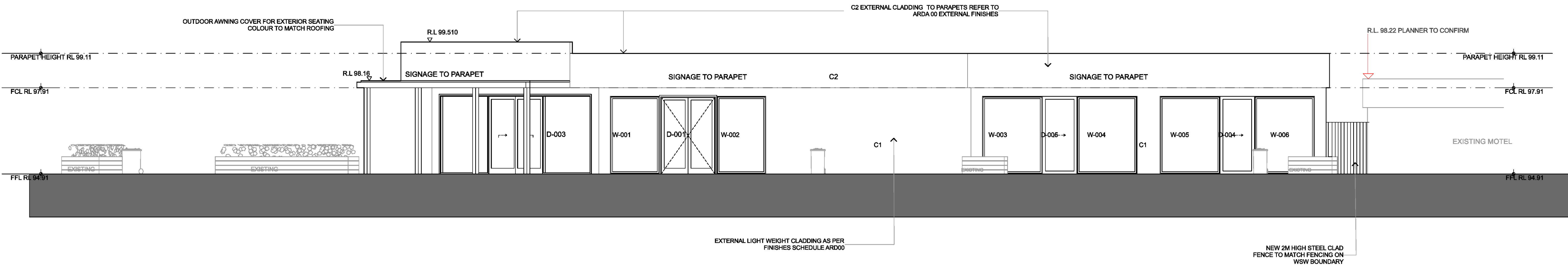
ARDA05

REVISION NO.

REV A



WSW Elevation 1:100



SSE Elevation 1:100

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by TWOFORM PTY LTD and is to be used only for work when authorised in writing by KRISTINA MITKOVSKI.

All boundaries and contours are subject to survey drawing 21149. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed
- PROJECT MANAGER - CHANGE PM - MICHAEL CHANT PH0421167780
- Civil Engineer - ###
- Hydraulic Engineer - ###
- Landscape Designer - ###
- Mechanical Engineer - ###
- Planning Consultant - Crowther & Sadler PH 0351525011
- Services - ###
- Structural Engineer - ###
- Surveyor - Crowther & Sadler PH 0351525011

two form
ARCHITECTURE + INTERIOR DESIGN

ARCHITECT - KRISTINA MITKOVSKI
ARBNSW REG.7998
DBP ARCH. REG.#DEP0002541
EMAIL - INFO@TWOFORM.COM.AU
PH - 0404631025

Member
Australian Institute
of Architects

Project Status
PLANNING PERMIT

Drawn | Checked BB | KM
Plot Date: 8/8/2025
Project NO. 25011

Client Site:
9 PRINCES HIGHWAY CANN
RIVER VICTORIA

DRAWING TITLE :
ELEVATIONS WSW & SSE

DRAWING SCALE : 1:100

PROJECT NAME :
NEW COMMERCIAL DEVELOPMENT

DRAWING NO.
ARDA06

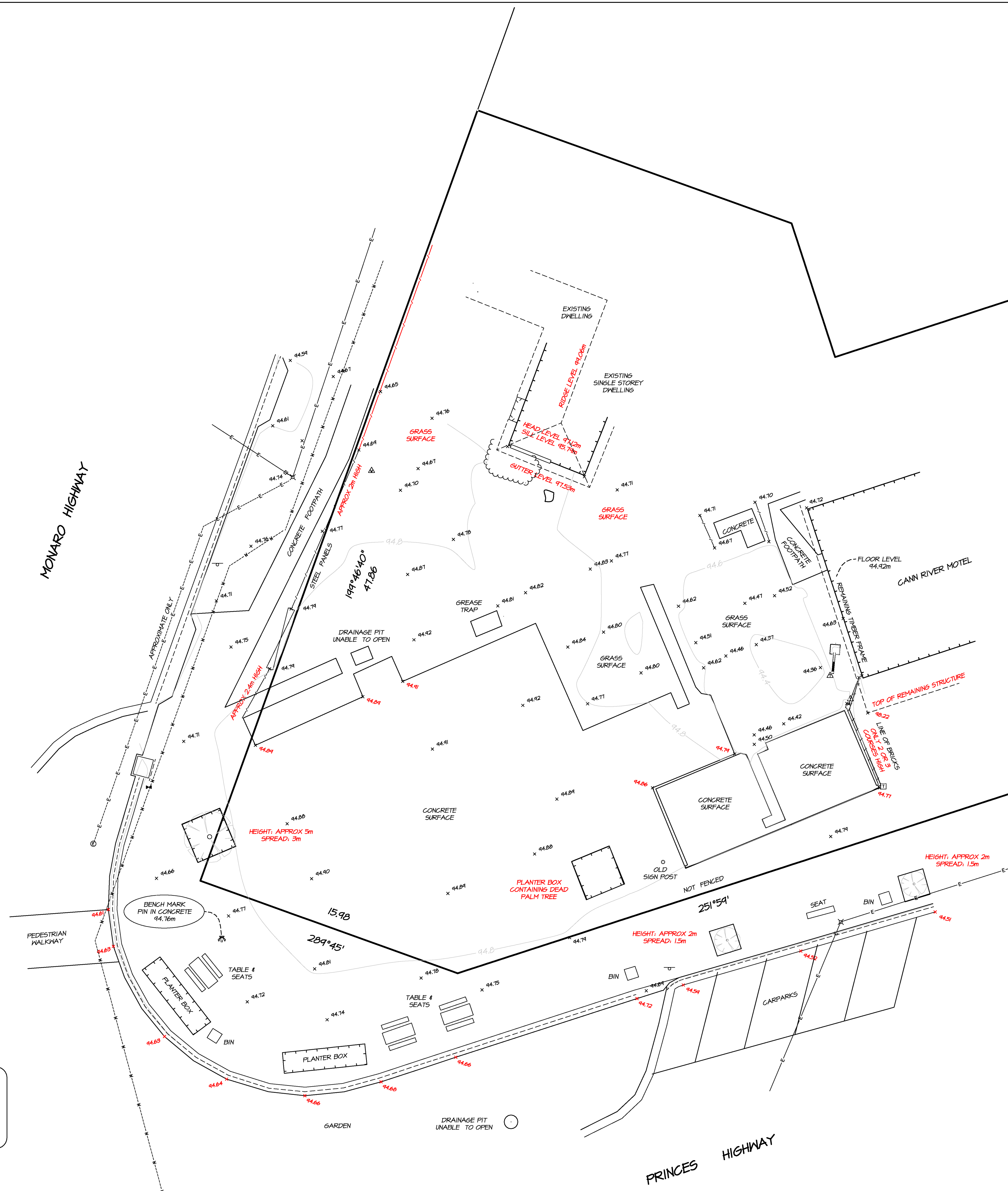
REVISION NO.
REV A

Door Schedule						
Elevation						
ID	D-001	D-002	D-003	D-004	D-005	D-007 D-006
Nominal W x H Size	1,923×2,700	956×2,100	1,334×2,700	1,200×2,700	1,200×2,700	956×2,100
Door Leaf Widths	934 / 934	900	1,334 / 1,334	1,200	1,200	900
Frame Type	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Outside Frame Finish	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®
Leaf Type		SOLD				SOLID
Outside Leaf Finish	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Paint - Inspired by COLORBOND® Steel DOVER WHITE®
Glass	Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOVER WHITE®	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOVER WHITE®
Hardware						
Opening Type Code	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Notes	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
QTY	1	1	1	1	1	2

Door Schedule

Window Schedule							
Elevation							
ID	W-001	W-002	W-002	W-003	W-004	W-005	W-006
Nominal W x H Size	1,707×2,700	1,707×2,700	7,201×2,700	2,090×2,700	2,090×2,700	2,090×2,700	2,090×2,700
Frame Type	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Frame Outside Sash Outside Finish Glass	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Metal - Aluminium Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast	Paint - Inspired by COLORBOND® Steel DOV... Paint - Inspired by COLORBOND® Steel DOV... Glass - Clear Fast
Hardware							
Opening Type Code	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Notes	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
QTY	1	1	1	1	1	1	1

Window Schedule



PLAN OF RE-ESTABLISHMENT & FEATURES

PARISH OF NOORINBEE
TOWNSHIP OF CANN RIVER
SECTION 3
CROWN ALLOTMENT 1 (PART)

9 PRINCES HIGHWAY, CANN RIVER

NOTATIONS

RE-ESTABLISHMENT DATUM VIDE RES2529
HEIGHTS ARE TO AHD - DATUM VIDE PM 40 (RL94.846m)
CONTOUR INTERVAL : 0.2m
DATE OF SURVEY : 21/3/2025

Legend of Features

- Electricity Fit
- Stop Valve
- Telecom Fit
- Electricity Pole
- Light Pole
- Sewerage Manhole
- Water Meter
- Fire Plug
- Tap

WARNING

BWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SURVEYORS REF. 21149
SCALE @ A1 1 : 125
CAD FILENAME : 21149 features.dwg