

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	89 Henry Street LINDENOW VIC 3865 Lot: 6 PS: 616910
The application is for a permit to:	Multi 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.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.396.1

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: Friday, 28 November 2025 4:25 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21357 Design Response V1.pdf; 21357 Report.pdf; 21357 CoT Vol_11160_Fol_925.pdf; Planning_Permit_Application_2025-11-28T16-24-51_29189946_0.pdf; attachment_errors.txt; 21357 Prop V1.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name:

Street number: 89

Street name: Henry Street

Town: Lindenow

Post code: 3875

Lot number: 6

Plan number: PS616910A

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 lot

Description of proposal : Six 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 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

1. Supporting information/reports: [21357 Design Response V1.pdf](#)

Planning report: [21357 Report.pdf](#)

Full copy of Title: [21357 CoT Vol_11160_Fol_925.pdf](#)

Plans: [21357 Prop V1.pdf](#)

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

Page 1 of 3

VOLUME 11160 FOLIO 925

Security no : 124130252410W

Produced 26/11/2025 03:05 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 616910A.
PARENT TITLE Volume 08131 Folio 596
Created by instrument PS616910A 30/09/2009

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 PS616910A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ679365E (E) TRANSFER	Registered	09/10/2025

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

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

Street Address: 89 HENRY STREET LINDENOW VIC 3865

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 09/10/2025

DOCUMENT END

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PLAN OF SUBDIVISION					STAGE NO. 1 TO USE ONLY EDITION 1
LOCATION OF LAND PARISH: COONGULMERANG TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 27 (SUBDIVISION A (PT)) CROWN PORTION: — TITLE REFERENCES: VOL 8131 FOL 596 LAST PLAN REFERENCE: LOT 1 ON TP842489D POSTAL ADDRESS: 89 HENRY STREET, (At time of subdivision) LINDENOW, 3865 MGA 94 CO-ORDINATES: E 540 370 (Of approx. centre of land in plan) N 5816 030 ZONE: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 47/2008/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate <i>Mea</i> Council seat — Date 23 / 4 / 2008 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seat Date / /		
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
STAGING This is / is not a staged subdivision Planning Permit No 398/2007/P					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s)					
EASEMENT INFORMATION					
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
<div style="display: flex; justify-content: space-between;"> <div> Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 6162 6011 </div> <div> LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Sadler</i> DATE 27 / 2 / 2008 REF 12685 VERSION 1 </div> </div>					
<div style="display: flex; justify-content: space-between;"> <div> LR USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 29 / 9 / 09 </div> <div> LR USE ONLY PLAN REGISTERED TIME 3.34pm DATE 30 / 09 / 2009 Denise Satti Assistant Registrar of Titles </div> </div>					
SHEET 1 OF 2 SHEETS					
<div style="display: flex; justify-content: space-between;"> <div> DATE 23 / 4 / 2008 COUNCIL DELEGATE SIGNATURE <i>Mea</i> </div> <div> ORIGINAL SHEET SIZE A3 </div> </div>					

ADVERTISED

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 616910A

HENRY STREET

89°59'20"

80·47

50·29

30·18

1

1012m²

89°59'

50·29

2

1012m²

89°59'

50·29

3

1012m²

89°59'

50·29

4

1012m²

89°59'

50·29

5

1012m²

50·29

6

3043m²

30·34

269°59' 80·63

CHURCH LANE

0°04'30" 100·58

0°04'30" 100·58

179°59' 100·57

APPROX. TRUE NORTH

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875

TELEPHONE (03) 5162 6011

ORIGINAL

SCALE

SHEET
SIZE

SCALE

A3

1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

SIGNATURE

DATE 27/2/2008

REF

12685

VERSION

1

SHEET 2 OF 2 SHEETS

DATE 23/4/2008

COUNCIL DELEGATE SIGNATURE

Printed 9/12/2025

Page 6 of 26

Planning Report

Multi Lot Subdivision
89 Henry Street, Lindenow

Our reference – 21357

November 2025



FS 520900



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	Proposed Design Response (Version 1)	
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Note: Applicable Planning Application fee is \$1,496.10

1. Introduction

This Planning Report has been prepared in support of a proposed Multi Lot Subdivision at 89 Henry Street, 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 surrounds (Source: VicPlan)

2. Subject Land & Surrounding Context

The subject land is formally known as Lot 6 on PS616910 and commonly known as 89 Henry Street, Lindenow. The property is regular in shape with a frontage to Henry Street of 30.18 metres and a depth of 100.58m resulting in an area of , 3,043m². The property appears relatively flat although contains a slight slope from south to north and is currently undeveloped. Although centrally located within Lindenow, the land is not presently connected to reticulated sewerage.



Image of the subject land looking south from Henry Street

Henry Street is a sealed road with a grassed verge up to the edge of pavement.



Image of Henry Street looking east



Image of Henry Street looking west

Properties on the north side of Henry Street opposite the subject land include the the rear yard to an industrial premises at 125-129 Main Road Lindenow with two residential properties on either side of the yard at 86 and 90 Henry Street respectively.



Image of the northern properties taken from the subject land

East of the subject land is a larger residential property developed with a detached dwelling positioned in the northern part of the lot. An established screen of vegetation obscures views of this neighbouring property from the subject land.



View to eastern side of subject land



View of the eastern neighbour's dwelling

South of the site is a larger residential property at 1 Racecourse Road, Lindenow. The property is developed by a dwelling and outbuilding within the north-western part of the property. The outbuilding is located along the subject land's southern boundary and the property is accessed from Racecourse Road.



View of the southern abutting property taken from the subject land

To the west of the site are five residential properties each of 1,012 square metres. Each property is developed with a contemporary single storey dwelling fronting Church Street, with an associated outbuildings located in rear yards adjoining the subject land.



Image of the western neighbouring properties taken from the subject land

The subject land is centrally located within Lindenow, in close proximity to the recreational sports grounds, the primary school and nearby vegetable packing facilities.

Site Context Plan



A – Subject land

B – Recreational Sports Grounds

C – Lindenow Primary School

D – Town Hall

E – General Store

F – Post Office

3. The Application & Proposal

The application seeks approval to subdivide the land into six residential allotments for future residential purposes. The allotments will range in size from 368 m² to 396 m² as shown on the accompanying proposed subdivision plan.



Proposed Subdivision Plan (Version 1)

Access to the proposed lots will be provided via common property approximately 811m² in area, which will be widened at the Henry Street frontage to allow for safe vehicle passing movements and common metering. The subdivision will require the extension of the reticulated sewerage network, with individual service connections to be provided along the western boundary.

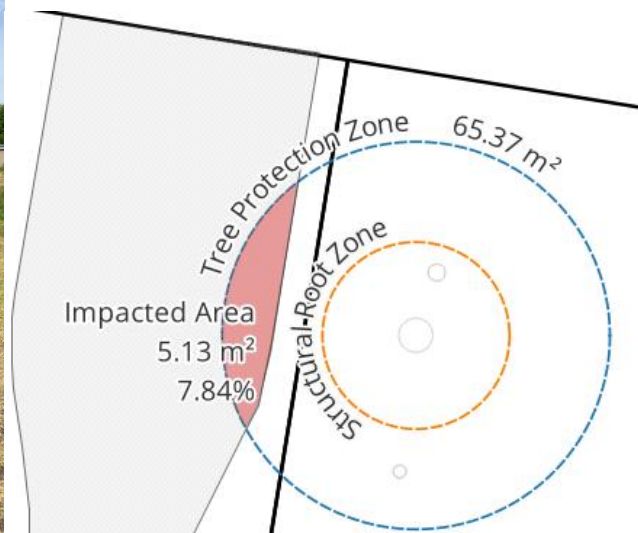
The layout has been designed to respond appropriately to the eastern interface, where the adjoining property contains established perimeter vegetation. The area of Common Property is sufficient width to enable a shared driveway to be offset from the eastern boundary to provide an adequate protection to trees in the adjoining property.



Image of the eastern neighbours perimeter vegetation looking south

The established vegetation within the neighbouring property will not be adversely impacted by the proposal. Tree Protection Zone (TPZ) calculations for the larger tree located near the widened throat of the Common Property confirm that this tree will not be detrimentally impacted as a result of the subdivision works.

In addition, the remaining vegetation on the neighbouring property is planted in a linear formation, is generally smaller than the tree assessed, and will be afforded greater separation from the pavement within the Common Property. On this basis, it is evident that these trees will also not be adversely affected by the proposed development.



TPZ Assessment

The proposed subdivision has been designed to provide separate and convenient access to each lot via the Common Property driveway to create allotments capable of being developed with energy-efficient dwellings and functional private open space that benefits from good northern solar access.

Given the site's central location within Lindenow and its ability to connect to all available services, the proposal represents an excellent infill opportunity that will support the ongoing consolidation of the township.

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

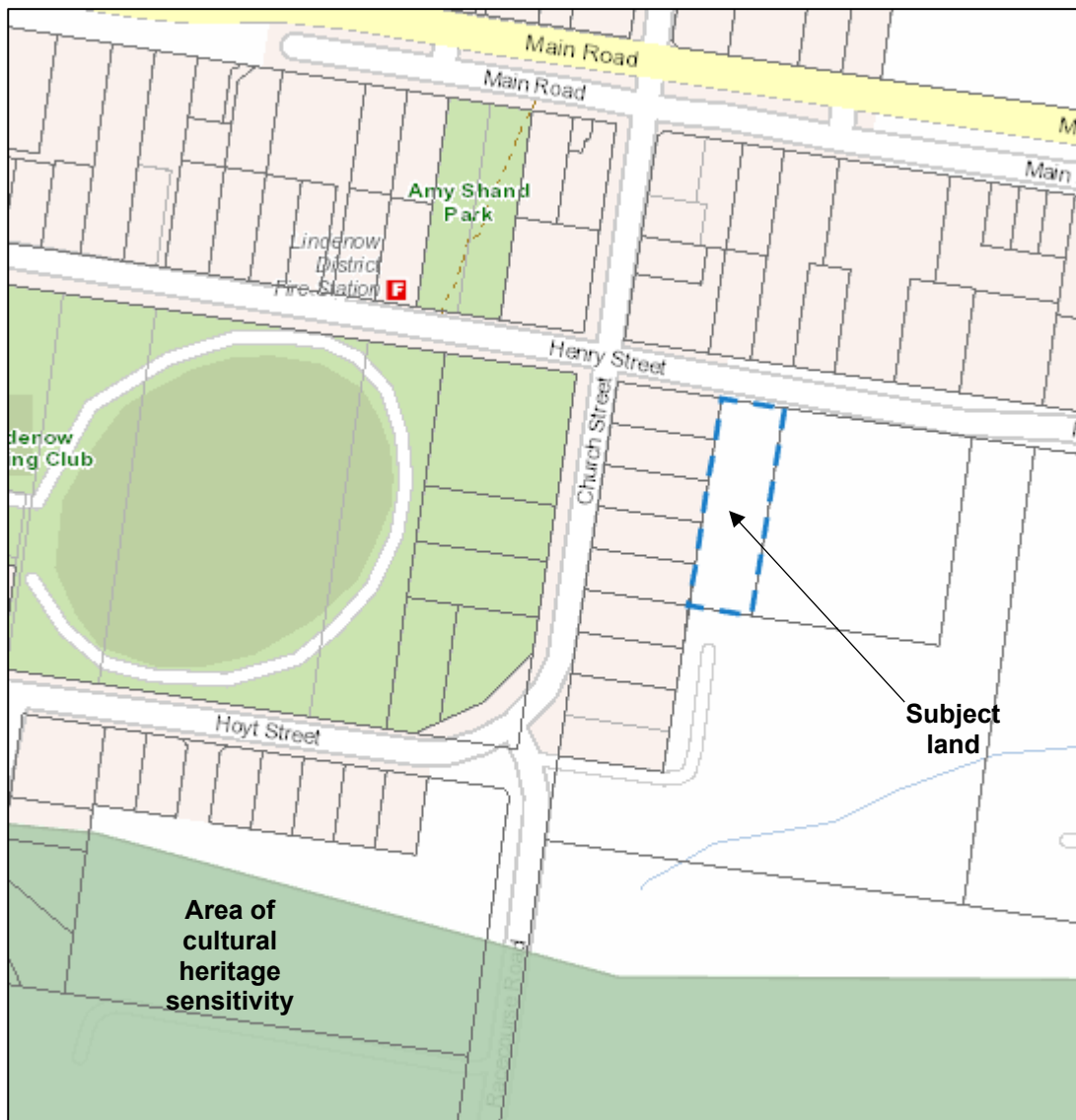
Planning Scheme Clause	Matter for which a Permit is required
32.05-5 Township Zone	Subdivide land

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

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 a six lot subdivision is a high impact activity, the subject land is not contained within an area of cultural heritage sensitivity as such, a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Planning policy support for the proposed subdivision is provided at Clause 11.01-1S *Settlement*. The proposal delivers infill development within the Lindenow settlement boundary, thereby assisting to limit urban sprawl and accommodate population growth in an efficient manner. Its central location within the township supports a form and density of development that encourages healthy, active and sustainable transport choices. The subdivision layout also enables the creation of lots that can be developed with energy-efficient dwellings.

Consistent with Clause 11.01-1L-01 *East Gippsland Settlements*, the proposed subdivision provides for infill development that consolidates the existing township area and delivers fully serviced allotments supported by existing urban infrastructure.

Clause 11.01-1L-03 *Rural settlements – Lindenow* seeks to support development within the local centre.



Extract of the Lindenow Framework Plan – subject land identified with a yellow star
(Source: EGSC)

The proposed subdivision of the large vacant property will assist in consolidating the town and provide for population growth which in turn will support the town centre.

Extending the reticulated sewerage system and providing appropriate stormwater infrastructure will support the intensification of the urban area in a location close to existing jobs and services, consistent with Clause 11.02-1S *Development Capacity*.

The subject land is well suited for further residential development, as it does not contain identified environmental or landscape values and is not affected by environmental risks referenced within Clauses 12 and 13 of the Planning Policy Framework.

The proposed subdivision will require an extension of the reticulated sewerage system which will avoid detrimental impacts on groundwater and minimise risks to human health and the environment, consistent with Clause 14.02-2S *Water Quality*.

Clause 15.01-3S *Subdivision Design* is supported by the proposal, with the subdivision delivering the following outcomes:

- Provides for a compact neighbourhood within walkable distance of local activities and services.
- Enables functional, safe and attractive infill development of a large vacant property in a central township location.
- Creates lots capable of accommodating a diversity of household types.
- Does not require the removal of native vegetation or canopy trees to facilitate the development.
- Delivers lots that can be developed with energy-efficient dwellings with good northern solar exposure.

The neighbourhood character of the area is varied, with a range of lot sizes and configurations. The proposed subdivision will introduce lot sizes and layouts that are reflective of serviced urban areas within the township, thereby maintaining the established neighbourhood character of the area as sought within Clause 15.01-5S *Neighbourhood character*.

Subdivision of a large vacant zoned property positively addresses Clause 16.01-1S *Housing supply*. It will increase the proportion of housing in an established urban area, thereby reducing reliance on greenfield and dispersed housing. It will create lots capable of supporting a diversity of dwelling types, enable future housing that achieves high levels of internal and external amenity and contribute to East Gippsland's housing target of 11,000 dwellings.

The proposed accessway connection to Henry Street will carry a low volume of vehicles. The design provides appropriate sight distances, facilitates safe and easy turning movements, and is suitably separated from the Henry/Church Street intersection as encouraged by Clause 18.02-4S *Roads*.

All proposed lots will be connected to water, sewerage, electricity and telecommunications infrastructure in accordance with Clause 19 *Infrastructure*.

5.2 Municipal Planning Strategy

Council's strategic directions at Clause 02.03-1 *Settlement and Housing – Rural Settlements* will be achieved by the proposed subdivision. The development will consolidate growth within the existing Lindenow township boundary and provide a well-located infill outcome. All lots will be serviced with reticulated sewerage, no native vegetation removal is required to facilitate the subdivision, and there is no adjoining public land that would be adversely impacted.

Located within the established urban area of the township, the proposal will not impact any identified environmental or landscape values, nor is the site subject to environmental risks referenced in Clauses 02.03-2 and 02.03-3.

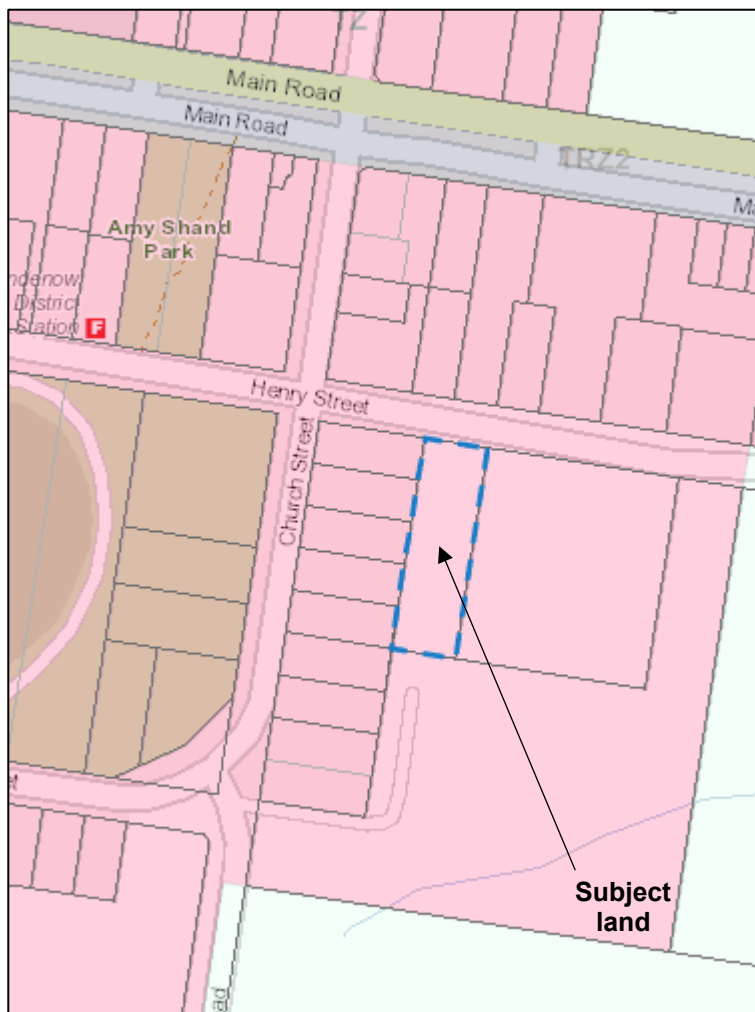
Water quality in the area will be protected, as all proposed lots will be connected to reticulated sewerage, thereby ensuring the local environment is appropriately safeguarded, consistent with Clause 02.03-4 *Natural Resource Management*.

Clause 02.03-7 Transport and Infrastructure supports the provision of reticulated sewerage within previously un-serviced towns. Connecting the subject land to the reticulated sewerage will appropriately service the development.

6. Planning Elements

6.1 Township Zone

The subject land is zoned Township Zone in accordance with the *East Gippsland Planning Scheme*.



Planning scheme zone mapping (Source: VicPlan)

A planning permit is required to subdivide the subject land in accordance with Clause 32.05-5 of the Township Zone and must meet the objectives and standards of Clause 56 applicable to a 3 – 15 lot subdivision.

Pursuant to Clause 32.05-5 all lots must be provided with reticulated sewerage. This requirement will be met through the proposed extension of the reticulated sewerage system as part of the subdivision.

The following table provides a response to the relevant objectives and standards to Clause 56 applicable to the multi lot subdivision.

Objective	Design Response
56.04-2 Lot Area & Building Envelopes Objective	<p>Complies</p> <p>The proposed allotments have been designed with sufficient area and dimensions to accommodate future residential development.</p> <p>The allotments each contain appropriate width and depth capable of supporting future development and can easily achieve 10m x 15m rectangle as demonstrated on the accompanying Design Response Plan.</p> <p>As the allotments are all less than 400 m² in area, the Design Response Plan also includes indicative dwelling footprints, which illustrate the capacity for each lot to be developed with dwellings that provide north-facing living areas and compliant private open space.</p> <p>The proposed lots adjoin existing residential properties. Standard A2-3 of Clause 54 is satisfied, with rear setbacks exceeding 4.1 m, allowing for the development of a conventional dwellings without unreasonable amenity impacts. Standard A2-4 is also met, with no boundary walls required, as demonstrated on the Design Response Plan.</p>
56.04-3 Solar Orientation of Lots Objective	<p>Complies</p> <p>The proposed allotments are capable of achieving good solar access. The site is generally flat, with no steep slopes or adverse landform features, and adjoining development is appropriately setback.</p> <p>The lots are of sufficient size and dimension to provide adequate solar access for a contemporary three-bedroom dwelling. Each lot allows for living areas to be orientated to the north, and private open space located to the north or rear of future dwellings will receive good solar access.</p>
56.04-4 Street Orientation Objective	<p>Complies</p> <p>A new accessway will be constructed as common property to service the proposed lots. All lots will front the common property accessway enabling future dwellings to provide a positive frontage and casual surveillance of the shared driveway. This layout supports a safe and attractive internal arrangement and satisfies the intent of Clause 56.04-4.</p>
56.04-5 Common Area Objectives	<p>Complies</p> <p>The proposed subdivision will include common property containing the accessway and services. All lots created within the subdivision will share liability and will form the Body Corporate.</p>
56.05-1 Integrated Urban Landscape Objectives	<p>N/A</p> <p>The application does not seek to provide any new lengths of road as each of the proposed lots will obtain access via the proposed driveway within Common Property.</p> <p>It is considered that there are no requirements for the provision of street tree planting with no new roads proposed.</p>

56.06-2 Walking & Cycling Network Objectives	N/A There are no new roads proposed as part of the subdivision.
56.06-4 Neighbourhood Street Network Objective	N/A There are no new streets being established as part of the subdivision. Each of the proposed Lots will be accessed from the Common Property driveway.
56.06-5 Walking & Cycling Network Detail Objectives	N/A The subdivision is able to make use of existing generous road reserves as already provided within the precinct.
56.06-7 Neighbourhood Street Network Detail Objective	N/A There are no new sections of road being created as part of the subdivision.
56.06-8 Lot Access Objective	Complies Vehicle access to all lots will be provided via the Common Property driveway. The width of the Common Property accessway is sufficient to accommodate convenient vehicle access and egress, including safe turning movements into and out of each allotment. A passing area is proposed at the Henry Street frontage to ensure safe two-way vehicle movement at the entrance to the driveway. The new accessway crossover to Henry Street will be constructed to the satisfaction of the Responsible Authority.
56.07-1 Drinking Water Supply Objectives	Complies Reticulated drinking water will be available to each proposed lot. 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 connection of reticulated water to each lot as proposed.
56.07-2 Reused & recycled Water Objective	Complies East Gippsland Water, the relevant local authority does not have any requirements for the installation of re-used and recycled water supply in this precinct.
56.07-3 Wastewater Management Objective	Complies The reticulated sewerage system will be extended along the western boundary as part of the project. It is expected that a condition of permit will require the owner of the land have each lot connected to reticulated sewerage to each proposed allotment.
56.07-4 Stormwater Management Objectives	Complies The subject land will be drained to the satisfaction of the Responsible Authority. Drainage infrastructure will need to be designed to achieve current best practice objectives for stormwater quality and stormwater volumes released into the municipal drainage network at predevelopment levels.

Decision Guidelines

The proposed subdivision positively responds to the relevant decision guidelines, as outlined below:

- There is strong and compelling planning policy support for the subdivision within both Planning Policy Framework and the Municipal Planning Strategy.
- The subdivision pattern in Lindenow is highly varied, with a broad mix of lot sizes. The proposed lots are consistent with the residential lot sizes found within the town centre and will integrate well with the existing township fabric.
- The accompanying Design Response Plan demonstrates that the lots are capable of being developed using conventional volume-builder dwelling designs, ensuring appropriate building spacing and compliant siting outcomes.
- The proposal achieves a high level of compliance with the objectives and standards of Clause 56.
- Delivering infill development within the township provides additional housing opportunities and supports future population growth in a sustainable and serviced location.
- The extension of the reticulated sewerage system to service the new lots will ensure wastewater is appropriately managed, protecting human health and the environment.

7. Conclusion

The proposed six lot subdivision at 89 Henry Street, 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 provides an appropriate infill development and housing opportunities within an established settlement.

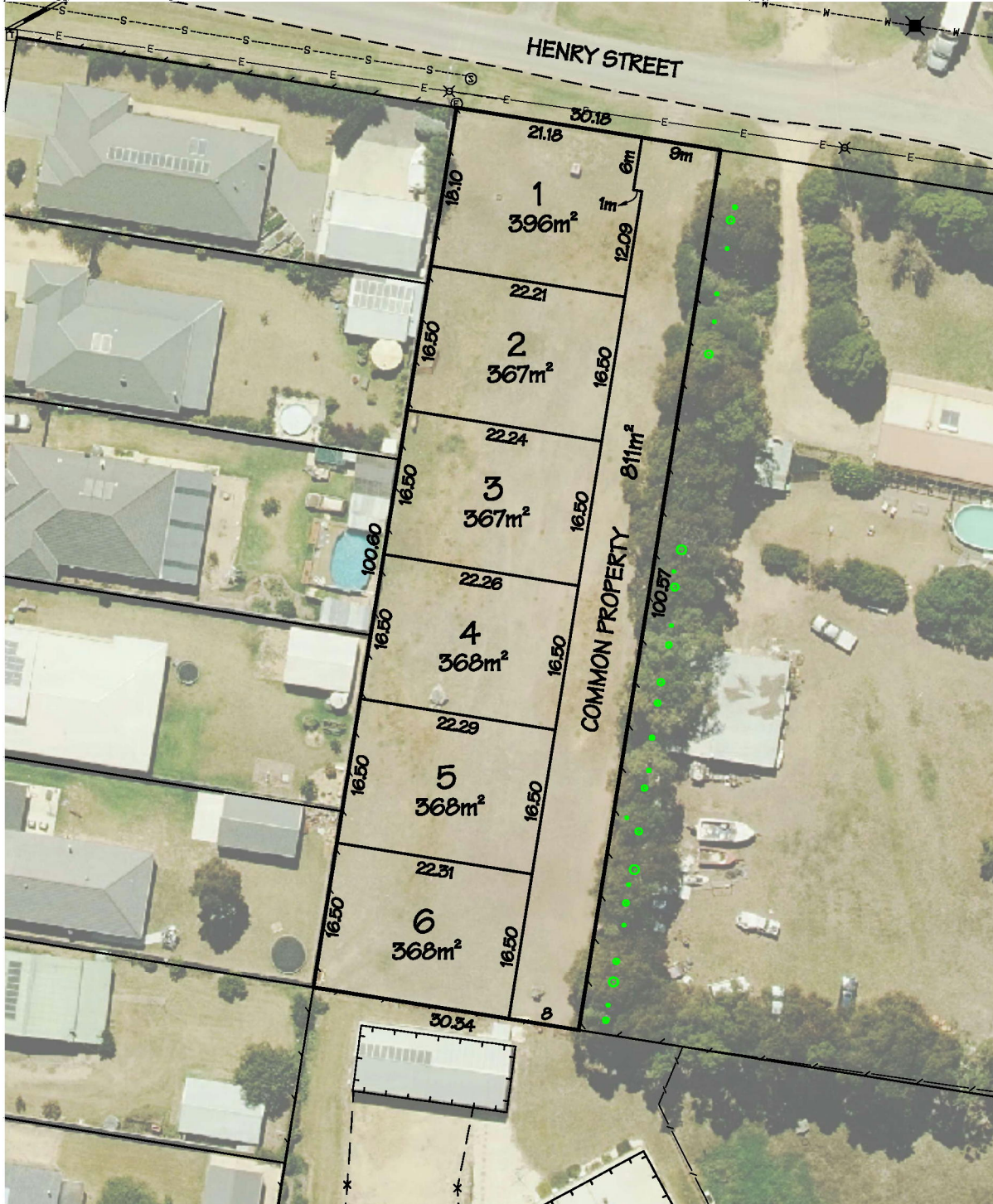
For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a planning permit.

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PROPOSED SUBDIVISION

PARISH OF COONGULMERANG
CROWN ALLOTMENT 27A (PART)

LOT 6 ON PS616910A



89 HENRY STREET, LINDENOW

Crowthier & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5182 6011 E. contact@growthiersadler.com.au

FILENAME: Y:\21000-21999\21300-21399\21357 WBS Pty Ltd\21357 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 500

21357

VERSION 1 - 01/11/2025

Printed 9/12/2025



89 HENRY STREET, LINDENOW	
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAINSDALE, VIC., 3875 P. (03) 6182 8011 E. contact@crowthersadler.com.au	
FILENAME: Y:\21000-21999\21300-21399\21357 WBS Pty Ltd\21357 Design Response V1.pro	

SCALE (SHEET SIZE A1)	
1 : 200	
SCALE (SHEET SIZE A3)	
1 : 400	
SURVEYORS REF.	
21357	
VERSION 1 - DRAWN 28/11/2025	

NOTATIONS
AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY

DESIGN RESPONSE PLAN
PARISH OF COONGULMERANG CROWN ALLOTMENT 27A (PART) LOT 6 ON PS616910A