

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	70 Hoyt Street LINDENOW VIC 3865, 27 Huntington Terrace LINDENOW VIC 3865 Lot: 30 PS: 721679, Lot: 23 PS: 721679
The application is for a permit to:	Three Lot Subdivision
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	To subdivide land (3-lot subdivision)
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.72.1

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: Wednesday, 18 March 2026 11:26 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21485 Prop V2.pdf; 21485 CoT Vol_12470_Fol_256.pdf; 21485 CoT Vol_12315_Fol_705.pdf; 21485 Report.pdf; Planning_Permit_Application_2026-03-18T11-25-53_31952070_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

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale Vic 3875

Preferred phone number: 0351525011

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 70

Street name: Hoyt Street

Town: Lindnow

Post code: 3865

Lot number: 23 & 30

Plan number: PS721679M

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

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

Existing conditions : Vacant Land

Description of proposal : Three Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

ExtraFile: 1

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [21485 Prop V2.pdf](#)

1. Supporting information/reports: [21485 CoT Vol_12470_Fol_256.pdf](#)

Full copy of Title: [21485 CoT Vol_12315_Fol_705.pdf](#)

Planning report: [21485 Report.pdf](#)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 12315 FOLIO 705

Security no : 124132659733R
Produced 04/03/2026 08:35 AM

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 721679M.
PARENT TITLE Volume 11939 Folio 716
Created by instrument PS721679M Stage 2 30/06/2021

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS721679M 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: 70 HOYT STREET LINDENOW VIC 3865

ADMINISTRATIVE NOTICES

NIL

eCT Control 26047A DTCH LAWYERS PTY LTD
Effective from 23/10/2025

DOCUMENT END

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EDITION 3 PS 721679M

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL

PLAN OF SUBDIVISION

LOCATION OF LAND

PARISH: COONGULMERANG
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: 33
SUBDIVISION: A (PART)
TITLE REFERENCE: VOL 10711 FOL 675
 VOL 10825 FOL 536
 VOL 10757 FOL 619
 VOL 10757 FOL 620
LAST PLAN REFERENCE: LOT 2 - PS512080V
 LOT 1 - TP845331A
 LOTS 1 & 2 - TP831715J
POSTAL ADDRESS: 60 HOYT STREET,
 LINDENOW, 3865
MGA94 CO-ORDINATES: E: 539 610 ZONE: 55
 (of approx centre of land in plan) N: 5816 150

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R2 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R3 ROAD	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.
 Planning Permit No. 154/2012/P

This survey has been connected to permanent marks No(s). 34 & 42

In Proclaimed Survey Area No. NIL

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-3	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION & EAST GIPPSLAND SHIRE COUNCIL

Crowthorpe & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 6162 6011 E. contact@crowthorpesadler.com.au

SURVEYORS FILE REF: 18344

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2 SHEETS

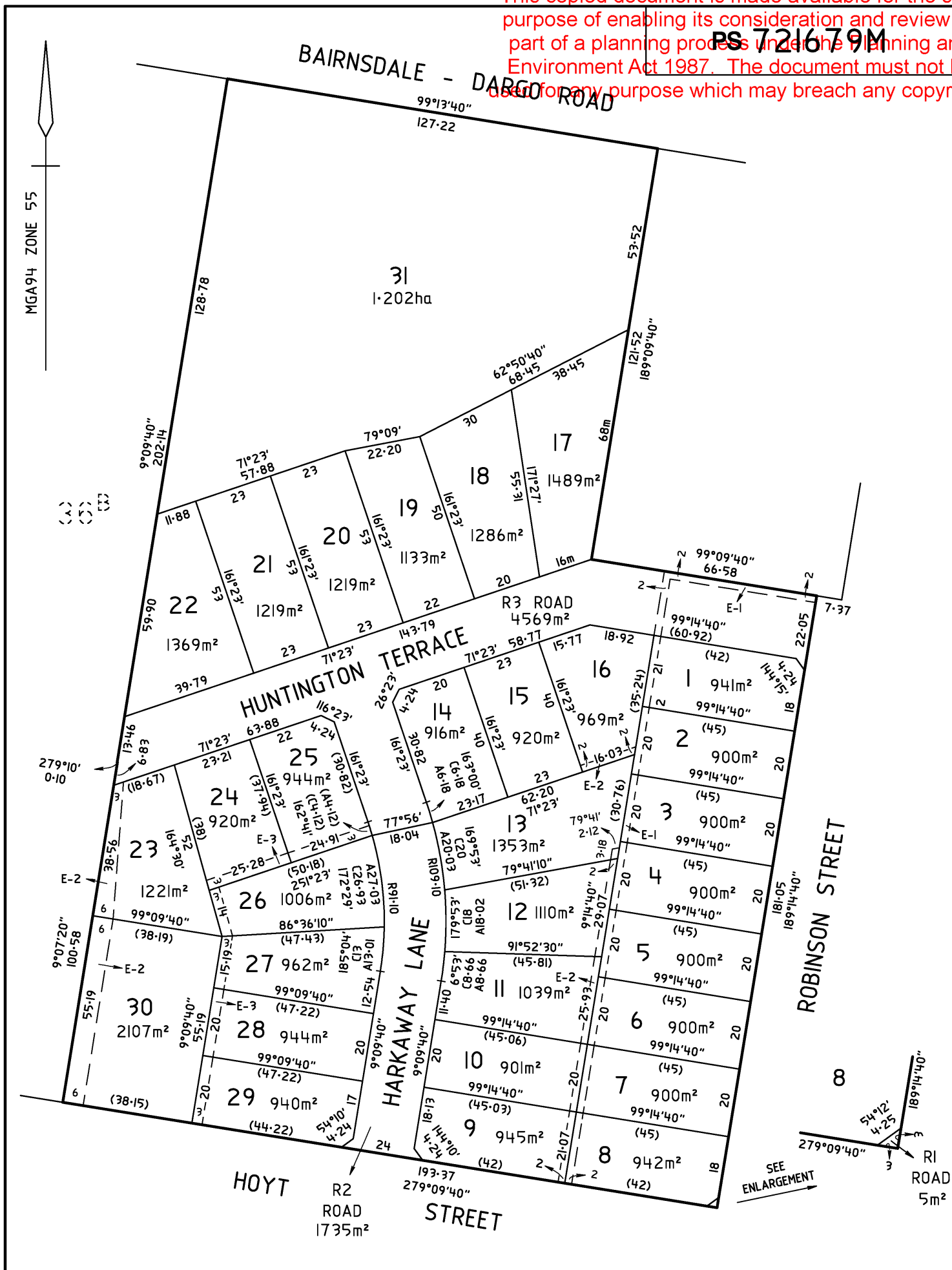
MICHAEL JOSEPH SADLER, VERSION 1

THIS IS A LAND USE VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN

Printed 20/03/2026

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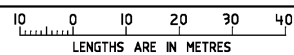
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SURVEYORS REF
19644

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

MICHAEL JOSEPH SADLER, VERSION 1

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Page 6 of 26

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 12470 FOLIO 256

Security no : 124132659826Q
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LAND DESCRIPTION

Lot 23 on Plan of Subdivision 721679M.
PARENT TITLE Volume 12315 Folio 706
Created by instrument PS721679M Stage 3 03/05/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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

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ADMINISTRATIVE NOTICES

NIL

eCT Control 26047A DTCH LAWYERS PTY LTD
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EDITION 3 PS 721679M

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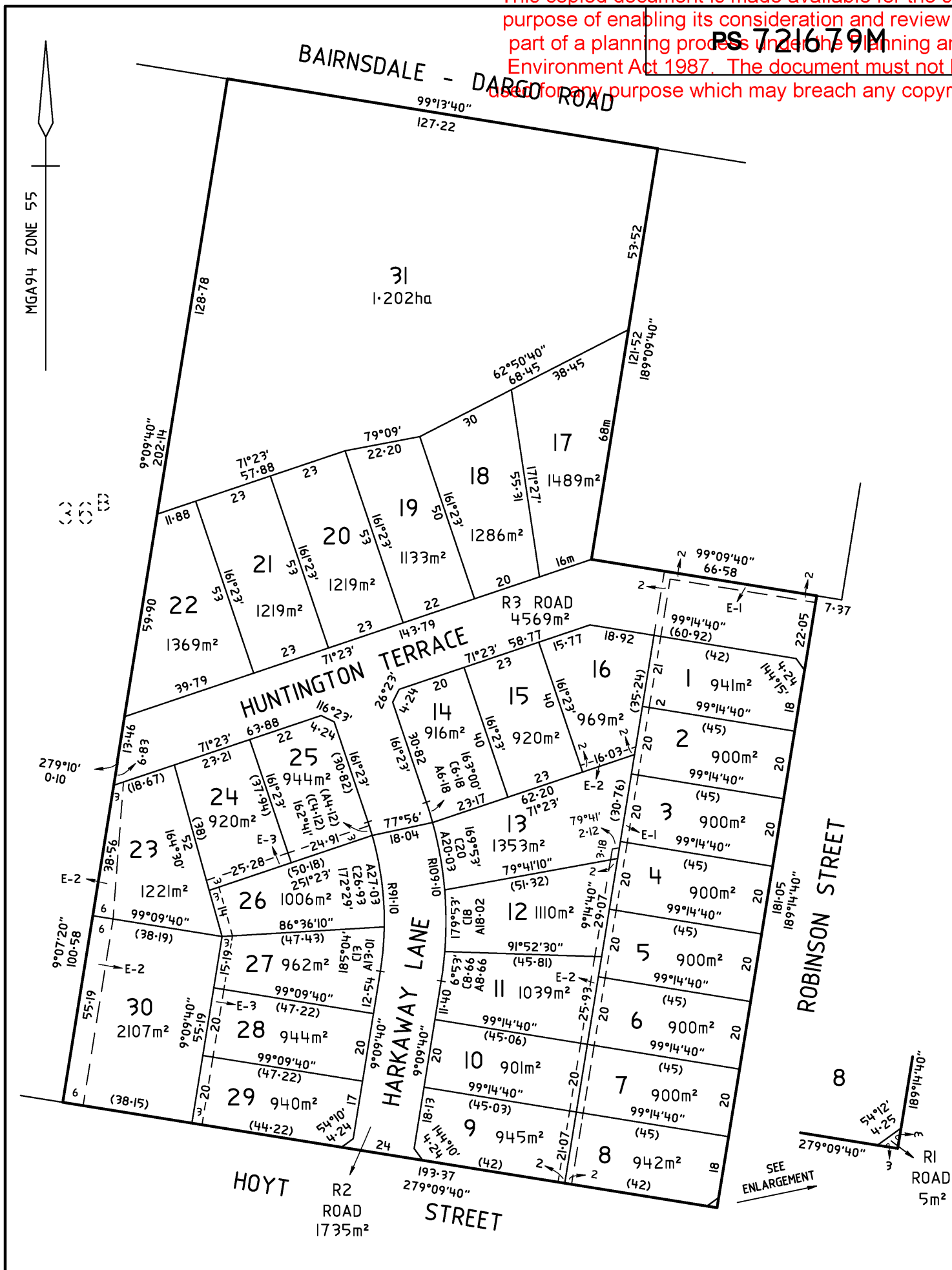
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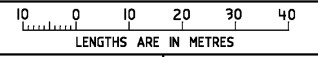
PS 721679M



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SURVEYORS REF
19644

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

MICHAEL JOSEPH SADLER, VERSION 1

Printed 20/03/2026
Page 10 of 26

Planning Report

Three Lot Subdivision
70 Hoyt Street & 27 Huntington Terrace, Lindenow

Our reference – 21485

March 2026



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Copy of Title (Lots 23 and 30 on PS721679M)	

Note: Applicable Planning Application fee is \$1,496.10

1. Introduction

This Planning Report is prepared in support of a proposed three lot subdivision at 70 Hoyt Street & 27 Huntington Terrace, Lindenow. The Report addresses the provisions of the Township Zone as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: VicPlan)

2. Subject Land & Surrounding Context

The subject land consists of two lots formally being Lot 30 on PS721679 or otherwise known as 70 Hoyt Street, Lindenow and Lot 23 PS721679 or 27 Huntington Terrace, Lindenow.

The property at 27 Huntington Street is located on the south side of the road. The property is a slightly irregular shape with a street frontage of 18.67m and a rear width of 38.19m. This lot has a depth of 38.56m along the western side boundary and an area of 1221m². This allotment is relatively flat and is clear of vegetation.

A drainage easement adjoins the western boundary with a width of 6 metres at the southern end and narrows to a width of 3 metres at Huntington Street.



View south across subject land from Huntington Terrace

The property at 70 Hoyt Street is a regular shaped lot with a width of 38.15 metres and a depth of 55.19 metres, resulting in an area of 2107m². This property is relatively flat and clear of vegetation. Vehicle access is established from Hoyt Street at the southeast corner of the lot.

A drainage easement adjoins the western boundary with a width of 6 metres.

Both properties are vacant and are located on the western edge of the township zone area of Lindenow and include a drainage easement running along the western side of both lots.



View of subject land Hoyt Street

The subject land forms part of Linden Park Estate which has been a relatively recent subdivision at the western end of the Lindenow settlement.

East of the subject land are four residential lots of which three lots have been developed with single storey contemporary dwellings that front and obtain access from Harkaway Lane.



View rear of neighbouring properties adjoining east side of subject land

To the west of the subject land is single residential property contained within the Low Density Residential Zone. a long property that runs along a north-south axis with the dwelling developed within the northern part of the land and a garden area located within the southern part of the land.



View of western side of subject land

South of the subject land across from Hoyt Street is a large vacant property within the Low Density Residential Zone



View south from Hoyt Street

The site is located within the south-west area of the township and is close to the active recreational area of the town, the primary school and the limited commercial facilities within the township.

Site Context Plan



A – Subject land

B - Active recreational area

C – Lindenow Primary School

D - Commercial area

E – Town Hall

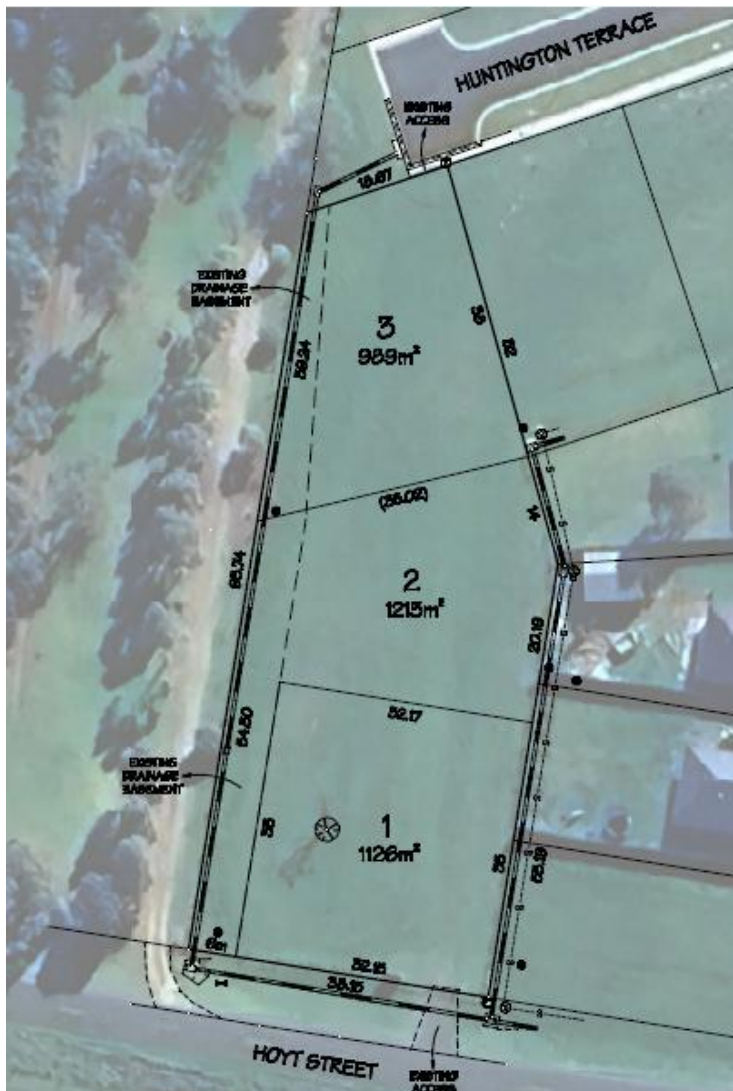
3. The Application & Proposal

It is proposed to subdivide the subject land into three lots with lots 1 and 2 to obtain access from Hoyt Street and lot 3 to gain access via Huntington Terrace.

Proposed Lot 1 is a regular shaped lot with a frontage to Hoyt Street of 32.15 metres with an area of 1126m².

Proposed Lot 2 is an irregular shaped lot (battle-axe) with a frontage to Hoyt Street of 6 metres which will provide for vehicle access from Hoyt Street with a driveway to extend past Lot 1. Lot 2 is a generous residential lot having an area of 1,213m².

Proposed Lot 3 will have an area of 989 metres with a frontage to the Huntington Terrace road reserve of 18.67 metres and a depth of 38m along the eastern boundary and 39.24m along the western boundary



Proposed plan of subdivision

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

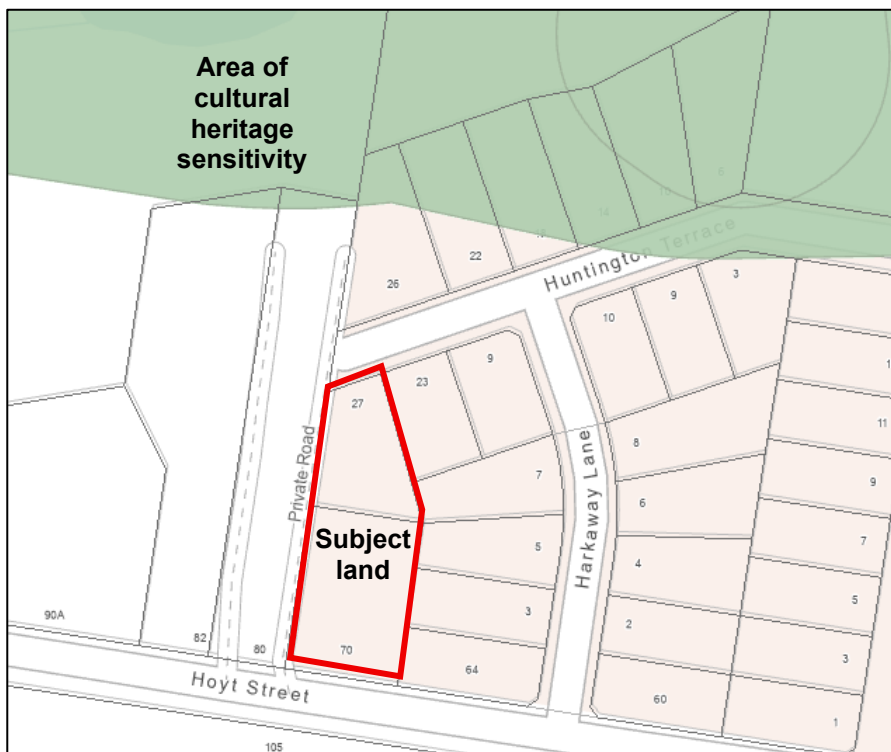
Planning Scheme Clause	Matter for which a Permit is required
32.05-5 Township Zone	Subdivide land

The application must be referred to the water and sewerage authority and electricity distribution 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.



Extract from cultural heritage sensitivity mapping, with sensitive areas shown in dark green, (Source: VicPlan)

Although the subdivision of land into three lots which can be used for the purposes of a dwelling is a high impact activity the subject land is not contained within an area of cultural heritage sensitivity and as such, a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

The proposed subdivision finds planning policy support within Clause 11.01-1S Settlement as the proposal is within the settlement boundaries of Lindenow, provides for infill development, assists to limit urban sprawl and allows for population growth.

Consistent with Clause 11.01-1L-11 Lindenow the subdivision of the subject land will assist to support development of the local service/commercial area by increasing the population of the town.

The property is well placed for further development as the land is not subject to environmental and landscape values as identified within Clause 12 nor is the site subject to environmental risks within Clause 13.

Clause 15.01-3S Subdivision design assist to create a liveable and sustainable community by providing for a more compact neighbourhood, provides for lots that are capable to be developed by a variety of dwelling and household types, avoids the removal of native vegetation and develops lots easily able to provide for energy efficient dwellings.

The neighbourhood character of the area will be maintained with the development of three larger lots of similar size to properties to the east and north allowing for the spacing of built form as sought within Clause 15.01-5S Neighbourhood character.

Development of three lots on the subject land will increase the proportion of housing in an urban area and reduces the share of dwellings in greenfield areas, it consolidates a residential area and provides for properties that can be developed with diverse housing. Further development of the property will assist to achieve housing targets in East Gippsland as identified in Clause 16.01-1S and Clause 16.01-1L Housing supply.

The lots to be provided are of significant size allowing for the potential accommodation of rainwater tanks by future landowners reducing pressure on drinking water supplies and provide for environmental benefits as encouraged within Clauses 19.03-3S and 19.03-3L Integrated water management.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement – Managing growth supports the proposed subdivision. The subject land is within the Lindenow settlement boundary and provides for growth in an established urban area, provides for efficient and effective use of an existing urban zoned property and is within an area that has lesser risk from environmental hazards.

Consistent with Clause 02.03-1 Settlement – Managing growth Lindenow is a town in the settlement category and the proposal will promote the future role of the settlement by providing for incremental change within an existing residential zoned area.

In accordance with Clause 02.03-2 Environmental and landscape values the proposal will not result in any native vegetation removal or detrimental environmental impacts.

The land is well placed for development as the property is not identified as subject to sea level rise, bushfire risk, flooding or erosion as outlined within Clause 02.03-3 Environmental risks and amenity.

The proposed subdivision has been designed to be sympathetic with the neighbourhood character of the area providing lots of a similar area and layout to the northern and eastern neighbouring properties. The lots are generous in size providing the opportunity for future housing to be developed that can be energy efficient as encouraged within Clause 02.03-5 Built environment and heritage.

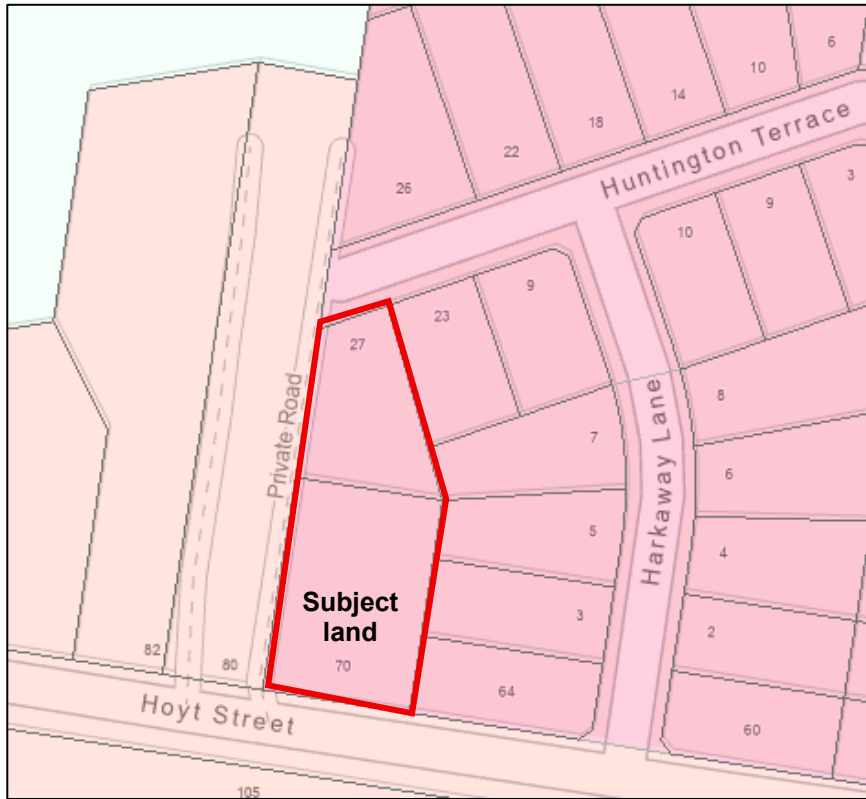
To accommodate the projected population growth of East Gippsland by 2041 approximately 8,300 new homes will be required. The subdivision will create three lots for residential development assisting to provide for future demand as sought by Clause 02.03-6 Housing.

All lots within the subdivision will be connected to reticulated sewerage, water, electricity, drainage and telecommunications (Clause 02.03-9 Infrastructure).

6. Planning Elements

6.1 Township Zone

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



Planning scheme zone mapping (Source: VicPlan)

Pursuant to Clause 32.05-5 Subdivision advises that a subdivision must meet the requirements of Clause 56 as outlined in the table to the clause.

An assessment against the objectives and standards of Clause 56 has been undertaken and the following commentary is provided:

Objective	Comment
<p>56.04-2 Lot area and building envelopes</p>	<p>Complies All proposed lots are in excess of 500m² in area, and capable of accommodating typical residential development.</p>
<p>56.04-3 Solar orientation of lots</p>	<p>Complies Each of the allotments are generous in area and will benefit from solar access from a northern orientation. The alignment of the proposed boundaries between all lots will allow for dwellings to be sited that can gain access to solar energy and avoid overshadowing from dwellings on northern properties.</p>

Objective	Comment
<p>56.04-5 Common Areas</p>	<p>N/A There are no areas of Common Property proposed.</p>
<p>56.05-1 Integrated urban landscape</p>	<p>Complies No new streets or public open space will be created by the proposed subdivision. Lot 1 fronting Hoyt Street has a large road frontage allowing for the ability to plant a street tree. Lot 3 has a frontage to Huntington Terrace road reserve allowing for the planting of a street tree.</p>
<p>56.06-2 Walking and cycling network</p>	<p>Complies The proposed subdivision is not creating any new streets or public open space that would warrant the need to provide for footpaths or cycling paths. It is noted that no footpaths are developed within Hoyt Street and lot 3 is able to utilise the footpath in Huntington Terrace.</p>
<p>56.06-4 Neighbourhood street network</p>	<p>Complies No new streets are to be developed within the proposed subdivision. Proposed lot 3 has been designed to integrate with Huntington Terrace with access to the street pavement and allows future landowners to access the footpath. Proposed lot 1 will use the existing vehicle access and lot 2 will need to provide access to Hoyt Street allowing future landowners to access the existing street network effectively and efficiently.</p>
<p>56.06-5 Walking and cycling network detail</p>	<p>Complies No roads or public open space will be developed as part of the subdivision. Each lot will be provided with access to the local street network allowing for future landowners easy access to local streets and footpaths.</p>
<p>56.06-7 Neighbourhood street network detail</p>	<p>Complies No new street will be provided by the subdivision.</p>
<p>56.06-8 Lot access</p>	<p>Complies All lots within the subdivision will obtain access directly from the local street network, which is considered safe and convenient. The new crossover for lot 2 will be constructed to the satisfaction of the responsible authority.</p>

Objective	Comment
<p>56.07-1 Drinking water supply</p>	<p>Complies Reticulated water is available to the subject land and is connected to the site. It is expected that a condition of permit will require the owner of the land to enter into an agreement with East Gippsland Water for the supply of reticulated water to the proposed lots.</p>
<p>56.07-2 Reused and recycled water</p>	<p>N/A East Gippsland Water does not provide reticulated recycled water.</p>
<p>56.07-3 Wastewater management</p>	<p>Complies Reticulated sewer is already provided within the precinct and connected to the subject land. The proposed vacant allotments will be connected to reticulated sewer as part of the proposal in accordance with the requirements of East Gippsland Water.</p>
<p>56.07-4 Stormwater management</p>	<p>Complies The subject land is contained within an established neighbourhood with underground stormwater drainage available to the site. Each proposed lots have the ability to utilise the existing stormwater infrastructure appropriately.</p>
<p>56.08-1 Site management</p>	<p>Complies Minimal works will be required in association with the subdivision. The site will be managed to the satisfaction of the Responsible Authority.</p>
<p>56.09-1 Shared trenching</p>	<p>N/A All necessary services are available to the land. No new services or service extensions will be necessary that would require shared trenching.</p>
<p>56.09-2 Electricity and telecommunications</p>	<p>Complies The site is already provided with power and telecommunications which will be connected to each of the lots as part of the subdivision project.</p>
<p>56.09-3 Fire hydrants</p>	<p>Complies No streets will be constructed that require the installation of fire hydrants.</p>
<p>56.09-4 Public lighting</p>	<p>Complies No roads will be developed that would warrant the provision of public lighting.</p>

Decision Guidelines

The proposed subdivision positively responds to the decision guidelines of the zone:

- Strong planning policy supports the proposal with the lots to be created located within the settlement boundary, makes good use serviced residential land, it will provide for population and housing growth and will not be detrimental to the environment.
- The character of the area will be respected by the subdivision with lots replicating the northern and eastern lot areas and allotment pattern.
- Lots will be connected to reticulated sewerage, water, electricity, drainage and telecommunications.
- There will be no reliance on onsite treatment of wastewater.
- Uses within the immediate vicinity of the subject land are residential ensuring a good level of amenity for future landowners.
- Access to the subdivision directly from adjoining roads is safe and efficient.
- Lot areas and dimensions are generous allowing for the spacing of future buildings.
- The subdivision of the land has a high level of compliance with the relevant objectives and standards of Clause 56 for a three lot subdivision.

7. Conclusion

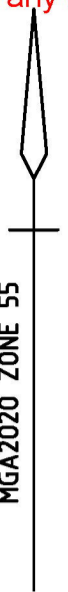
The proposed three lot subdivision at 70 Hoyt Street & 27 Huntington Terrace, Lindenow is considered to accord with all relevant provisions of the Township Zone of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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

PROPOSED SUBDIVISION

PARISH OF COONGULMERANG
CROWN ALLOTMENT 33 (PART)

LOTS 23 & 30 - P5721679M



NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

TO HOYT STREET &
27 HUNTINGTON TERRACE, LINDENOW

Crowther & Sadler Pty. Ltd.

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1 : 500

SURVEYORS REF.

21485