

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	66 Point Road KALIMNA VIC 3909 Lot: 2 PS: 840671
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
32.08-3 (GRZ1)	Subdivide land.
43.02-3 (DDO)	Subdivide land.
44.01-5 (EMO)	Subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.252.1

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.



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

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

Page 1 of 3

VOLUME 12609 FOLIO 935

Security no : 124126219080C
Produced 15/07/2025 12:46 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 840671P.
PARENT TITLE Volume 09588 Folio 381
Created by instrument PS840671P 07/05/2025

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 PS840671P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS840671P (B)	PLAN OF SUBDIVISION	Registered	07/05/2025
AZ220175W (E)	TRANSFER	Registered	02/06/2025

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

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

Street Address: 66 POINT ROAD KALIMNA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 17888B WAKEFIELD LAWYERS
Effective from 02/06/2025

DOCUMENT END

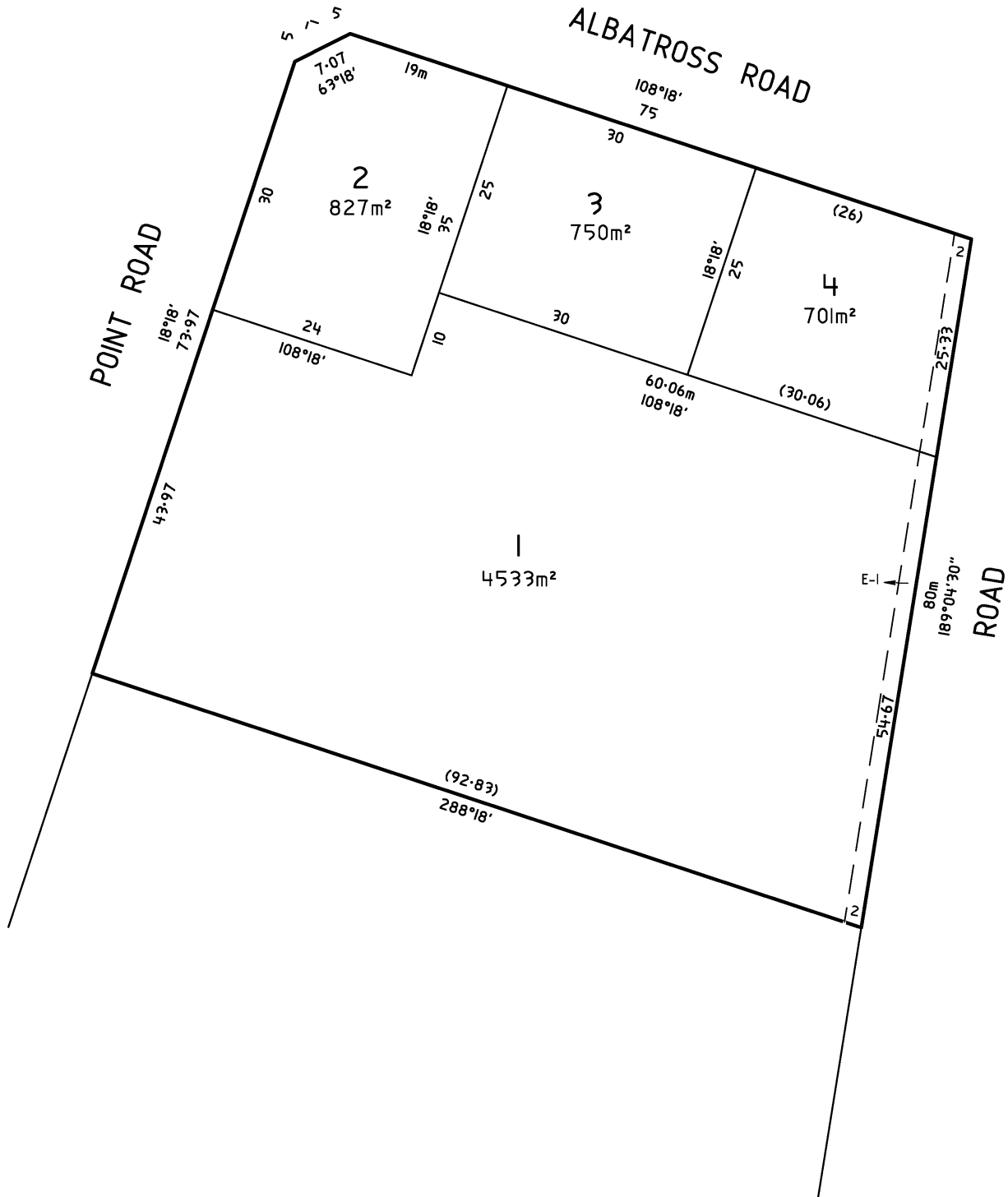
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PLAN OF SUBDIVISION				EDITION 1 PS 840671P	
LOCATION OF LAND PARISH: COLQUHOUN TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 84C (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL 9588 FOL 381 LAST PLAN REFERENCE: LOT 19 - LPI44038 POSTAL ADDRESS: 64 POINT ROAD, (at time of subdivision) KALIMNA, 3909 MGA2020 CO-ORDINATES: E: 585 580 ZONE: 55 (of approx centre of land in plan) N: 5807 700				Council Name: East Gippsland Shire Council Council Reference Number: PS840671P Planning Permit Reference: 118/2020/P SPEAR Reference Number: S164205P Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Robert Pringle for East Gippsland Shire Council on 23/05/2021 Statement of Compliance issued: 06/02/2025	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION	15.24 METRES BELOW THE SURFACE				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 118/2020/P This survey has been connected to permanent marks No(s). _____ 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	DRAINAGE	2	LPI44038	LOTS ON LPI44038	
Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5162 5011 E. contact@crowthiersadler.com.au		SURVEYORS FILE REF: 18732		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2 SHEETS
Digitally signed by: Gerard Michael Ward, Licensed Surveyor, Surveyor's Plan Version (1), 16/09/2020, SPEAR Ref: S164205P		Land Use Victoria Plan Registered 10:52 AM 07/05/2025 Assistant Registrar of Titles			

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PS 840671P

MGA2020 ZONE 55



Crowther & Sadler Pty. Ltd.

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P. (03) 5162 6011 E. contact@crowthersadler.com.au

SURVEYORS REF
18732

SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Gerard Michael Ward, Licensed Surveyor,
Surveyor's Plan Version (1),
16/09/2020, SPEAR Ref: S164205P

Digitally signed by:
East Gippsland Shire Council,
23/05/2021,
SPEAR Ref: S164205P

Printed 21/08/2025



4 July 2025

**To the Responsible Authority
By Email**

To whom it may concern,

**Re: Proposed 2 Lot Subdivision
66 Point Rd Klimna**

After having visited the above mentioned property, I recommend a Geotechnical Risk Assessment report waiver for the planning application of the above mentioned project. The reasons for the waiver are as follows;

1. The subject site is vacant and surrounded by residential buildings constructed over the past 30 years on similar sloped land.
2. There is no evidence of soil erosion or landslip on, or nearby the subject site.
3. The works consist of subdivision of the site.
4. The site is sloped to the north with a good grass cover.
5. Natural soils of the site (Stiff, Natural Clays, Very Dense Gravels, and silts at shallow depths) will have adequate strength and stability for slabs and footings
6. Any future construction work would be protected by National Construction Code, Australian Standards, Building and normal construction practice.
7. I would consider the geotechnical risks to be low.

If you have any further queries please don't hesitate to contact me.

Yours faithfully

Simon Anderson CPEng MIEAust NER
Registered Professional Engineer PE0003214 (Vic)



BAIRNSDALE

P.O. Box 1700, Bairnsdale, Vic 3875
3/111 Main St, Bairnsdale, Vic 3875
☎ 03 5153 1500
ACN 073 392 266

SALE

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191-193 Raymond St, Sale, Vic 3850
☎ 03 5144 6688
ACN 145 437 065

GEELONG

10/158 Fyans Street,
South Geelong VIC 3225
☎ 0448 499 322
ACN 615170600

Planning Report

Two Lot Subdivision
66 Point Road, Kalimna

Our reference – 21247

July 2025



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Design Response Plan (Version 1)	
	Geotechnical Risk Assessment Waiver (<i>Simon Anderson Consultants</i>)	
	Copy of Title (Lot 2 on PS840671)	

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

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 66 Point Road, Kalimna. The Report addresses the provisions of the General Residential Zone 1, Design and Development Overlay 13 and Erosion Management Overlay as contained within the East Gippsland Planning Scheme.



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



Aerial image of subject land (Source: Intramaps)

2. Subject Land & Surrounding Context

The subject land is formally described as Lot 2 on PS840671 or more commonly known as 66 Point Road, Kalimna. The property has a width of 24 metres and a depth of 35 metres resulting in an area of 827m².

The subject land and immediate surrounds is characterised by a modest northerly slope. It is noted that recent earthworks have been undertaken on the property in anticipation of dwelling construction. The earthworks have not exceeded a depth of one metre (cut and fill).



Image of the subject land looking south from Albatross Road



Image of the subject land looking east from Point Road

The subject land enjoys dual street frontage to Point Road along the western boundary and Albatross Road along the northern boundary. Both are good quality sealed roads with mountable kerb and channel along both sides of Point Road and the southern side of Albatross Road which adjoins the property boundary, and grass swale drainage along the northern side of Albatross Road. An existing vehicle crossing is provided in Albatross Road at the north-east corner of the property.



View south of Point Road



Image of Albatross Road looking east

Land to the east, south and west is contained within the General Residential Zone. Many lots to the east have been further subdivided, with lot areas varying significantly between 800m² and 3,000m².

Allotments to the south and west of the subject land are of a more generous area. The subject land is considered within this context to be one of the larger lots in the precinct. The majority of lots within the precinct contain established dwellings and outbuildings, with few parcels of land remaining vacant.

Adjoining the site's northern boundary is Albatross Road, separating the subject land from a strip of Low Density Residential Zone lots located along the northern side of the road.

Reticulated electricity, water, sewer and telecommunications are all available to be connected.

The township of Lakes Entrance serves as the nearest activity centre to the subject land, and is located approximately 3km from the site. Lakes Entrance provides access to supermarkets, specialty shops, cafés & restaurants, healthcare services, and pharmacies.



Aerial image of the site in context of the township (Source: GeoVic)

3. The Application & Proposal

It is proposed to undertake a two lot subdivision of the subject land.

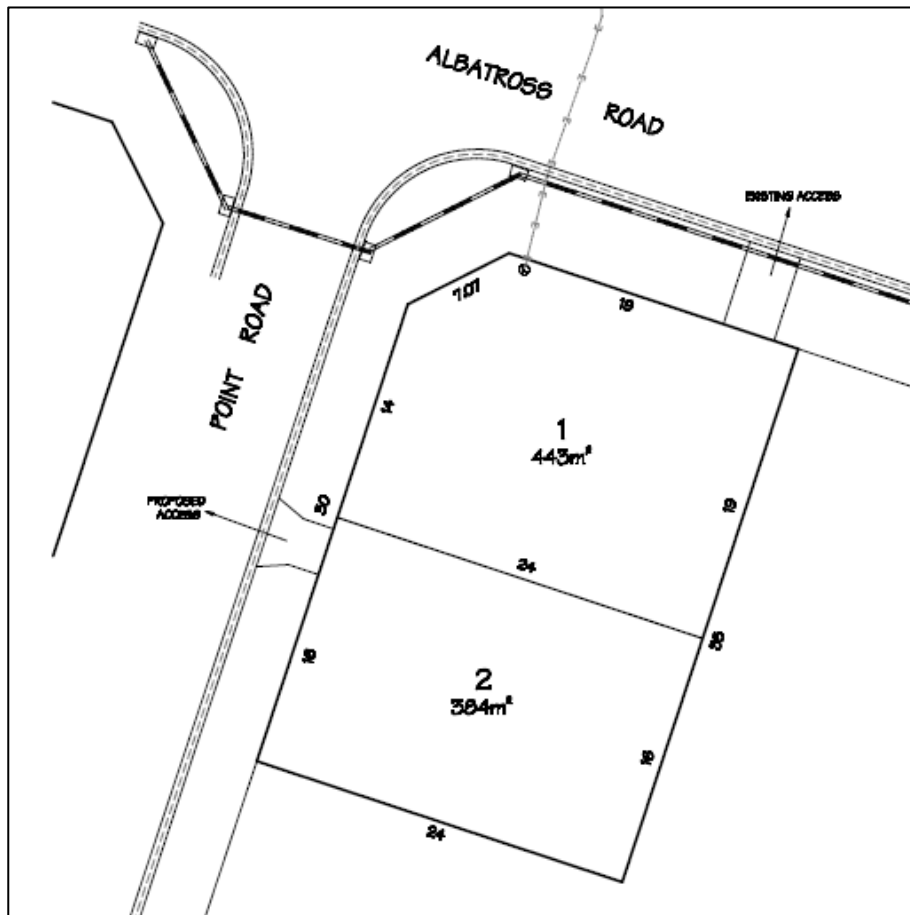
The property being a corner site is well suited to provide for two lots. Lot 1 has the ability to be developed with a dwelling and accessed via the existing vehicle crossover to Albatross Road. While lot 2 can accommodate a dwelling accessed from a new crossover to Point Road.

Proposed lot 1 will have an area of 443 square metres with an eastern boundary of 19 metres and a southern boundary of 24.2 metres.

Proposed lot 2 will have a frontage boundary of 16 metres and a southern boundary of 24 metres equating as an area of 384 square metres.

The proposed lot layout provides for lots along an east-west orientation allowing future residential development to front both adjoining streets and have separate vehicle access points.

The lots size and configuration provides the opportunity for future development on both lots to be designed in an energy efficient manner taking advantage of the northern orientation. The width of the lots is sufficient to enable detached dwellings with meaningful private open space and landscaping opportunities.



Proposed plan of subdivision

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

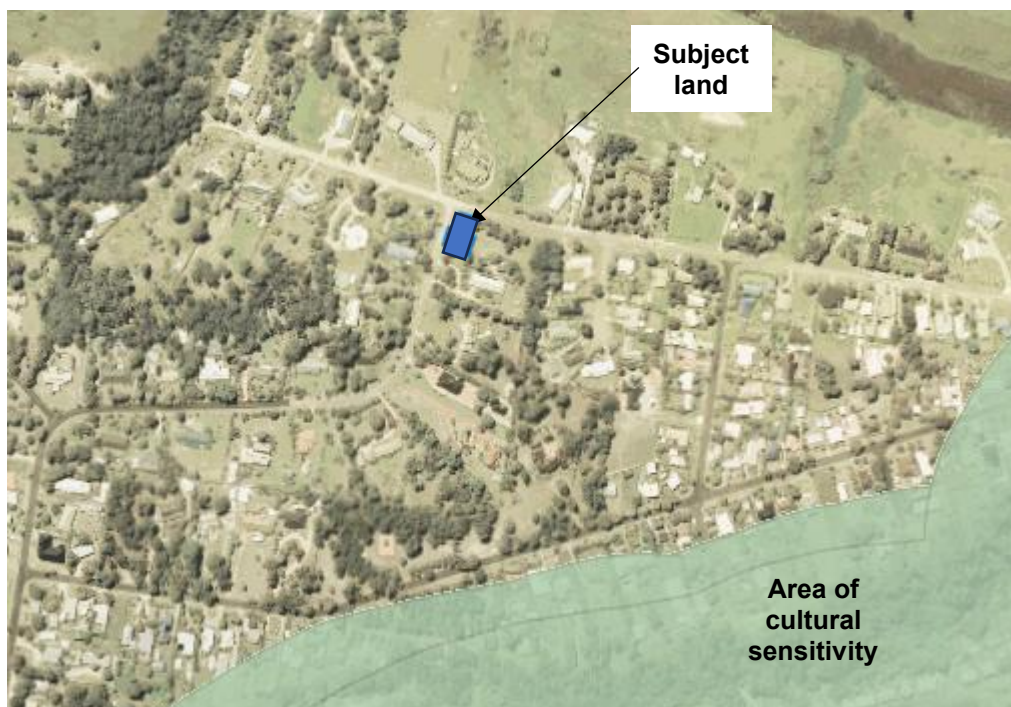
Planning Scheme Clause	Matter for which a Permit is required
32.08-3 General Residential Zone	Subdivide land
43.02-3 Design and Development Overlay	Subdivide land
44.01-5 Erosion Management Overlay	Subdivide land

No referral is required to be undertaken 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 CHMP is required 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, showing culturally sensitivity areas in dark green (Source: VicPlan)

The subject land is not within an area of cultural heritage sensitivity and a two lot subdivision is not considered a high impact activity. As such, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Planning policy support for the subdivision is contained within Clause 11.01-1S Settlement as the subject land is located within the Lakes Entrance settlement boundary, it will provide for a growth in population, contributes to a form and density of settlements that supports healthy, active and sustainable transport, assists to limit urban sprawl and provides for an infill development opportunity.

Consistent with Clause 11.01-1L-01 East Gippsland settlements, the proposed subdivision supports residential infill development within existing residential zones.

Clause 11.01-1L-02 Growth area towns – Lakes Entrance supports the proposed subdivision as the property is within the Lakes Entrance settlement boundary and is not located within an environmentally sensitive location.

Subdividing the subject land into two lots positively addresses the strategies of Clause 11.03-4L-01 Coastal settlements. The subject land is within the existing General Residential Zone boundaries, the site is well placed to provide for an additional lot as the land has few environmental values.

Located within an elevated area of Kalimna and well setback from the Lake edges the proposed lots are highly unlikely to be impacted by coastal inundation and erosion as sought within Clause 13.01-2S Coastal inundation and erosion.

Clauses 13.04-2S and 13.04-2L Erosion have been carefully considered with the submission of a Geotechnical Risk Assessment (waiver) from an appropriately qualified engineer which advises that the geotechnical risk associated with the subdivision is low.

Consistent with Clause 15.01-3S Subdivision design the proposal assists to achieve a safe, diverse and sustainable neighbourhood. It will provide for a compact neighbourhood, provides for two lots that suit a variety of dwelling and household types and provides two lots that can support energy efficient housing development.

The neighbourhood character of the area is varied with lot shapes and areas ranging in size and composition. The proposed subdivision will create two lots that will positively address both adjacent roads, have the ability to be sensitively developed, allows spacing of future buildings and provides for private open space and landscaping opportunities as sought within Clause 15.01-5S Neighbourhood character.

Subdividing the subject land increases the proportion of housing in an established urban area and reduces the share of new dwellings in greenfield areas consistent with Clause 16.01-1S Housing supply.

The proposal is integrated with the surrounding road network allowing for Lot 1 to utilise the existing crossover in Albatross Road. Point Road is developed to an access street standard and can easily accommodate additional vehicle movements from Lot 2.

As part of the subdivision each proposed lot will be connected to reticulated sewerage, water, electricity and telecommunications positively addressing Clause 19 Infrastructure.

5.2 Municipal Planning Strategy

Council's strategic directions within Clause 02.03-1 Settlement and housing – growth area towns are addressed by the proposal. The proposed subdivision encourages population growth and development on fully serviced residential land in growth towns, provides two lots capable of being developed by a range of housing types and styles and will assist to enhance Lakes Entrance's role as the largest coastal town in Gippsland.

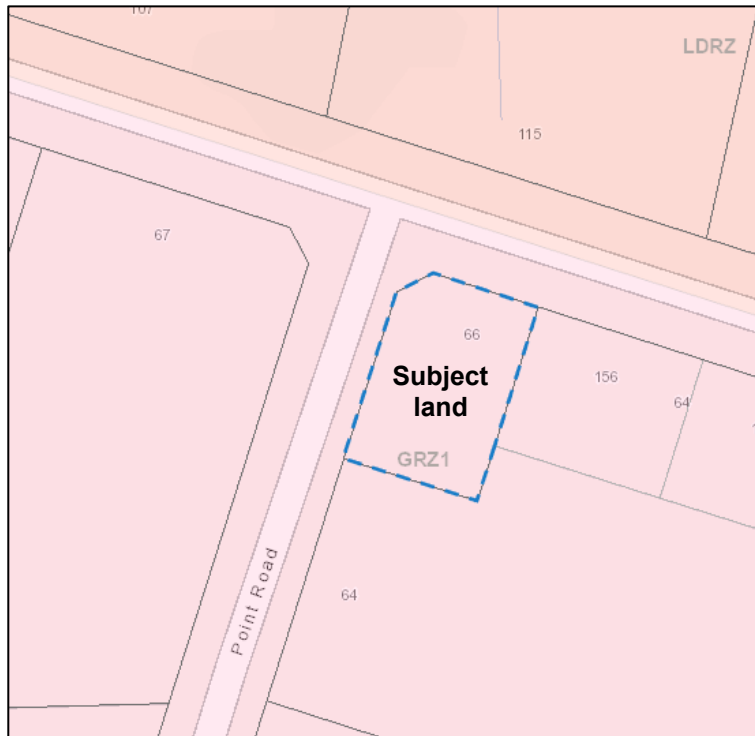
Clause 02.03-1 Settlement and housing – coastal settlements support the proposed development as it allows for minor expansion of existing areas in Lakes Entrance.

The subject land is located well setback from the Lake edge and is in one of the more elevated parts of the township reducing risk associated with climate change. A geotechnical risk assessment waiver has been submitted with the application which advises that the risk associated with erosion resulting from the subdivision is minimal (Clause 02.03-3 Environmental risks and amenity).

6. Planning Elements

6.1 General Residential Zone

The proposed subdivision responds positively to the purpose of the General Residential Zone as it provides opportunity for infill development in an appropriately zoned area provided with a full range of reticulated services making good use of existing infrastructure.



Planning scheme zone mapping (Source: VicPlan)

Schedule 1 of the General Residential Zone does not prescribe any specific requirements in relation to subdivision of any kind.

The proposed subdivision is easily incorporated into the precinct having regard for the range of residential lot sizes which currently exist within the precinct.

As each of the proposed allotments will be less than 400m² in area. The Design Response Plan demonstrates the ability for Garden area to be achieved for each lot.

The proposed lots provide sufficient area and dimensions to accommodate future residential development and can easily accommodate a 10m x 15m rectangle.

The relevant purposes of the zone are met by the proposed subdivision. Planning policy support for the proposal is contained within the Municipal Planning Strategy and Planning Policy Framework. The subdivision will provide two lots sympathetic with the neighbourhood character and provide the opportunity for further diversity of housing types in a location offering good access to services.

Objective	Response
56.03-5 Neighbourhood Character	Complies <p>The neighbourhood character of the area is varied in terms of lot sizes and shapes and reflects development that has occurred over a number of decades. In addition, the topography and servicing of the area has resulted in differing subdivision layout.</p> <p>Due to limited land availability Lakes Entrance has seen significant infill development occurring further altering the area's lot structure and seeing a more compact urban form.</p> <p>The proposed subdivision will be respectful of the existing streetscape and will provide for two lots that have direct street interfaces. Both lots will have an area that can accommodate a dwelling, private open space, car parking areas and landscaping.</p>
56.04-2 Lot area and building envelopes	Complies <p>Both lots can accommodate a 10x15 metre rectangle, are provided with direct access to adjoining streets with ample space for car parking, meaningful private open space can be achieved and lot orientation can allow for dwelling designs that can result in energy efficient future dwellings.</p>
56.04-3 Solar orientation of lots	Complies <p>Both proposed lots have the ability to obtain good solar access allowing for future dwellings to include northern living spaces. Wide allotments allow for associated private open space to be provided that can take advantage of northern exposure.</p>
56.04-5 Common Areas	N/A <p>There are no areas of Common Property proposed.</p>
56.06-8 Lot access	Complies <p>The subject land located on the corner of Albatross Road and Point Road allows for two separate lot access points to be provided. Lot 1 has an established vehicle crossover from Albatross Road and lot 2 can construct a vehicle crossover to Point Road.</p> <p>Point Road has been developed as an access street and is more than capable of supporting additional vehicle movements associated with lot 2.</p> <p>The use of individual points of access will be safe, convenient and practical.</p>
56.07-1 Drinking water supply	Complies <p>Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.</p>
56.07-2 Reused and recycled water	Complies <p>Both proposed lots are sufficient in size for landowners to provide for rainwater harvesting via the installation of rainwater tanks.</p>

56.07-3 Wastewater management	Complies Reticulated sewer is already established within the precinct. Both lots will be connected to sewer as part of the subdivision consistent with Standard C24.
56.07-4 Urban run-off management	Complies Both lots have the ability to drain towards street drainage infrastructure and will be drained to a legal point of discharge as directed by Council.
56.08-1 Site management	Complies Given the subdivision is a two lot subdivision that will only require services rearrangement and construction of a vehicle crossing there is little need for site management.
56.09-1 Shared trenching	Complies All utility service connections will be undertaken in accordance with service provider requirements
56.09-2 Electricity and telecommunications	Complies The proposal will make good use of a full range of existing services as available within the precinct. The vacant proposed allotment will be connected to reticulated power and telecommunications.

Decision Guidelines

The following comments highlight key elements of the project in response to the decision guidelines:

- Positive support for the subdivision is provided through planning policy contained within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are met having a design that is sympathetic with the neighbourhood character and provides two vacant lots which will support housing growth in a location offering good access to services.
- The proposed two lot subdivision provides an opportunity for infill residential development into a precinct which is capable of sustaining further residential style development and is zoned appropriately.
- The subdivision will make good use of existing services and the site is already connected to a full range of reticulated services.
- The site is well located being within an existing established residential precinct which is close to educational facilities, recreational areas and the Lakes Entrance Activity Area.
- There will be no adverse environmental issues arising from the subdivision.

- There are no areas of Common Property proposed and no Owners Corporation will be required as a result of the subdivision design.
- The proposed subdivision design and lot areas will allow for the spacing of buildings within the immediate area.
- A high level of compliance with Clause 56 is achieved by the proposed subdivision.

6.2 Environmental Significance Overlay 1-53

VicPlan Property Information suggests a small area of the northern part of the subject land is within the Environmental Significance Overlay 1-53.

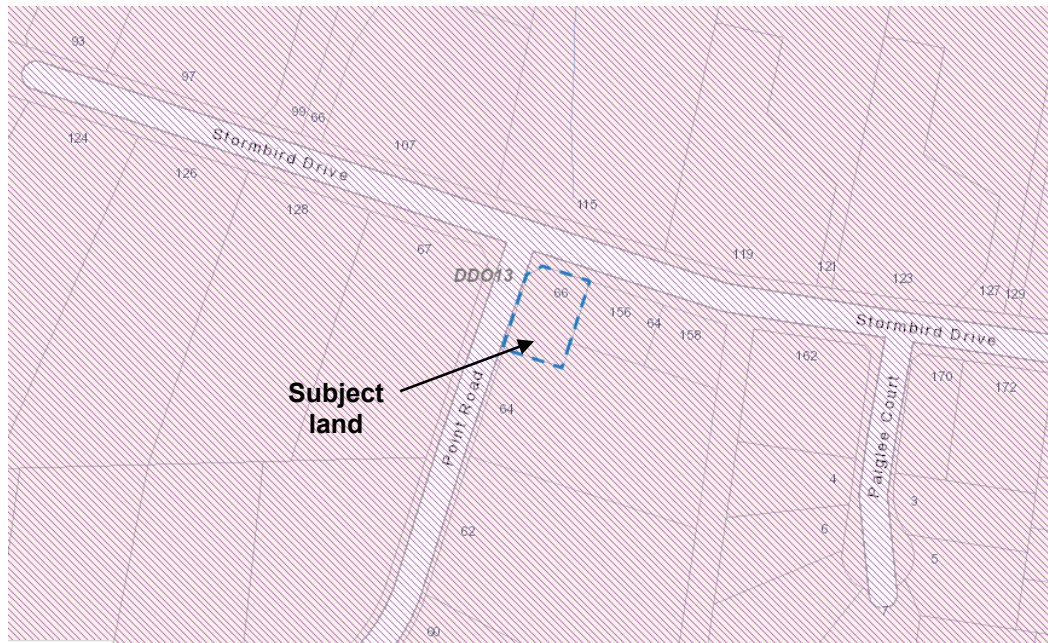
However, a review of the planning scheme mapping (Department of Transport and Planning) clearly shows that the subject land is not contained within the Environmental Significance Overlay 1-53.



Planning scheme overlay mapping (Source: DTP)

6.3 Design and Development Overlay 13

The whole of the subject land is contained within the Design and Development Overlay 13.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 13 to the Overlay is Residential Development in Coastal Settlements: Lakes Entrance. The character area is Kalimna (area 3).

The *Design objectives* seek to ensure development is of an appropriate height and scale in keeping with the coastal setting and the natural environment. New development needs to be integrated into the site, visually unobtrusive through and above the surrounding tree canopy. The vegetated character shall be protected and maintain small mass of buildings in the landscape.

Specifically for the Kalimna (neighbourhood area 3), the objectives seek to ensure the impact of buildings on prominent ridgelines is minimal when viewed from distant viewpoints and to encourage planting indigenous plant species.

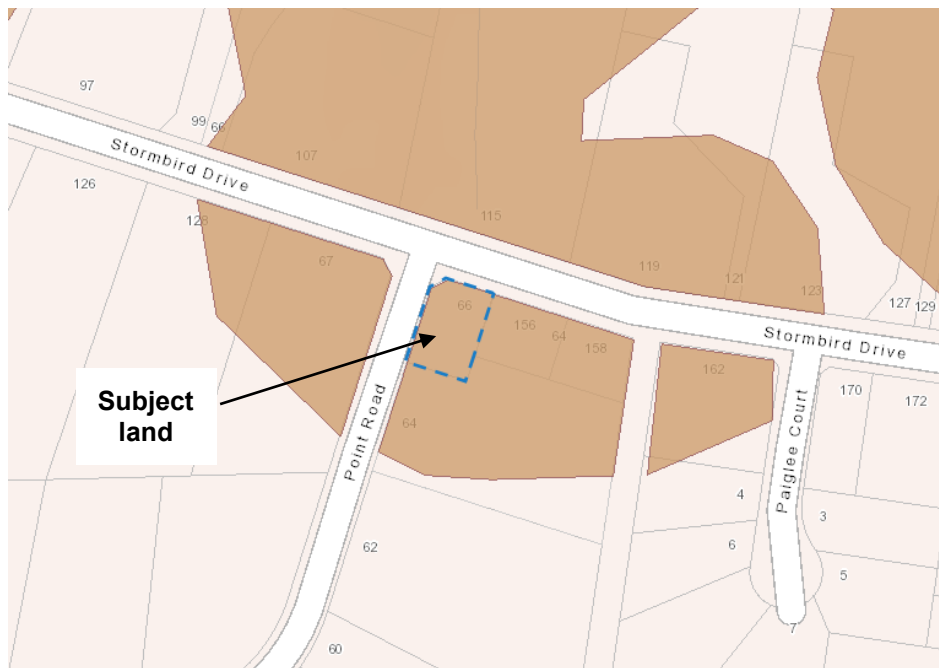
The proposed subdivision meets the objectives and decision guidelines of the Schedule:

- The subject land is located within a significantly modified area of Lakes Entrance and the subdivision design integrates with the topography of the land allowing future development to work with the terraced terrain of the property.
- There is no vegetated character associated with the subject land and the subdivision will not detrimentally impact any environmental features.
- Both lots to be created are of sufficient area to allow for meaningful landscaping opportunities.

- No wildlife corridors are present on the subject land and will not be impacted by the subdivision.
- The subject land is an elevated property well setback from the Lake foreshores and is highly unlikely to be impacted by future coastal processes.
- Allotment widths are generous and consistent with many lots within the area.
- The modest size of the lots will limit the size future dwellings, resulting in relatively low scale.
- The subject land is not on a prominent ridgeline and is not highly visible from distant viewpoints.
- Future dwellings are expected to be visually unobtrusive.

6.4 Erosion Management Overlay

The proposed subdivision triggers planning approval at Clause 44.01-5 in accordance with the Erosion Management Overlay provisions for the subdivision of land.



Erosion Management Overlay mapping (Source: VicPlan)

The proposed subdivision responds positively to the purpose of the Erosion Management Overlay as it will provide opportunity for infill development in a location that can avoid contributing to any form of erosion, landslip or land degradation processes.

Application Requirements

- The site is relatively flat land in nature, with this feature continuing throughout adjoining properties and extending to the east and west.
- The land comprises a good coverage of grass, with no visible evidence of erosion or land degradation.
- Earthworks associated with the proposed subdivision will be limited to the construction of crossovers, servicing and fencing.
- It is anticipated that the standard suite of Conditions pertaining to sediment control will be placed on permit.

The Application Requirements under the Schedule to the Erosion Management Overlay triggers the need for a Geotechnical Risk Assessment (GRA) to be provided in support of the Application. Accompanying the Application is a GRA letter of waiver prepared by *Simon Anderson Consultants*, confirming the opinion that the proposed subdivision will not have any adverse effects on land degradation processes.

7. Conclusion

The proposed two lot subdivision at 66 Point Road, Kalimna is considered to accord with all relevant provisions of the General Residential Zone 1, Design and Development Overlay 13 and Erosion Management Overlay 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.

DESIGN RESPONSE PLAN

PARISH OF COLQUHOUN
CROWN ALLOTMENT 84C (PART)

LOT 2 - PS840671P



66 POINT ROAD, KALIMNA

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21200-21299\21247 Hopgood\21247 Design Response V2.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

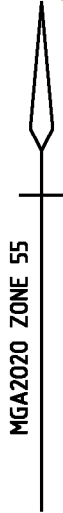
21247

VERSION 1 - DRAWN 1/7/2025

PROPOSED SUBDIVISION

PARISH OF COLQUHOUN
CROWN ALLOTMENT 84C (PART)

LOT 2 - PS840671P



<div>66 POINT ROAD, KALIMNA</div> <div><div>Crowtner & Sadler Pty. Ltd.</div><div>LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5162 5011 E. contact@crowthersadler.com.au</div></div> <div>FILENAME: Y:\21000-21999\21200-21299\21247 Hopgood\21247 Prop V1.pro</div>	NOTATIONS	
	AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
	SCALE (SHEET SIZE A3)	SURVEYORS REF.
	1 : 250	21247 VERSION 1 - DRAWN 1/7/2025