

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	197 Main Road LINDENOW VIC 3865 Lot: 13A LP: 1348
The application is for a permit to:	Two 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 (Township Zone)	Subdivide Land
The applicant for the permit is:	Beveridge Williams & Co Pty Ltd
The application reference number is:	5.2026.281.1

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: Tuesday, 25 August 2026 9:57 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 2601986 - Proposed Plan of Subdivision [Version 1].pdf; Volume_2011_Folio_167.pdf; 2601986 - Planning Submission.pdf; 2601986 - Bushfire Management Plan.pdf; 2601986 - Cover letter for planning permit application.pdf; 197-Main-Road-Lindenow-Vicplan-Planning-Property-Report.pdf; Planning_Permit_Application_2026-08-25T09-56-39_36573651_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: 0351443877

Owner's name:

Owner's postal address:

Street number: 197

Street name: Main Road

Town: Lindenow

Post code: 3865

Lot number: 13A

Plan number: LP1348

Other Legal Description: Certificate of Title Vol. 2011 Fol. 167

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 : Dwelling and outbuildings

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 2601986

Full copy of Title: [Volume_2011_Folio_167.pdf](#)

Plans: [2601986 - Proposed Plan of Subdivision \[Version 1\].pdf](#)

Planning report: [2601986 - Planning Submission.pdf](#)

ExtraFile: 3

1. Supporting information/reports: [2601986 - Cover letter for planning permit application.pdf](#)

2. Supporting information/reports: [197-Main-Road-Lindenow-Vicplan-Planning-Property-Report.pdf](#)

3. Supporting information/reports: [2601986 - Bushfire Management Plan.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 3

VOLUME 02011 FOLIO 167

Security no : 124137121953B
Produced 30/07/2026 01:53 PM

LAND DESCRIPTION

Lot 13A on Plan of Subdivision 001348.
PARENT TITLE Volume 01854 Folio 752
Created by instrument 0214243 23/04/1888

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 LP001348 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: 197 MAIN ROAD LINDENOW VIC 3865

DOCUMENT END

PLAN OF SUBDIVISION
OF PART OF SUBDIVISIONS A & B OF ALLOTS 30 & 33
PARISH OF COONGULMERANG
COUNTY OF TANJIL
VOL.1854 FOL.752
1866 081
Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

LP 1348
EDITION 2
COLOUR CODE
E-1 & R1 = BROWN
ENCUMBRANCES
AS TO THE ROAD R1
ANY EASEMENTS AFFECTING
THE SAME

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
ROAD	R1	EASEMENTS ENHANCED		2	A.D.

Stamp
25 NOV, 86

32

31

BAIRNSDALE - DARGO

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BAIRNSDALE - DARGO

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From www.planning.vic.gov.au at 21 August 2026 10:24 AM

Address: **197 MAIN ROAD LINDENOW 3865**

Lot and Plan Number: **Lot 13A LP1348**

Standard Parcel Identifier (SPI): **13A\LP1348**

Local Government Area (Council): **EAST GIPPSLAND**

Council Property Number: **2885**

Planning Scheme: **East Gippsland**

Directory Reference: **Vicroads 83 J6**

www.eastgippsland.vic.gov.au

Planning Scheme - East Gippsland

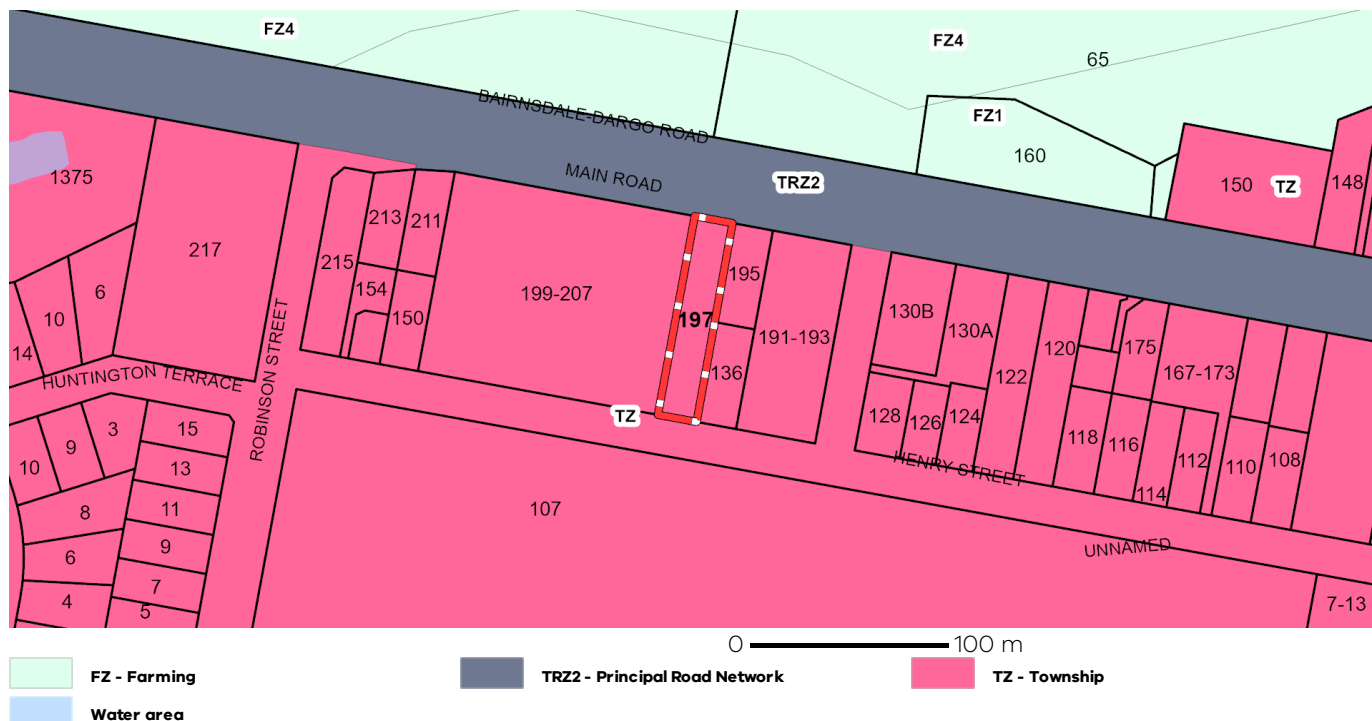
Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	East Gippsland Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	AUSNET

Legislative Council:	EASTERN VICTORIA
Legislative Assembly:	GIPPSLAND EAST
OTHER	
Registered Aboriginal Party:	Gunaikurnai Land and Waters Aboriginal Corporation
Fire Authority:	Country Fire Authority

[View location in VicPlan](#)

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.

PLANNING PROPERTY REPORT

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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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.

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

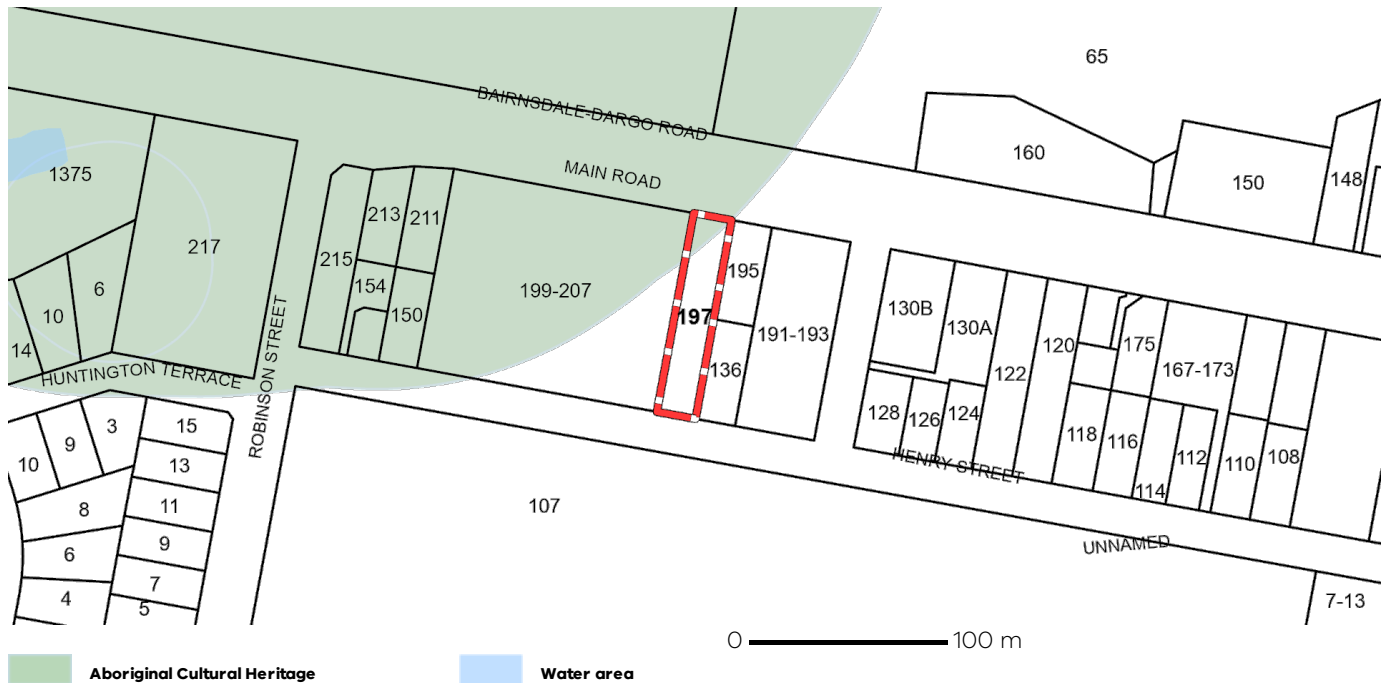
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 20 August 2026.

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 affect 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.vic.gov.au/vicplan/>

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

PLANNING PROPERTY REPORT

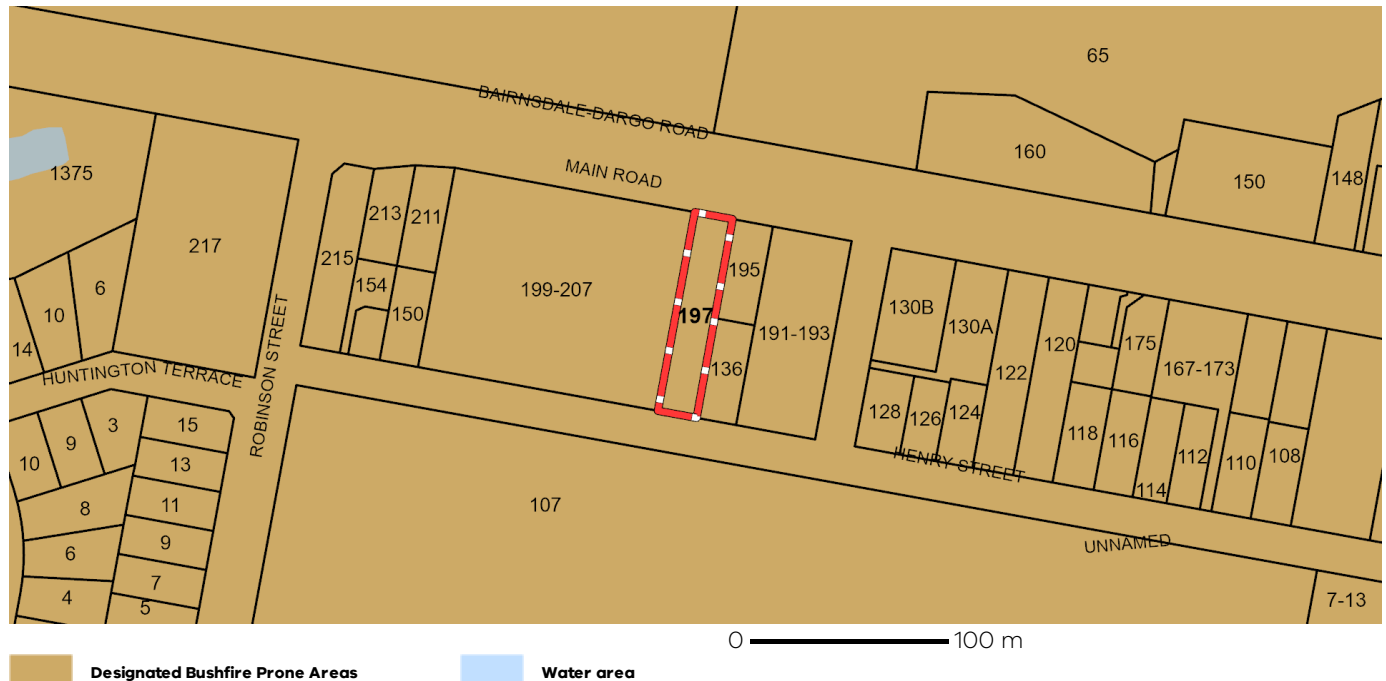
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

Our Reference: 2601986

24 August 2026

ACN 006 197 235
ABN 38 006 197 235

Andrew Bates
Acting Statutory Planning Coordinator
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

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

beveridgewilliams.com.au

Dear Andrew,

**RE: PLANNING PERMIT APPLICATION
SUBDIVISION OF LAND INTO TWO LOTS
197 MAIN ROAD, LINDENOW
LOT 13A ON LODGED PLAN NO. 1348 (VOLUME: 02011, FOLIO: 167)**

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of _____ who is the owner of 197 Main Road, Lindenow.

_____ wishes to subdivide his land into two lots to create a lot with area of 1,282m² for his existing dwelling and a vacant lot with area of 751m² at the rear.

To facilitate this, _____ has instructed Beveridge Williams & Co. Pty. Ltd. to apply for a planning permit that will allow the subdivision shown at **Figure 1**.

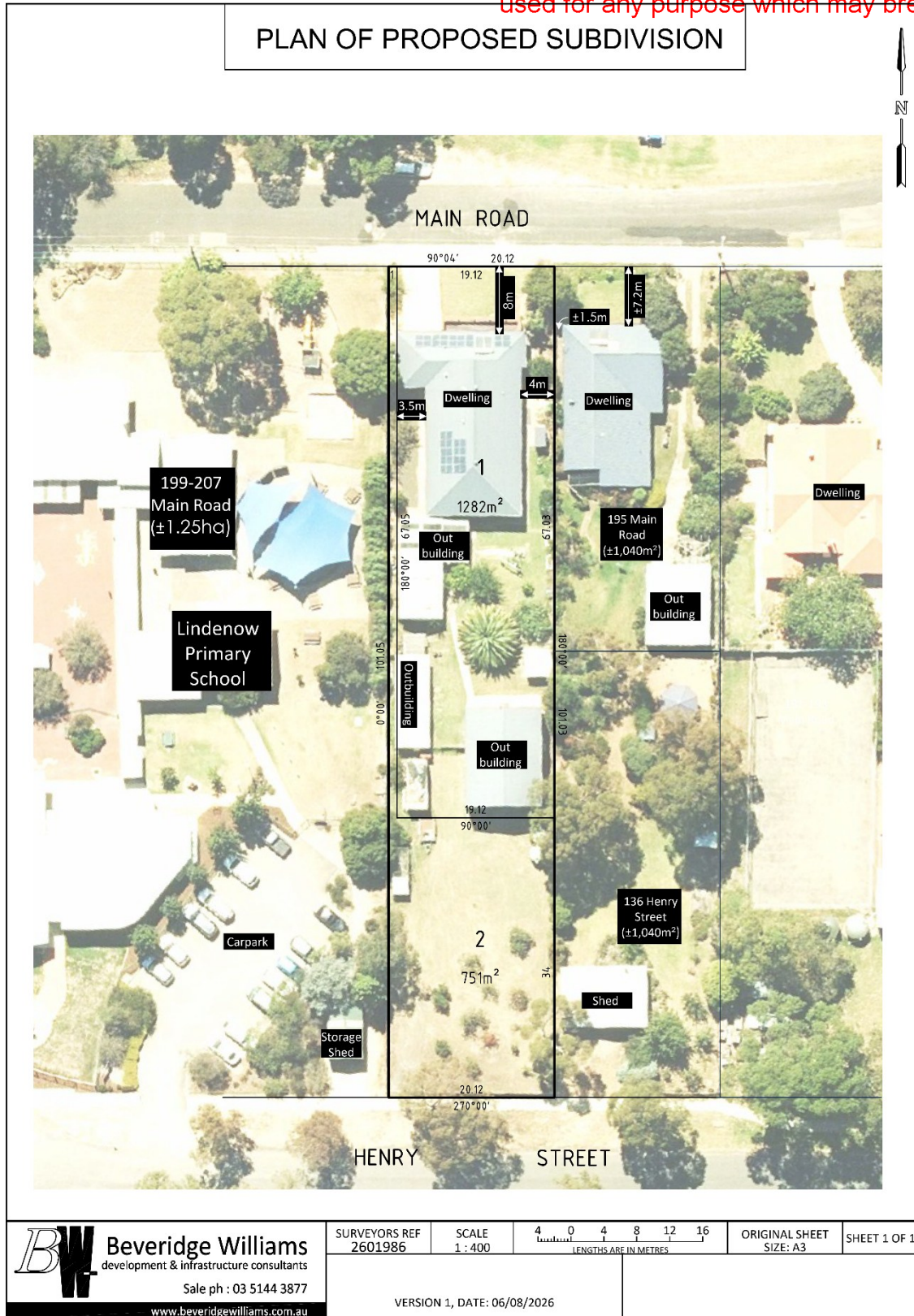


Figure 1: Proposed plan of subdivision

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

- **Clause 11.01-1S** (Settlement)
- **Clause 13.02-1S** (Bushfire Planning).
- **Clause 16.01-1S** (Housing supply).
- **Clause 16.01-2S** (Housing affordability).
- **Clause 32.05** (Township Zone), noting that **Clause 32.05-5** requires that a planning permit be issued before a 2-lot subdivision can be carried out.
- **Clause 52.29** (Land Adjacent to the Principal Road Network) noting that **Clause 52.29-3** states that a planning permit is not required to subdivide land into two lots, provided no new access is required. Given proposed Lot 1 will enjoy access to Main Road via an existing crossover and proposed Lot 2 will enjoy access to Henry Street via an existing crossover, no new access is required. Hence, proposed subdivision does not require a planning permit under **Clause 52.29-2**.
- **Clause 53.02** (Bushfire Planning) noting that **Clause 53.02-1** applies to an application under any provision of the Scheme to subdivide land in a bushfire prone area that is not in a Bushfire Management Overlay. Hence, the provisions of **Clause 53.02-4.2 – 53.02-4.4** are applicable to the proposal.
- **Clause 56** (Residential Subdivision).
- **Clause 65** (Decision Guidelines).

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

- A title search statement and title plan for the subject site;
- A Planning Property report for the subject site, which demonstrates the applicable zoning controls;
- A planning submission that includes a response to all of the Clauses listed above; and,
- A copy of a proposed plan of subdivision shown at **Figure 1** for endorsement under any permit granted.

Payment of Council's application fee in the amount of **\$1,537.00** will be made shortly after lodgement to cover the applicable fee for an application made under Class 18.

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 Sincerely,

Chris Curnow
Principal Planner
BEVERIDGE WILLIAMS

Two-lot subdivision Town Planning Report

197 Main Road, Lindenow

Client

Issued
24/08/2026

ADVERTISED
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BW

Beveridge Williams

Printed 27/10/2026

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Introduction

Beveridge Williams has been engaged by to prepare and submit a planning permit application that seeks approval to subdivide land at 197 Main Road, Lindenow, into two lots.

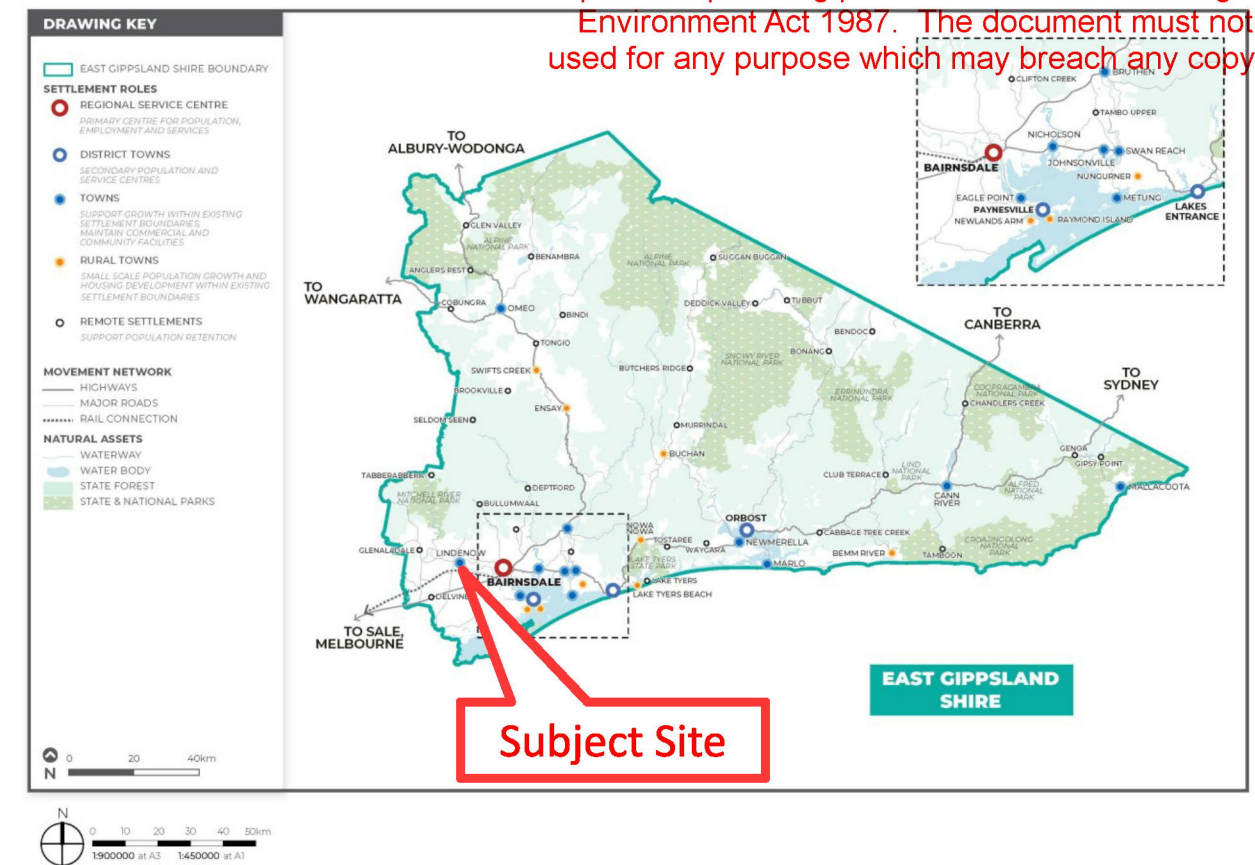
This report demonstrates that the proposed development and subdivision respond to the site's specific characteristics and are consistent with all relevant Planning Policies within the East Gippsland Planning Scheme.

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

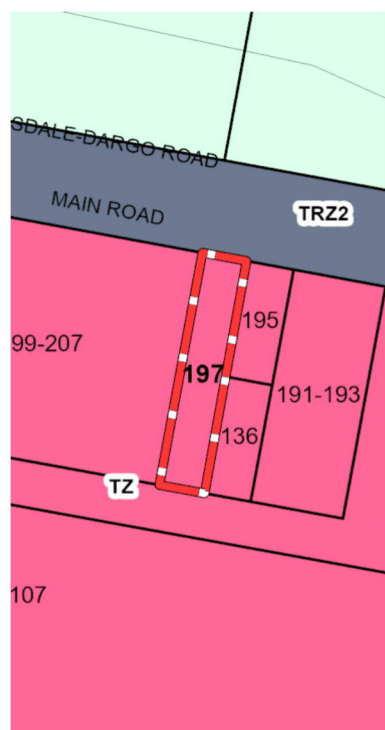
Table 1. Site & Application Details	
Address:	197 Main Road, Lindenow
Title Particulars:	Lot 13A on Lodged Plan No. 1348 (Vol: 02011, Folio: 167) – see below.
Restrictions:	None
Aboriginal Heritage:	Yes, the site has potential sensitivity in the northwest corner – see map below.
Bushfire Prone Area:	Yes – see map below.
Area & topography:	2,033m ² in a flat rectangular shape.
Settlement Framework Plan:	Lindenow is identified as a 'Town' in which Council is to 'Support growth within existing settlement boundaries...' – see the plan opposite.
Zone & Overlays:	Township Zone (GRZ) – see the Zoning map below.
Permit Triggers:	Clause 32.05-5: A permit is required to subdivide land in the TZ.
Responsible Authority:	East Gippsland Shire Council
Applicant:	
Applicant Contact:	Chris Curnow, Principal Town Planner - Beveridge Williams P: 5144 3877 E: curnowc@bevwill.com.au

EAST GIPPSLAND SETTLEMENT FRAMEWORK PLAN

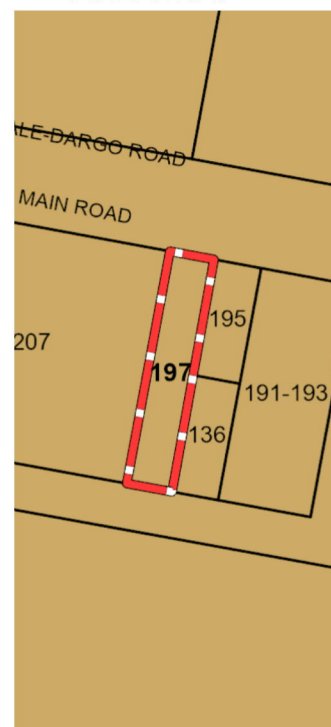
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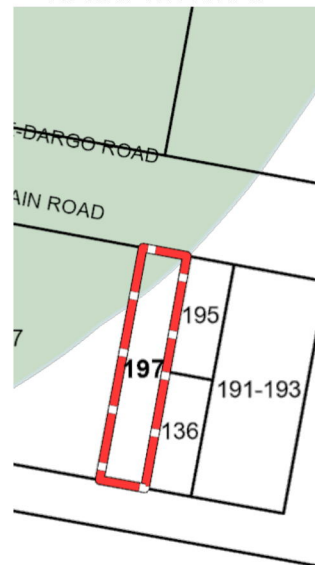
ZONING MAP



BUSHFIRE PRONE AREA AREA MAP



ABORIGINAL CULTURAL HERITAGE MAP



TITLE SEARCH STATEMENT

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

VOLUME 02011 FOLIO 167
Security No. 1 1241971219938
Produced 30/07/2026 01:53 PM

LAND DESCRIPTION
Lot 13A on Plan of Subdivision 001348.
PARENT TITLE Volume 01854 Folio 752
Created by Instrument 0214243 23/04/1888

REGISTERED PROPRIETOR
Estate Free 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 lodged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE LP001348 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: 197 MAIN ROAD LINDENOW VIC 3845

DOCUMENT END

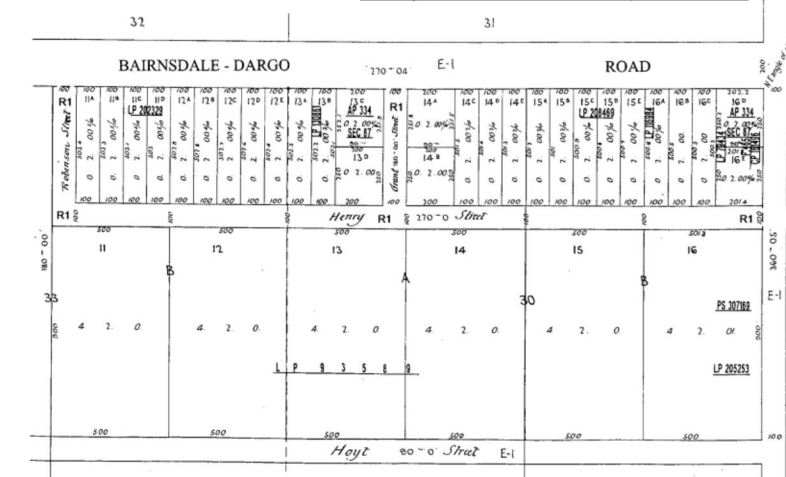
LODGED PLAN NO. 1348

PLAN OF SUBDIVISION
OF PART OF SUBDIVISIONS A & B OF ALLOTS 30 & 33
PARISH OF COONGULMERANG
COUNTY OF TANJIL
VOL 1854 FOL 752
1866 081
Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
ROAD	R1	EASEMENTS ENHANCED		2	A.D.

LP 1348
EDITION 2
COLOUR CODE
E-1 & R1 = BROWN
ENCUMBRANCES
AS TO THE ROAD R1
ANY EASEMENTS AFFECTING
THE SAME

Stamp
25 NOV, 86



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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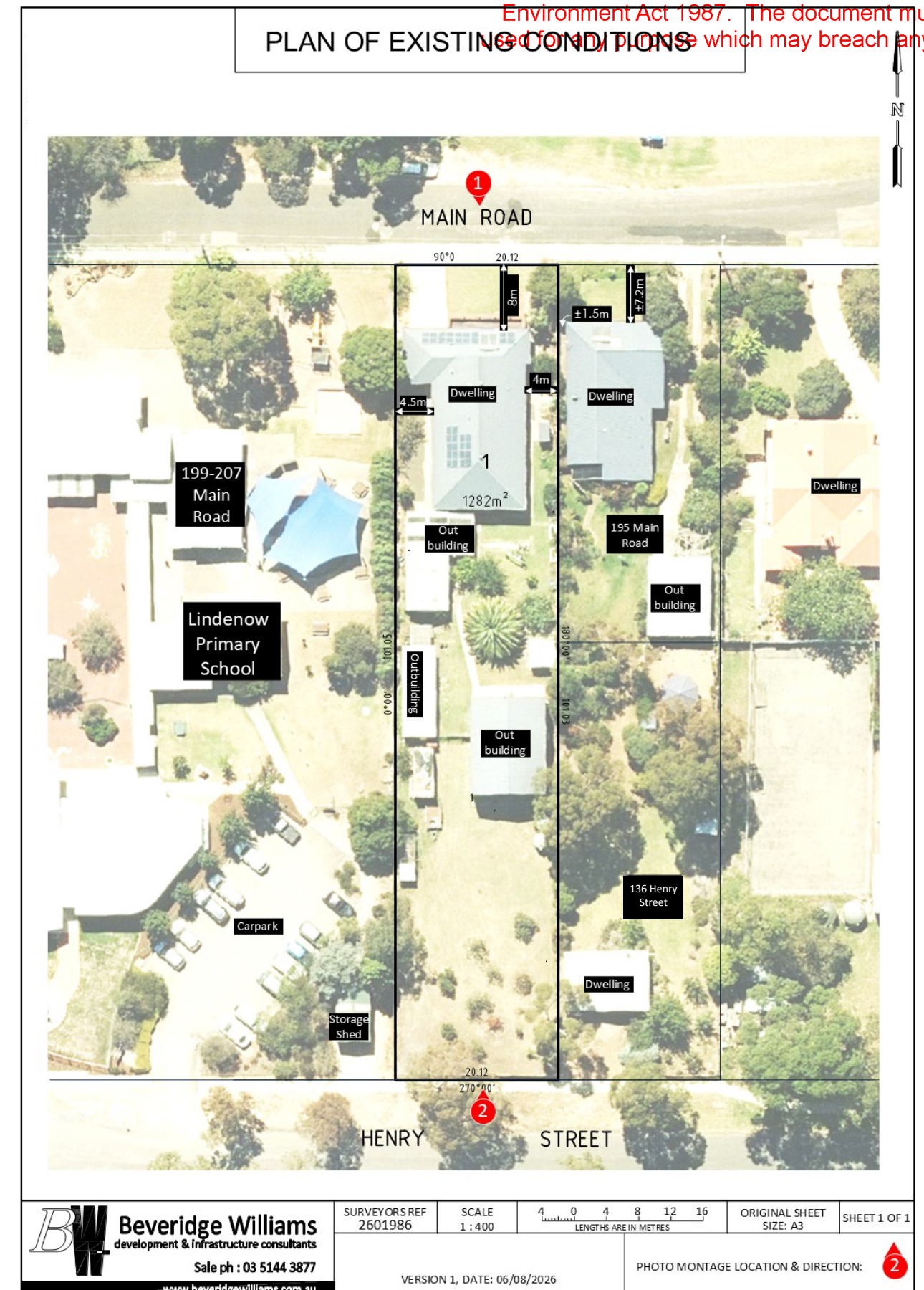
The Subject Site

197 Main Road, Lindenow has area of 2,033m² formed in a flat rectangular shape. It comprises a single-storey, cream-coloured, weatherboard-walled, grey steel roofed, 1980s dwelling that is set back approximately 8m from the north boundary frontage to Main Road and 4m from the east boundary. An attached carport under the roofline is set back 1m from the west boundary. Three detached outbuildings and a small pergola are located behind the dwelling. Some planted exotic and native trees and shrubs are scattered across the balance of the property. The balance of the land is covered in lawn. There are no boundary canopy trees growing on the land. The front boundary is unfenced, while the rear boundary is delineated by a low timber picket paling treatment. The east and west boundaries are fenced with a mix of solid timber, steel and post & wire treatments.

Access is gained via a concrete crossover to Main Road, which abuts the north boundary and a blue metal crossover to Henry Street, which abuts the south boundary.

The land enjoys access to reticulate sewer, water, electricity and telco, as shown on page 4.

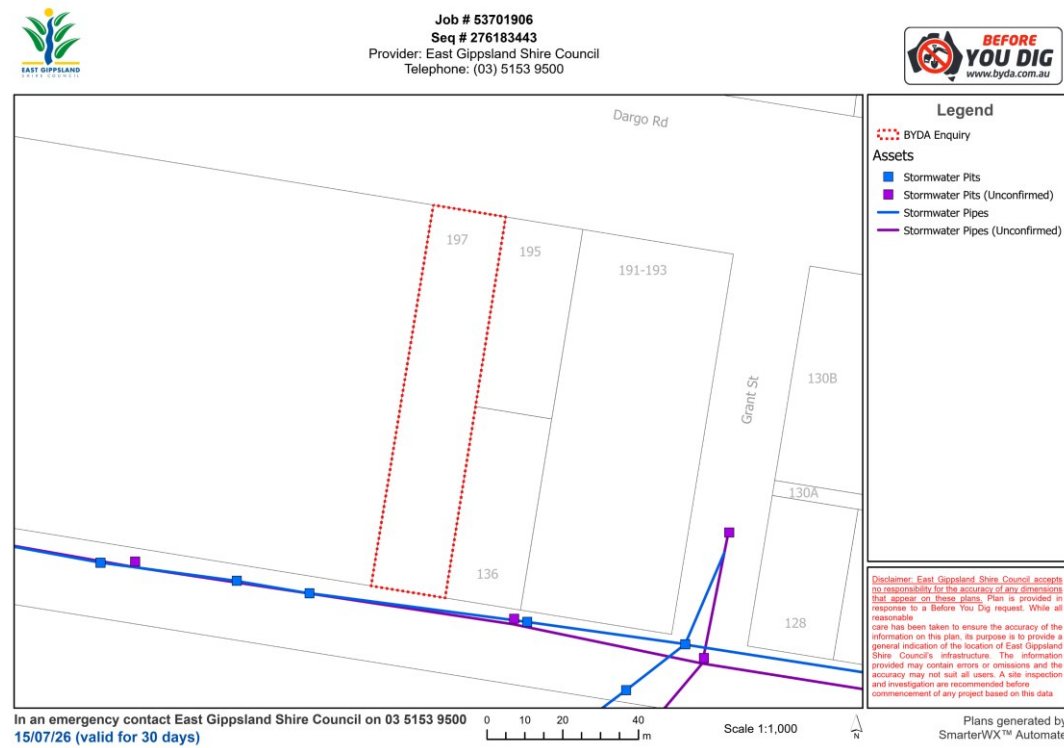
PHOTO MONTAGE



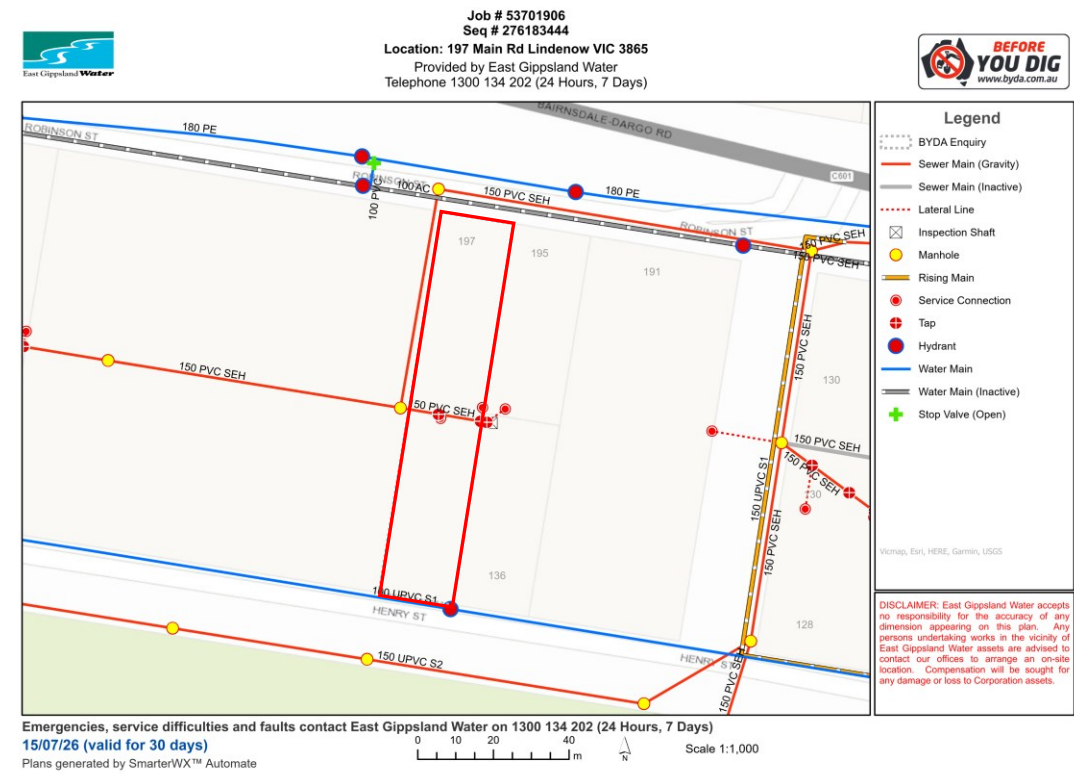
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Reticulated Services

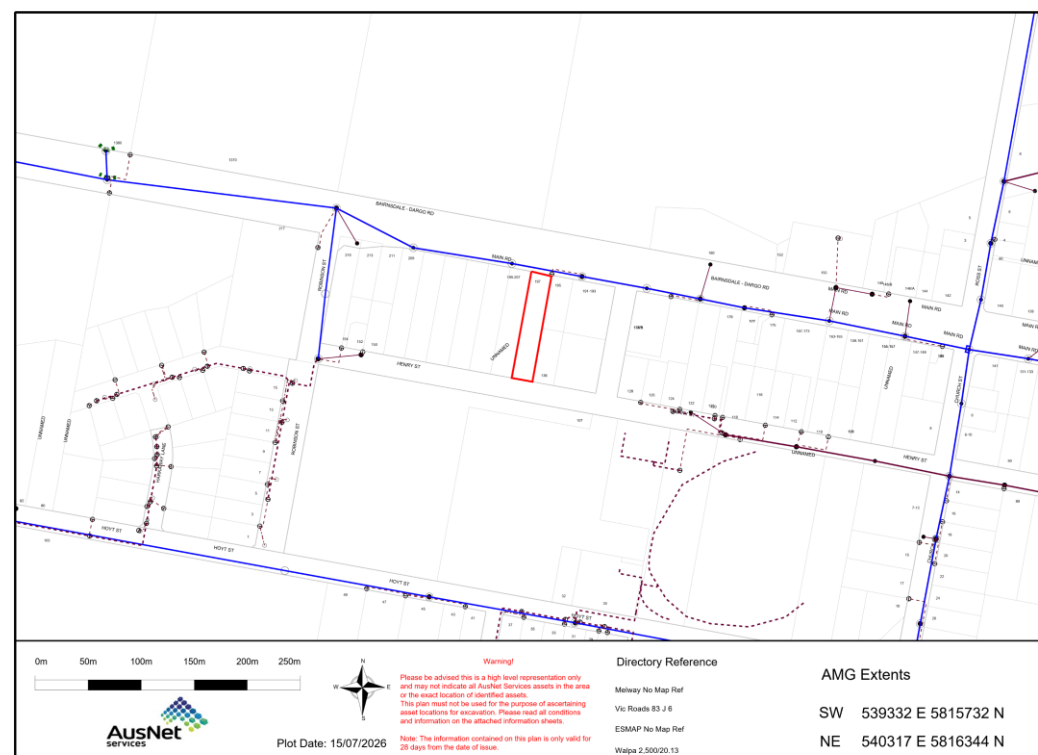
DRAINAGE



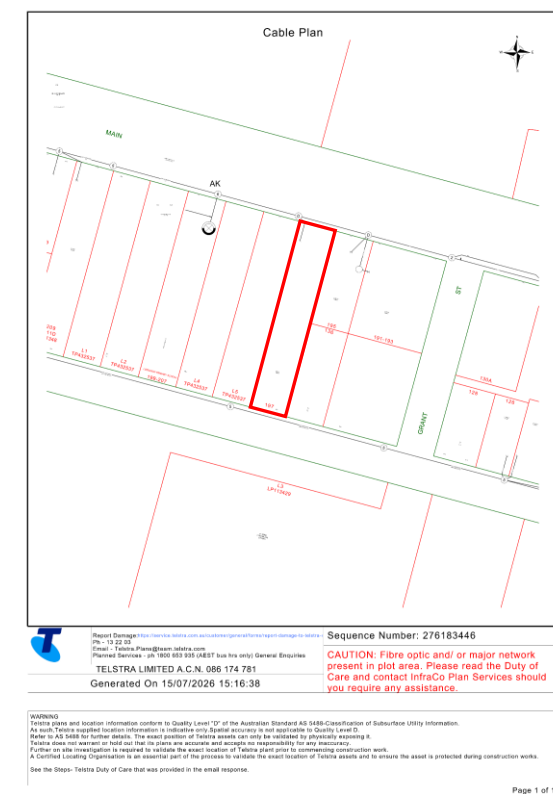
SEWER & WATER MAINS



ELECTRICITY



TELECOMMUNICATIONS



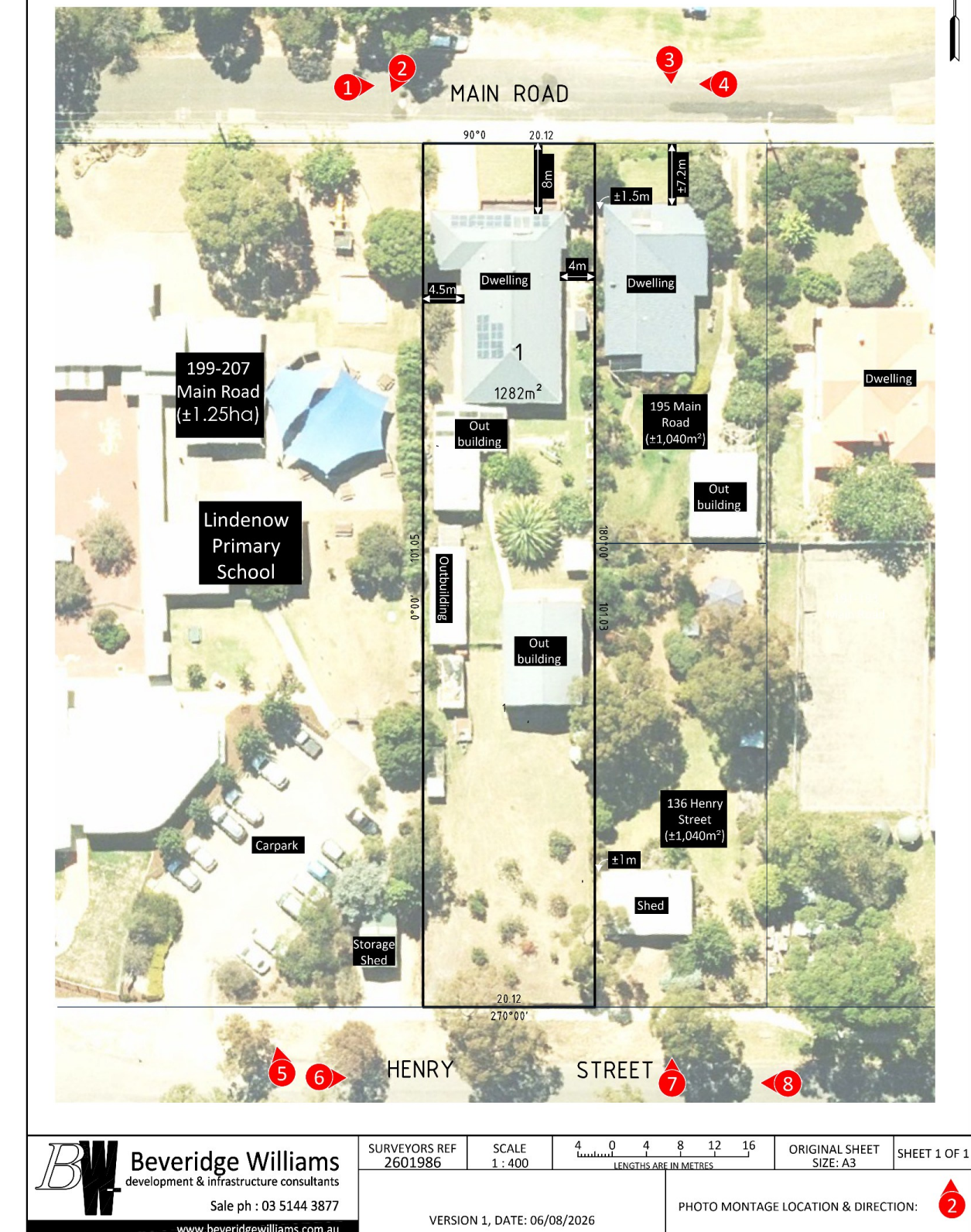
The subject site abuts:

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TE CONTEXT PLAN



The Proposal

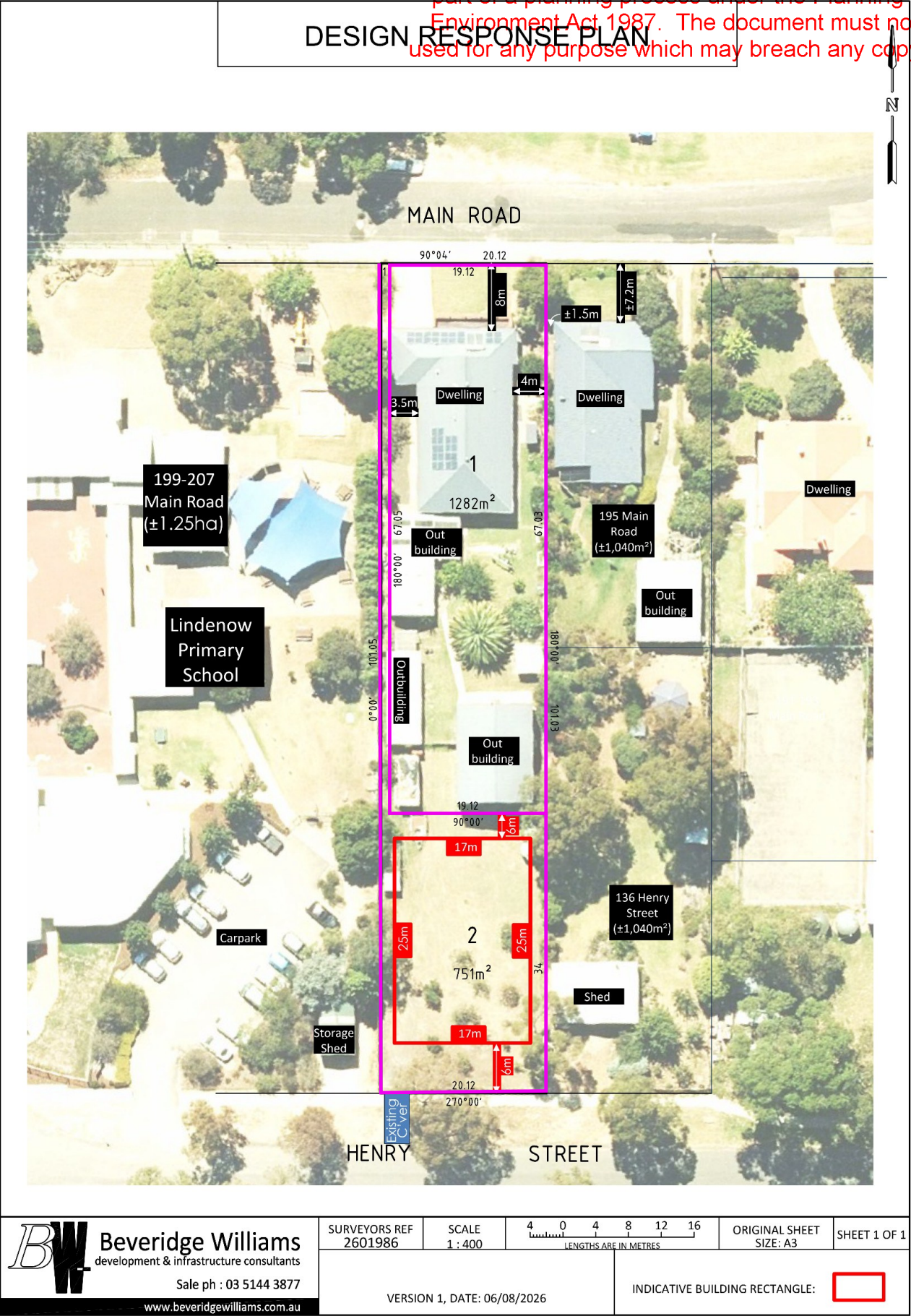
It is proposed to subdivide the land into two lots in the manner shown on the design response plan opposite.

As can be seen, this will have the effect of creating:

- A rectangular lot with area of 1,282m² (Lot 1) to accommodate the existing dwelling. It will gain access via the existing crossover to Main Road and enjoy connections to reticulated services in the manner shown below; and,
- A vacant lot with area of 751m² formed in a ‘battle-axe’ shape that includes a 1m wide strip that runs along the western boundary of proposed Lot 1. This lot will enjoy access to Henry Street via the existing crossover, but also have frontage to Main Road via the 1m wide strip. It has adequate dimensions to accommodate a 17m x 25m rectangle with room for a 6m street setback and a 3m deep area of secluded private open space on its north side.

Table 2: ResCode (Clause 56) Assessment

Standard	Is the standard met?
C8	<p>Yes. As shown on the Design Response Plan opposite:</p> <ul style="list-style-type: none"> • the proposed subdivision will create lots with area of 1,282m² (Lot 1) and 751m² (Lot 2), which is similar to lot sizes at 195 Main Road and 136 Henry Street; • the existing dwelling will retain access to a large area of private open space on its south side within Lot 1 and the existing carport under the roofline. It will be accessible via the existing crossover to Main Road; and, • proposed Lot 2 will enjoy access to both Henry Street and Main Street to allow access to all available reticulated services and can accommodate a 17m x 25m rectangle that complies fully with Rescode and: <ul style="list-style-type: none"> ➢ has a 6m setback from the south boundary; ➢ enjoys access to a 3m x 19m wide area on its north side to accommodate an area of secluded private open space; and, ➢ does not create any boundary walls. This means that it not exceed standards A2-3 (side & rear setbacks), A4-2 (existing north facing windows), A4-3 (overshadowing secluded open space), A4-4 (overlooking) and standard A2-4 (walls on boundaries).
C11	N/A. Common property is not required.
C21	Yes. The proposed Lots 1 & 2 will enjoy safe access via existing crossovers to Main Road and Henry Street respectively.
C25	Yes. Reticulated kerbside drainage assets are available in Barkly Street. It is anticipated that Council will require a plan to show how drainage will be managed through permit conditions.

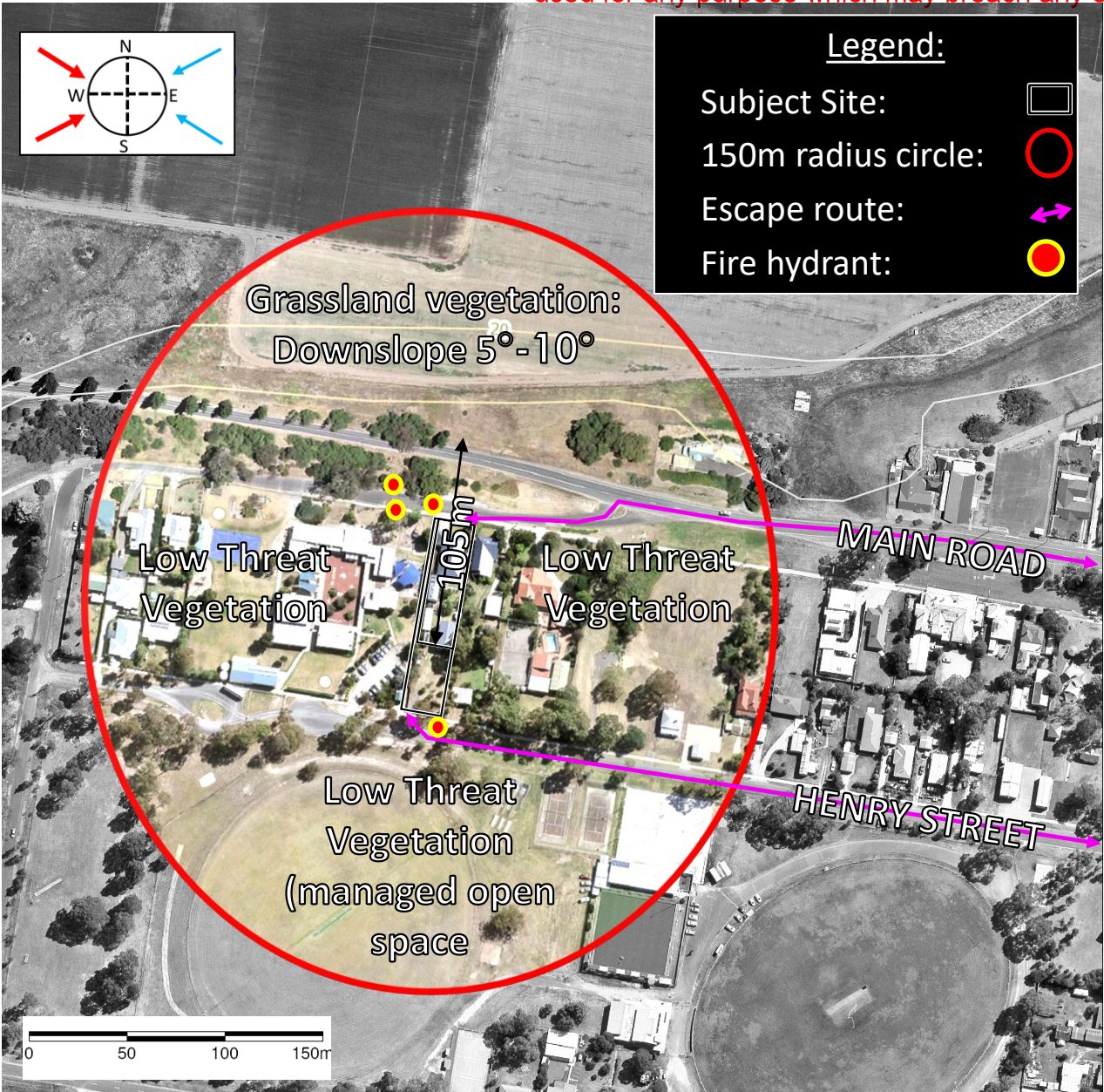


Clause 53.02-4 Assessment:

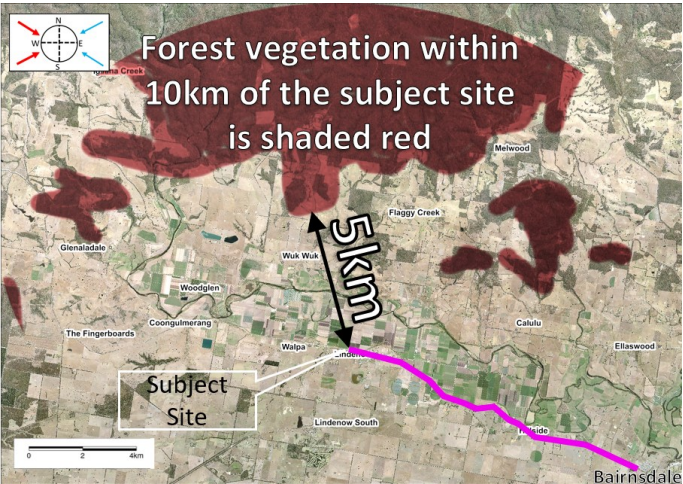
An assessment of the proposed Design Response Plan opposite against the provisions of **Clause 53.02-4** is provided at **Table 2**. A Bushfire Management Plan is provided on page 8.

Table 2: Bushfire Risk (Clause 53.02-4) Assessment

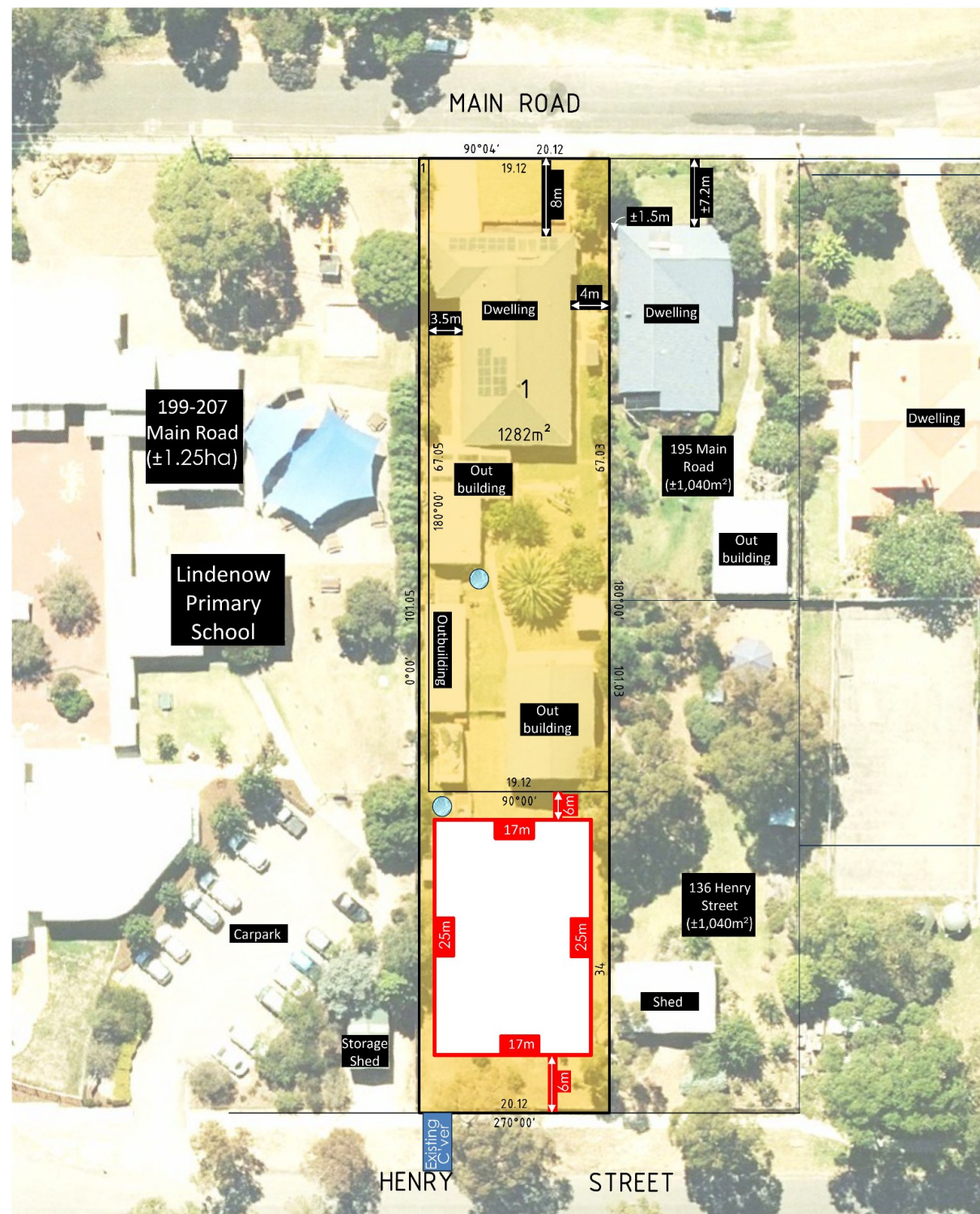
Standard	Approved Measure	Is the approved measure met?
AM5.1	AM2.1	<p>Yes.</p> <p>As shown on the bushfire hazard landscape assessment and the bushfire hazard site assessment maps opposite, the risk posed by the broader landscape is quite low.</p> <p>The grassland vegetation opposite the site is irrigated and used for high value horticulture production.</p> <p>As shown on the Design Response Plan opposite:</p> <ul style="list-style-type: none"> The subject site is surrounded by Low Threat (managed) vegetation on its east, west and south sides and grassland vegetation on a 5°-10° downslope on its north side; and, the property is separated from the grassland vegetation by Main Road, which is a 40m wide road reserve managed by DoT. This will provide an ample buffer from any fire front. <p>Otherwise, the main fire threat would come from ember attack emanating from a fire burning in the Great Dividing Range on a northerly or northwesterly wind. In this scenario, residents on the subject site could easily evacuate to the regional centre of Bairnsdale via bitumen roads running through cleared grazing land, as shown in the Bushfire Hazard Landscape Assessment Plan opposite.</p>
	AM2.2	<p>Yes.</p> <p>The existing dwelling requires a minimum 45m setback from the grassland vegetation to the north. It enjoys a 48m buffer, i.e. an 8m front setback within the site and 40m within the Main Road reserve. Hence, it can continue to operate as a Column A dwelling within proposed Lot 1. The inclusion of a 10,000litre concrete/metal water tank with fire authority fittings within 4m of the driveway is easily achievable.</p> <p>A new building located on proposed Lot 2 will be:</p> <ul style="list-style-type: none"> separated from the grassland vegetation to the north by 105m and the forest vegetation 5km to the north by the existing dwelling on Lot 1 and Main Road – see opposite; and, able to achieve a Column A (45m) defendable space setback, once the managed buffers created by the existing dwelling and Main Road are taken into account; and, Within 6m of Henry Street, <p>Both lots will be able to:</p> <ul style="list-style-type: none"> fit a 5,000 litre water tank on the property, which is sufficient given the availability of fire hydrants in Main Road & Henry Street; and, provide access for emergency vehicles via driveways of less than 30m.



Bushfire Hazard Landscape Assessment



BUSHFIRE MANAGEMENT PLAN



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www.beveridgewilliams.com.au

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SCALE
1 : 400

4 0 4 8 12 16
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1

VERSION 1, DATE: 06/08/2026

INDICATIVE BAL12.5 BUILDING RECTANGLE:
DEFENDABLE SPACE:
INDICATIVE 5,000L WATER TANK



Management Requirements:

Requirement	Is the approved measure met?
Construction:	Any dwelling constructed within the rectangle within Lot 2 must achieve a minimum BAL12.5 construction standard.
Water supply	<p>A static 5,000 litre water supply must be provided on each lot.</p> <p>The water supply must:</p> <ul style="list-style-type: none"> 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.
Defendable Space:	<p>Defendable space must be provided on both lots and be managed on a continuing basis in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. For a non-habitable outbuilding ancillary to a dwelling, the canopy of trees must be separated by at least 2 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Clause 65 Planning Assessment:

Planning Policy Framework & Municipal Strategic Statement:

The proposal involves the subdivision of land into 2 lots in the manner shown opposite. This will create a lot with area of 1,282m² for the existing dwelling (Lot 1) and a vacant lot with area of 751m² (Lot 2). Both will gain access via existing crossovers and enjoy:

- The ability for a car to enter the property, park and exit the property in a safe and efficient manner, in accordance with **Clause 52.06**;
- Areas of secluded private open space that comply with **Clause 54**; and,
- A full suite of reticulated services.

As such, the proposed development accords with:

- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will facilitate infill development of under-utilised land located within a residential precinct;
- **Clause 15.01-3S** as it will utilise existing infrastructure and encourage increased housing densities and choice close to facilities. This will facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community;
- **Clause 15.03-1S** as it will preserve the rhythm of housing along Henry Street; and,
- **Clause 15.01-5S** as it will provide a greater variety of lot sizes and facilitate housing diversity within one of Lindenow's established residential area without disturbing the existing neighbourhood character.

The purpose of the zone:

The proposed subdivision has been designed to comply with the purpose of **Clause 32.08** by:

- Encouraging development that respects the existing neighbourhood character, which features lot sizes with similar areas and road frontages; and,
- Encouraging housing diversity and growth in an area that offers good access to a range of facilities and services.

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

The proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 32.08-13** by:

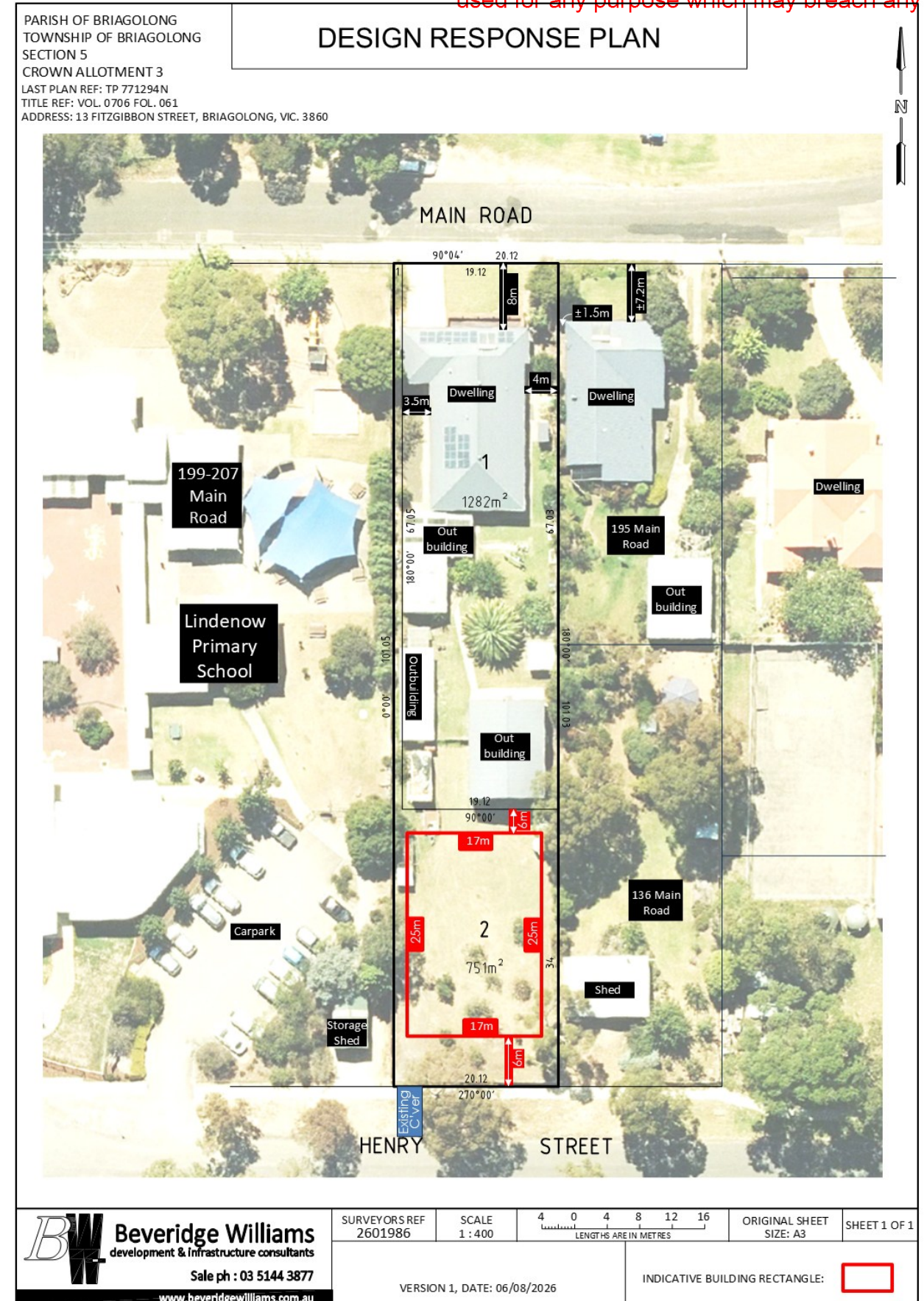
- Promoting housing diversity and inter-connected neighbourhoods close to a range of community facilities and services; and,
- Facilitating in-fill development within an established residential area that that will not detrimentally impact on the surrounding and existing residential buildings in the surrounding area.

Orderly Planning:

The proposed development has been designed to facilitate construction of a new dwelling on a separate title that will be within close proximity to schooling, recreation facilities and convenience shopping. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

As shown opposite, the proposed subdivision will facilitate the construction of a new dwelling in a manner whereby overlooking and overshadowing of adjoining dwellings can be avoided. This will mitigate against any amenity impacts.



Clause 65 Planning Assessment (continued)

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

The proposed subdivided lots will direct stormwater to Council's reticulated drainage systems located within adjoining streets in accordance with a drainage plan that, it is anticipated, will be required as a condition of any permit granted. This will avoid any impact to stormwater quality.

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

The proposed subdivision will not require the removal of any significant vegetation and, through use of existing crossovers will allow retention of the existing street tree growing in the verge in front of the property.

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

As above.

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 hazards:

The subject site is not recognised as being susceptible to flood, erosion or bushfire risk. However, the property is in a Bushfire Prone Area.

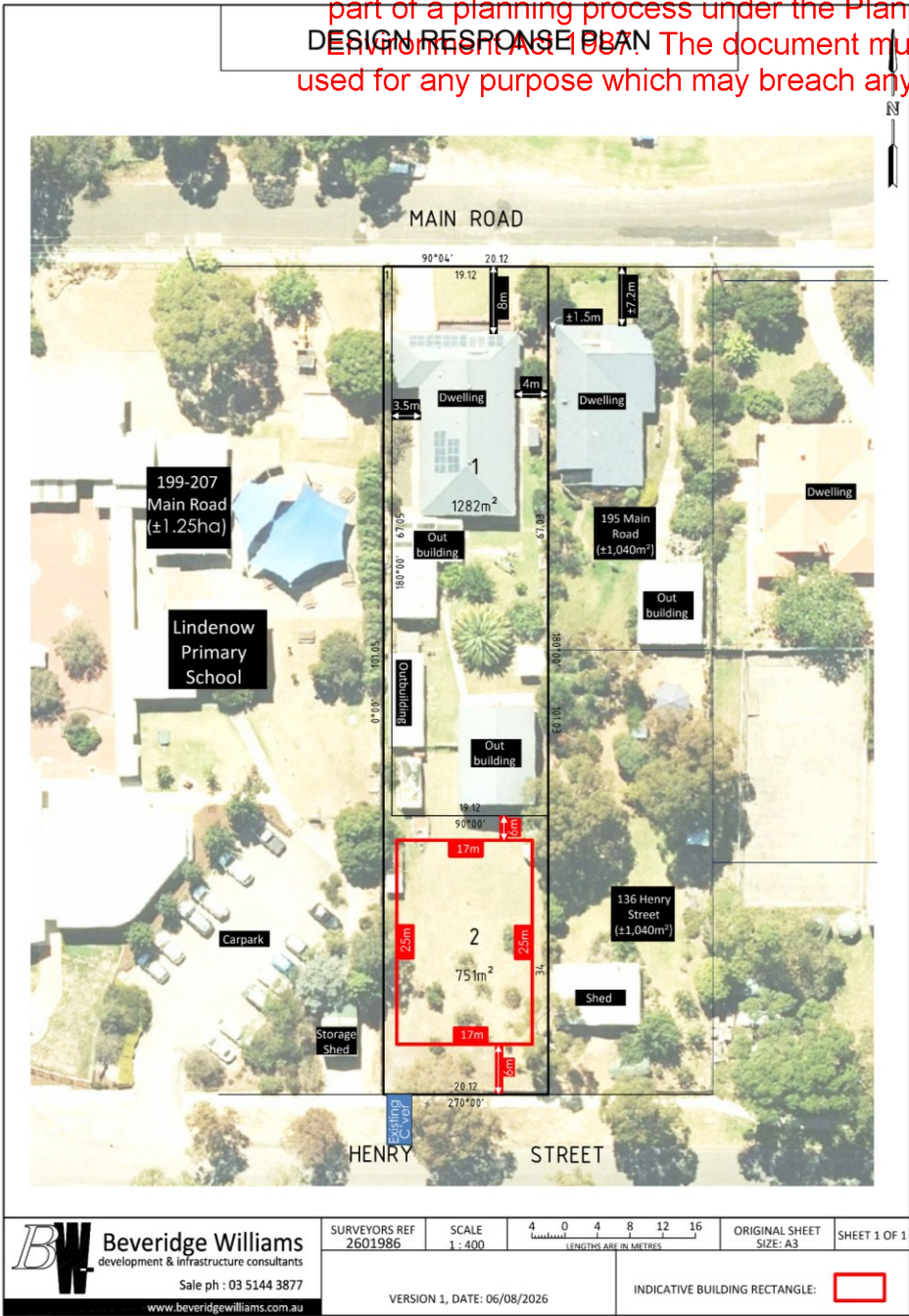
Bushfire risk is discussed on pages 7 & 8.

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

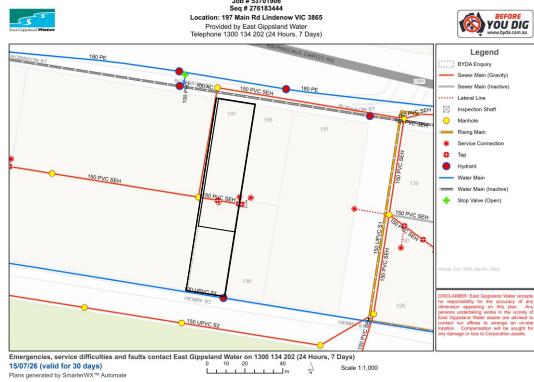
The site retains ample space for the loading/unloading of vehicles associated with the proposed residential uses.

In relation **Clause 65.02** matters not covered earlier, it is noted that:

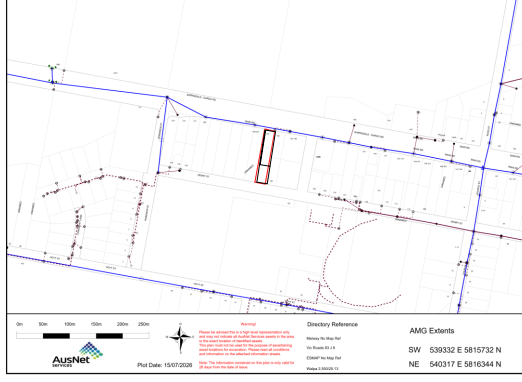
- There remains ample space for carparking within each proposed lot, as shown opposite; and,
- Both proposed lots will enjoy connection to reticulated sewer, water, electricity & telecommunications via existing supplies, as shown below.



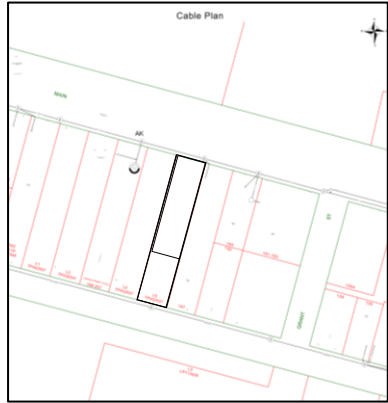
SEWER & WATER MAIN MAPPING



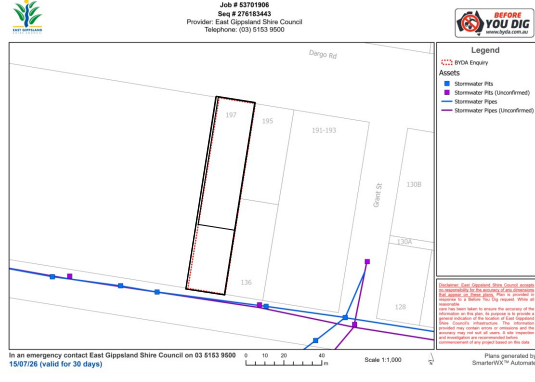
ELECTRICAL SUPPLY MAPPING



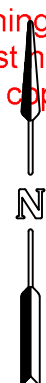
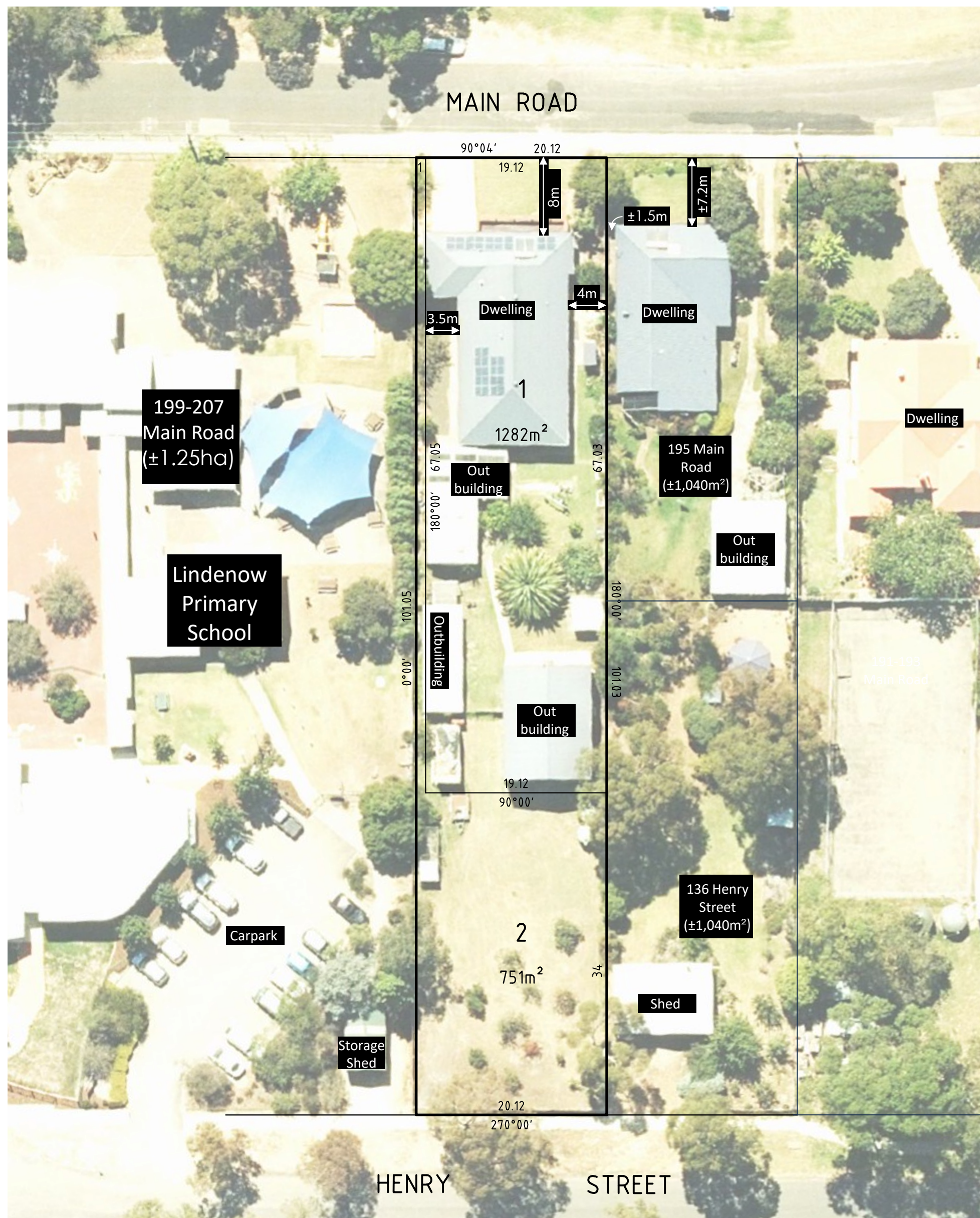
TELECOMMUNICATIONS MAPPING



DRAINAGE MAPPING



PLAN OF PROPOSED SUBDIVISION

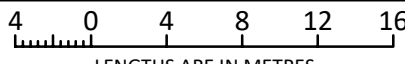




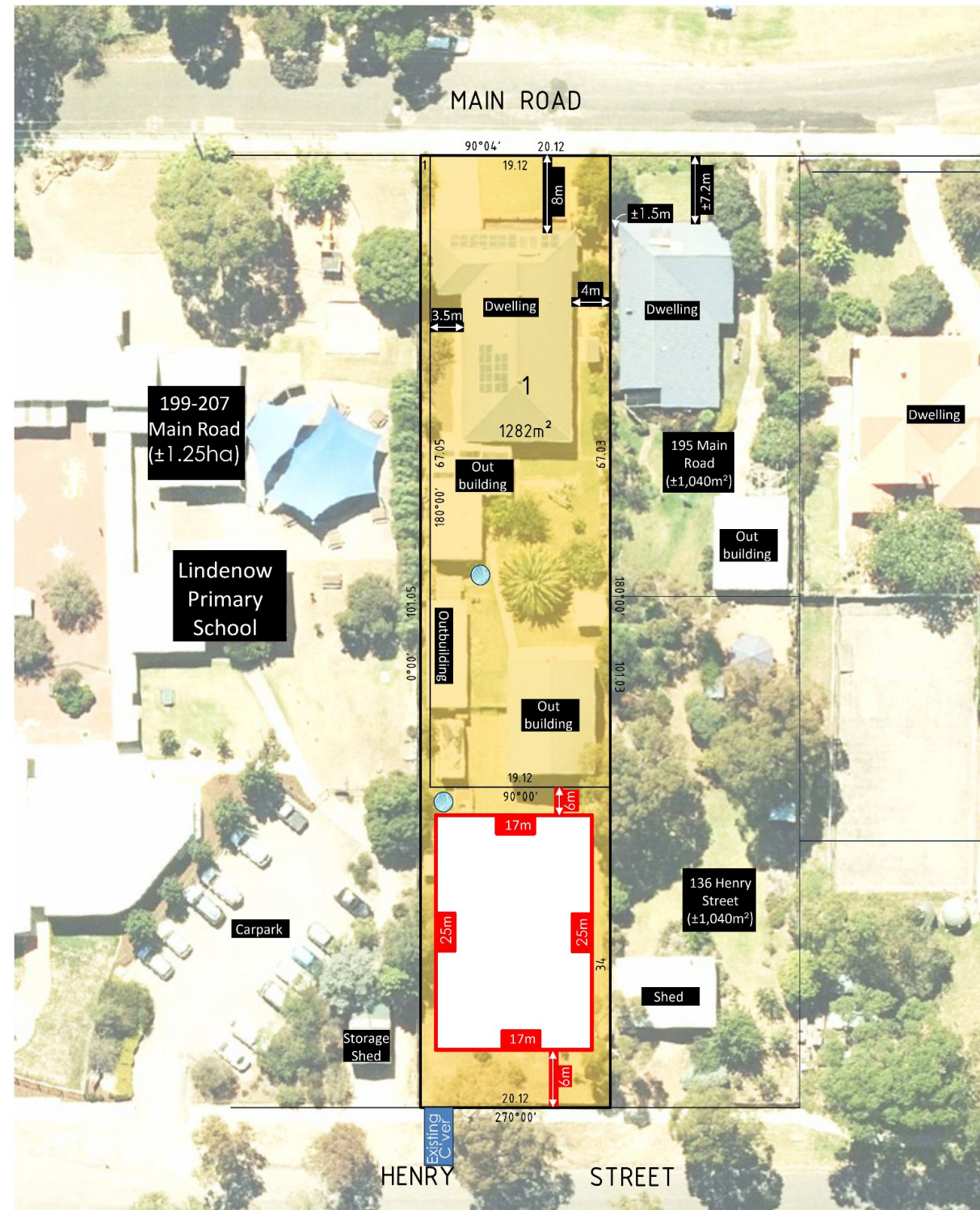
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VERSION 1, DATE: 06/08/2026				

BUSHFIRE MANAGEMENT PLAN



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SCALE
1 : 400

4 0 4 8 12 16
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SHEET 1 OF 1

VERSION 1, DATE: 06/08/2026

INDICATIVE BAL12.5 BUILDING RECTANGLE:
DEFENDABLE SPACE:
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