

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	215 Main Road LINDENOW VIC 3865 Lot: 1 PS: 636927
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	To subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.2.1

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.

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 9 January 2026 5:34 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21395 Prop V1.pdf; 21395 CoT Vol_11239_Fol_256.pdf; 21395 Design Response V1.pdf; 21395 Report.pdf; 21395 Site Description Plan V1.pdf; Planning_Permit_Application_2026-01-09T17-34-24_30120011_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:

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale VIC 3875

Preferred phone number: 0351525011

Owner's name: Michelle Muller & Dyllan Paterson-Muller

Owner's postal address:

Street number: 215

Street name: Main Road

Town: Lindenow

Post code: 3865

Lot number: 1

Plan number: PS626927T

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 : Existing dwelling and associated outbuildings

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Your reference number: 21395

ExtraFile: 2

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [21395 Prop V1.pdf](#)

Full copy of Title: [21395 CoT Vol_11239_FoL_256.pdf](#)

1. Supporting information/reports: [21395 Design Response V1.pdf](#)

Planning report: [21395 Report.pdf](#)

2. Supporting information/reports: [21395 Site Description Plan V1.pdf](#)

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

Page 1 of 3

VOLUME 11239 FOLIO 256

Security no : 124131124971L
Produced 06/01/2026 09:49 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 636927T.
PARENT TITLE Volume 05189 Folio 699
Created by instrument PS636927T 18/11/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHELLE JOY MULLER
DYLLAN LUKE PATERSON-MULLER
AV982021H 22/08/2022

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 PS636927T 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: 215 MAIN ROAD LINDENOW VIC 3865

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No. ~~OF USE ONLY~~**EDITION 1****PS636927T**

15/11/2010 13:59:20 PS35

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LOCATION OF LAND

PARISH: COONGULMERANG
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: 33 SUBDIVISION 8 (PART)
CROWN PORTION: _____

TITLE REFERENCES: VOL 5189 FOL 699

LAST PLAN REFERENCE: LOT IIA LP1348

POSTAL ADDRESS: 215 MAIN ROAD
 (At time of subdivision) LINDENOW, 3865

MGA 94 CO-ORDINATES: E 539 755
 (Of approx. centre of land in plan) N 5816 250

ZONE: 55**COUNCIL CERTIFICATION AND ENDORSEMENT****COUNCIL NAME:** EAST GIPPSLAND SHIRE COUNCIL **REF:** 80/2010/CRT

A This is a plan under Section 35 of the Subdivision Act 1988 which does not create any additional lots.

~~B This plan is exempt from Part 7 of the Subdivision Act 1988.~~

~~C This is a plan under Section 35 of the Subdivision Act 1988 which creates (an) additional lot(s).~~

D It is certified under Section 6 of the Subdivision Act 1988.

~~E It is certified under Section 11 (7) of the Subdivision Act 1988.~~

~~F Date of original certification under section 6. / /~~

G This is a Statement of Compliance under Section 21 of the Subdivision Act 1988.

(Council Delegate)

~~(Council seat)~~

(Date of Certification) 31-08-2010

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.

NOTATIONS

STAGING This is / is not a staged subdivision
 Planning Permit No

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

Easements marked (-) are existing easements.
 Easements marked (+) are created upon registration of this plan.
 Easements marked (●) are created when the appropriate vesting date is recorded or transfer registered.
 Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

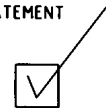
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
+	E-1	SEWERAGE	2	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY

LR USE ONLY

STATEMENT OF COMPLIANCE
 / EXEMPTION STATEMENT

RECEIVED



DATE 15 / 11 / 2010

LR USE ONLY

PLAN REGISTERED

TIME 12.37 pm

DATE 18 / 11 / 2010

Kevin Bond

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

LICENSED SURVEYOR PAUL ANTHONY DWYER

SIGNATURE DATE 2 / 8 / 2010

REF 13632

VERSION 2

DATE 31 / 08 / 2010

COUNCIL DEPUTY REGISTRAR

ORIGINAL SIZE

Crowther & Sadler Pty. Ltd.

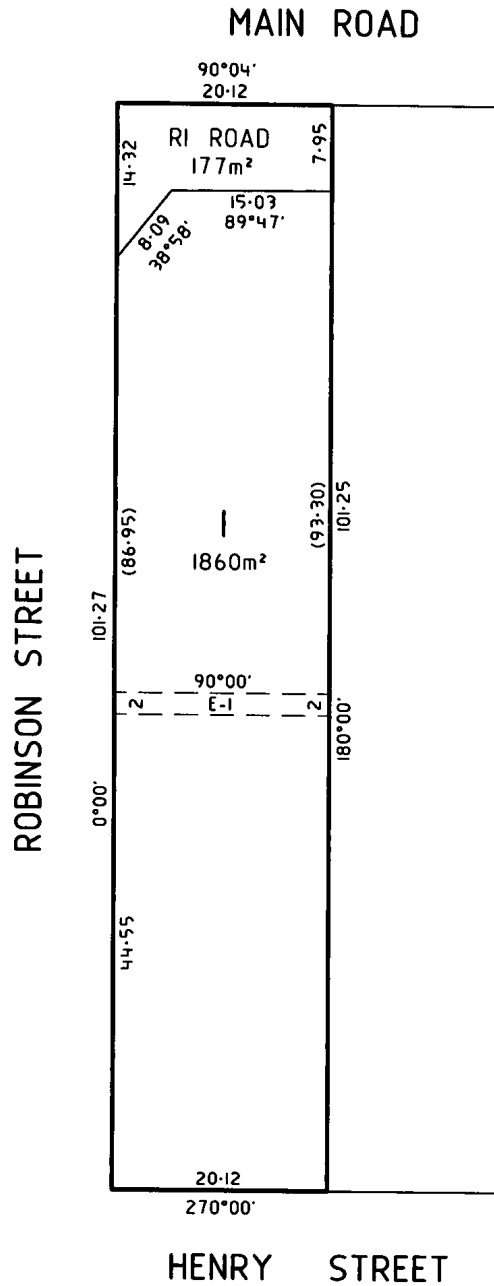
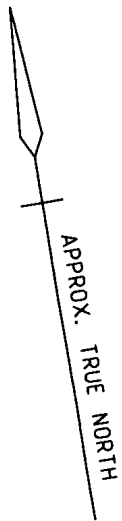
LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 5162 6011

Printed 30/01/2026

Page 5 of 22

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PLAN OF SUBDIVISION UNDER SECTION 35 OF THE SUBDIVISION ACT 1988	STAGE No.	PLAN NUMBER
		PS 636927T



Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 6162 6011

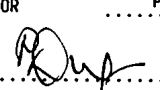
ORIGINAL	SCALE
SHEET SIZE A3	SCALE 1:500
LENGTHS ARE IN METRES 0 10 20 30 40 50 60 70 80 90 100 110mm	

LICENSED SURVEYOR	... PAUL ANTHONY DWYER ...
SIGNATURE	DATE 2 / 8 / 2010
REF 13632	VERSION 2

SHEET 2 OF 3 SHEETS

DATE 31 / 08 / 2010	COUNCIL DELEGATE SIGNATURE
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Printed 30/01/2026
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PLAN OF SUBDIVISION UNDER SECTION 35 OF THE SUBDIVISION ACT 1988					STAGE No. /	LR USE ONLY /	PLAN NUMBER PS 636927T
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND							
Land Affected	Land acquired by compulsory process			Land acquired by agreement		LR reference	Assistant Registrar of Titles Signature
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Date of registration of transfer		
		Page	Year				
ROAD R1	—	—	—	—	—	AH616404J	Kevin Bond
						SHEET 3 OF 3 SHEETS	
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 182 MACLEOD STREET, BAIRNSDALE, VIC. 3875 TELEPHONE (03) 5162 5011				LICENSED SURVEYOR PAUL ANTHONY DWYER		DATE 31 / 08 / 2010	
				SIGNATURE 		DATE 2 / 8 / 2010	
				REF 13632		VERSION 2	
						COUNCIL DELEGATE SIGNATURE	
						ORIGINAL SHEET SIZE A3	

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Our ref: 21395

9 January 2025

Mr. Hamish McIntosh
Statutory Planning Coordinator
East Gippsland Shire Council
Via Portal

Dear Hamish,

**Re: Application for Planning Permit
Proposed Two Lot Subdivision
215 Main Road, Lindenow**

This correspondence is prepared in support of an Application for Planning Permit for the above mentioned proposal.

Formally known as Lot 1 on Plan of Subdivision 636927, the subject land has three street frontages, located at the corner of Main Road (to the north), Robinson Street (west) and Henry Street (to the south). The property is located within the township boundary of Lindenow, only a short distance (approximately 40 metres) from Lindenow Primary School.



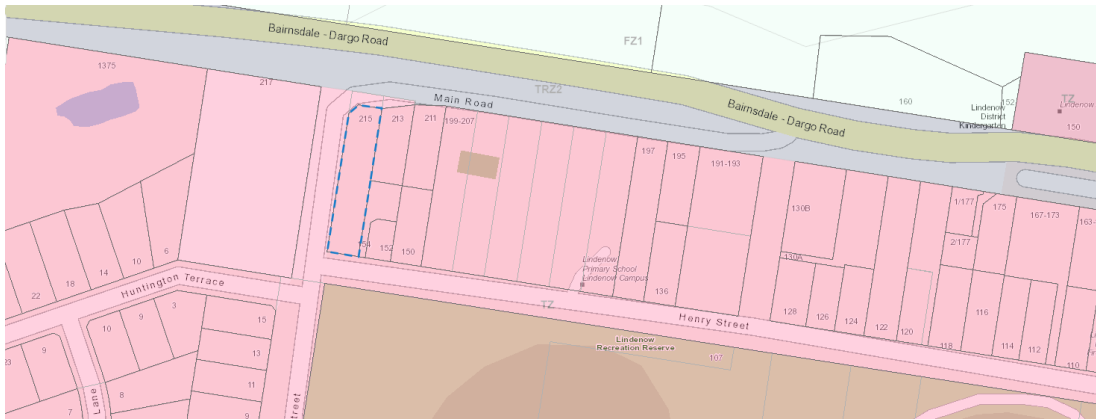
Aerial image of the subject land and immediate surrounds (Source: Google Earth)



FS 520900



The subject land is a relatively large property, being twice the length of most properties within this part of Lindenow.



Extract from Zone mapping (Source: VicPlan)

The subject property is developed with a dwelling with frontage to Main Road, with vehicle access to the land provided from Robinson Street leading to a garage.



Existing dwelling looking south from Main Road



Existing access and garage looking east from Robinson Street

South of the dwelling is a habitable outbuilding and carport structure, with a secondary access provided from Robinson Street.



Looking south along eastern boundary towards habitable outbuilding

To the rear of the land is a large area of private open space populated with exotic vegetation, which backs onto Henry Street. None of the vegetation on site constitutes a Canopy Tree as defined at Clause 52.37.



Rear private open space of the subject land looking north from Henry Street



Looking east along southern boundary, showing exotic planted vegetation

Main Road is a sealed road with a bituminous surface. There are no formalised footpaths or drainage infrastructure, with overhead power is located on the northern verge. The landform transitions steeply further north towards Bairnsdale-Dargo Road.



Main Street looking east from Robinson Street

Robinson Street is a sealed road with a bituminous surface with grassed swale drains, with overhead power along the eastern verge. There are no formalised footpaths in Robinson Street.



Robinson Street looking north



Robinson Street looking south

Henry Street differs from the previously mentioned road abutments in that it has a constructed footpath on the northern side, adjoining the subject land. Power is provisioned via underground means within this street.



Henry Street looking west along frontage to subject land

The surrounding precinct is primarily residential in nature, developed with numerous dwellings. To the immediate east of the land is a dwelling fronting Main Road (213 Main Road) and two dwellings are located to the rear of this dwelling (152 and 154 Henry Street).



Neighbouring property at 213 Main Road looking south from Main Road, with subject land to right of image



Neighbouring driveway at 154 Henry Street which adjoins the subject land to the east



Adjoining dwelling at 152 Henry Street looking north from Henry Street

To the west of the site across from Robinson Street is a large property developed with a dwelling and outbuilding.



217 Robinson Street looking west from Robinson Street

The subject land enjoys expansive northerly views across the Lindenow Flats given the elevated position, through roadside vegetation which separates Main Road and Bairnsdale-Dargo Road.



Looking north-west from Main Road

South of the property across from Henry Street is the Lindenow Recreation Reserve.



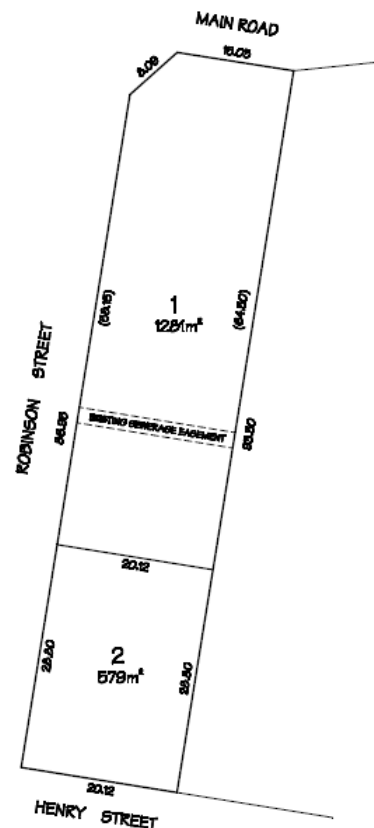
Looking south from subject land towards Lindenow Recreation Reserve

The subject application seeks to activate surplus land to the rear of the existing dwelling and associated outbuildings, creating an additional opportunity for housing.

It is proposed to subdivide the subject land into two lots, creating a lot with the dwelling, garage and bungalow fronting Main Street and a vacant lot on the corner of Robinson Street and Henry Street.

Lot 1 will have an area of 1281m² and Lot 2 will have an area of 579m².

A new point of access to the vacant lot is proposed to be constructed from Henry Street in the south.



(R) Extract from Proposed Subdivision Plan

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

It is worth noting that were it not for the site's designation within a bushfire prone area, the proposed subdivision would qualify as a VicSmart application. This reflects the straightforward nature of the proposal, with strong support from State and Local Policy which encourages additional housing opportunities through infill development.

There are no referrals required under Section 55 of the *Planning and Environment Act 1987*.

While the subject land is in part included within the Vegetation Protection Overlay 1, the Application does not require consideration given no vegetation is proposed to be removed within the affected area.



Planning scheme Vegetation Protection Overlay mapping

Whilst some planted vegetation will be impacted on the proposed vacant lot, the limit of the Overlay sits north of the proposed subdivision boundary, ensuring gardening activities can occur without the need for further approvals. As previously noted, there are no canopy trees on the proposed vacant lot.

The subject land is within an area of cultural heritage sensitivity however, a two lot subdivision is not defined as a high impact activity under the *Aboriginal Heritage Regulations 2018*. Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, no CHMP is required.

The proposal is well supported by planning policy contained within both the Planning Policy Framework and Municipal Planning Strategy.

The proposed subdivision advances strategies contained within Clause 11.01-1S Settlement as the subject land is within the settlement boundary of Lindenow, provides for an infill development opportunity, assists to limit urban sprawl and provides for population growth.

Consistent with Clause 11.01-1L-03 Rural Settlements – Lindenow the proposal will support development in the Lindenow local centre.

The subject land is well placed for further development as the property is not within an area of environmental and landscape value as identified in Clause 12 of the scheme and is not subject to environmental risks as outlined within Clause 13.

Clause 15.01-3S Subdivision design's objective seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

The proposal will assist to create a compact neighbourhood that has walkable distances between activities and provides a lot capable of being developed by variety of dwellings.

Provision of a vacant residential allotment will assist with housing targets, reduce the share of new dwellings in greenfield areas and consolidate urban areas as sought within Clause 16.01-1S Housing supply.

Strategic directions contained within the Municipal Planning Strategy assist the proposed two lot subdivision. Clause 02.03-1 Settlement and housing – rural settlements seeks to consolidate development within the town boundaries as sought within the application and both lots will be connected to reticulated sewerage reducing negative impacts on the environment.

The subject land is zoned Township Zone in accordance with the East Gippsland Planning Scheme. Clause 32.05-5 Subdivision requires the proposed subdivision to meet the objectives and standards of Clause 56 for a two lot class of subdivision.

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

Objective	Comment
56.04-2 Lot area and building envelopes	Complies <p>The proposed vacant lot area will easily accommodate a 10x15 metre rectangle, as shown on the design response.</p> <p>The subdivision layout provides area for anticipated future development on the vacant lot to enjoy solar access, provision of private open space and safe vehicle movements within allotment boundaries.</p> <p>Proposed lot 1 to contain the existing dwelling and outbuildings is of sufficient size to provide for the dwelling surrounds and private open space.</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>Existing access to the subject land is provided from Robinson Street via two existing crossovers.</p> <p>It is likely that the crossover to lot 2 will need to be relocated to suit the new dwelling.</p> <p>There is no need for proposed lot 1 to have a change of vehicle crossing.</p>
56.07-4 Urban run-off management	Complies <p>There is limited stormwater infrastructure within the immediate area. A swale drain provides roadside drainage along Robinson Street. It is considered that the new lot will connect into this drain and as a swale drain it will provide for natural filtration ensuring water quality is maintained.</p>

Decision Guidelines

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

- Solid planning policy support for the proposed subdivision is contained within the Planning Policy Framework and Municipal Planning Strategy.
- The proposed subdivision is sympathetic with the character of Lindenow. The subject land is a large lot with a long north-south axis. The proposal will see the land subdivided consistent with many properties within the precinct having a lot fronting Main Road and a lot fronting Robinson and Henry Streets.
- Availability of utility services including sewerage, water, drainage, electricity and telecommunications are able to be connected to both lots.
- Both lots will be connected to reticulated sewerage.
- The proposed vacant lot will be provided with a good northern solar aspect allowing the vacant lot to be developed with an energy efficient dwelling and northern orientated private open space.

- As part of the subdivision design process it was considered appropriate to provide for a vacant lot to allow future dwelling development to be setback from boundaries providing for a sense of space and landscaping opportunities.
- Uses on nearby properties include residential, recreational and educational and would not act as an impediment to residential growth in the area.
- Traffic impacts in Robinson Street will be minimal with the creation of a further lot. The proposed new lot will generate an additional 10 vehicle movements within the local street network which can easily absorb the extra traffic movements.
- A high level of compliance with the relevant objectives and standards of Clause 56 is achieved.

The proposed two lot subdivision at 215 Main Road, Lindenow is considered to accord with all relevant provisions of the Township Zone of the East Gippsland Planning Scheme. The proposal is consistent with 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.

Regards,



KATE YOUNG
Director & Town Planner

Encl. Application Form
Copy of Title
Fee \$1,496.10 – Class 18
Proposed Plan Subdivision (Version 1)
Site Description Plan (Version 1)
Design Response (Version 1)



FILENAME: Y:\21000-21999\21300-21399\21395 Muller\21395 Site Description Plan V1.pro

1 : 250

2/395

VERSION 1 - DRAWN 05/01/2026



MICHELLE MULLER
215 MAIN ROAD, LINDENOW

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21300-21399\21395 Muller\21395 Design Response V1.pro

NOTATIONS

RE-ESTABLISHMENT DATUM VIDE PS644534T
HEIGHTS ARE TO AHD - DATUM VIDE GNSS OBSERVATIONS
CONTOUR INTERVAL : 0.2m

DATE OF SURVEY : 25/11/2025

SCALE (SHEET SIZE A2)

1 : 250

SURVEYORS REF.

21395

VERSION 1 - DRAWN 05/01/2026

DESIGN RESPONSE PLAN

PARISH OF COONGULMERANG
CROWN ALLOTMENT 33 SUBDIVISION B (PART)
LOT 1 ON PS63692TT

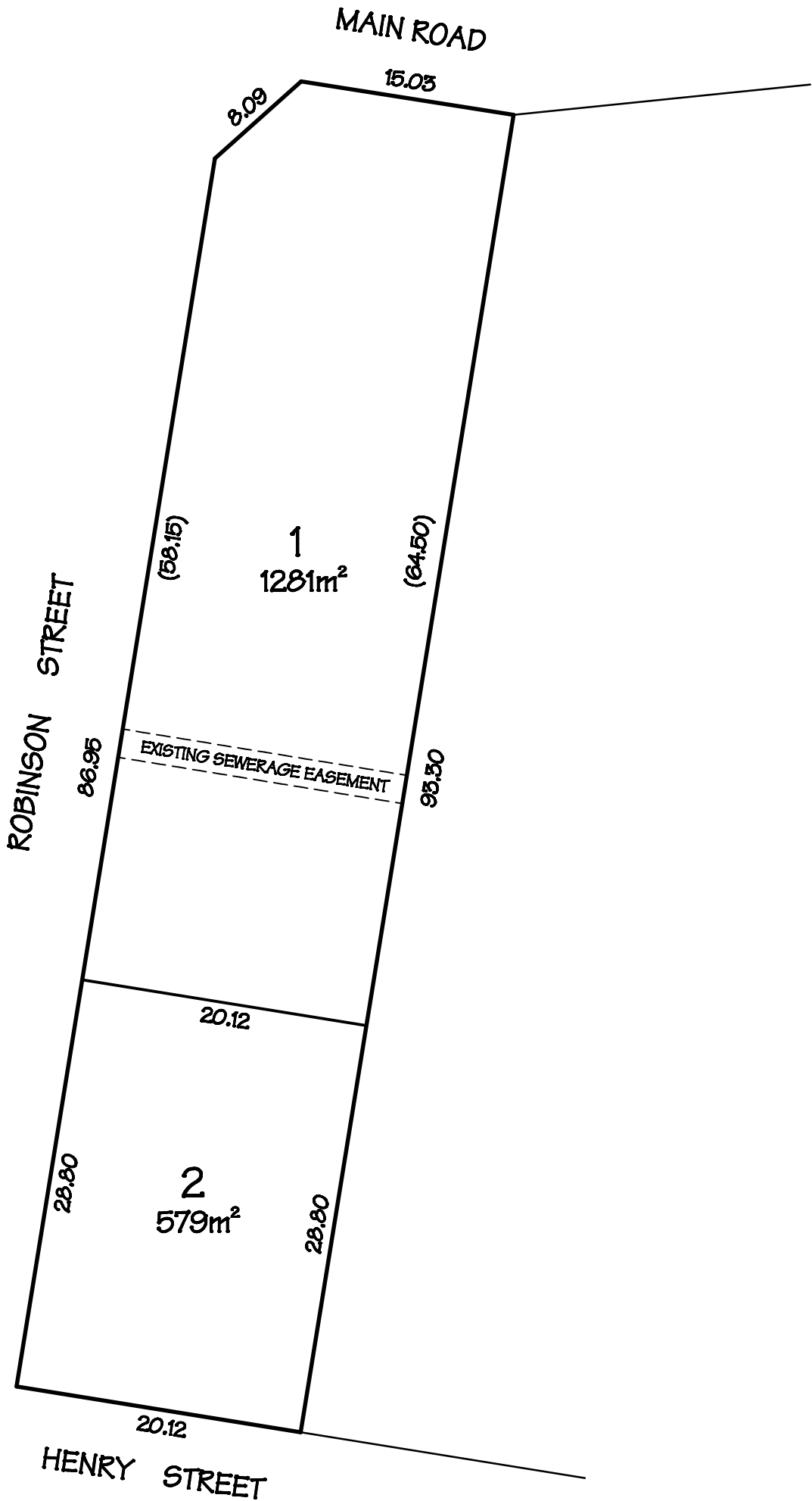
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MGA2020 ZONE 55

PROPOSED SUBDIVISION

PARISH OF COONGULMERANG
CROWN ALLOTMENT 33 SUBDIVISION B (PART)

LOT 1 ON PS636927T



<div>215 MAIN ROAD, LINDENOW</div> <div>Crowtner & Sadler Pty. Ltd.</div> <div>LICENSED SURVEYORS & TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div> <div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div> <div>FILENAME: Y:\21000-21999\21300-21399\21395 Muller\21395 Prop V1.pro</div>	NOTATIONS	
	AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
	SCALE (SHEET SIZE A3)	SURVEYORS REF.
	1 : 400	21395 VERSION 1 - DRAWN 05/01/2020