

# SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

30<sup>th</sup> April 2019

DEVELOPER: Rhys & Stephanie Wehr,

REF 3755

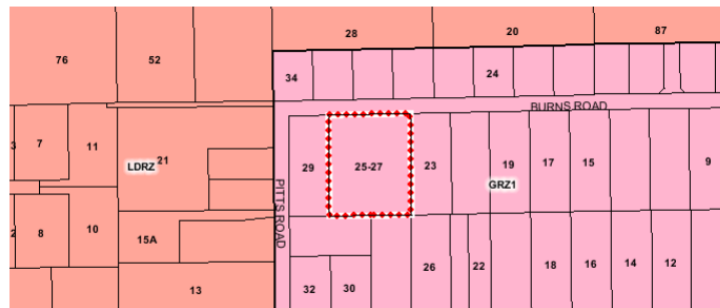
## 2 LOT Residential Subdivision.

Re:- PROPOSED 2 LOT SUBDIVISION  
CROWN ALLOTMENT 9 (PART)  
SECTION 6  
PARISH OF PORTLAND  
**Rhys & Stephanie Wehr**  
**Property at 25-27 Burns Road, Portland, VIC 3305**

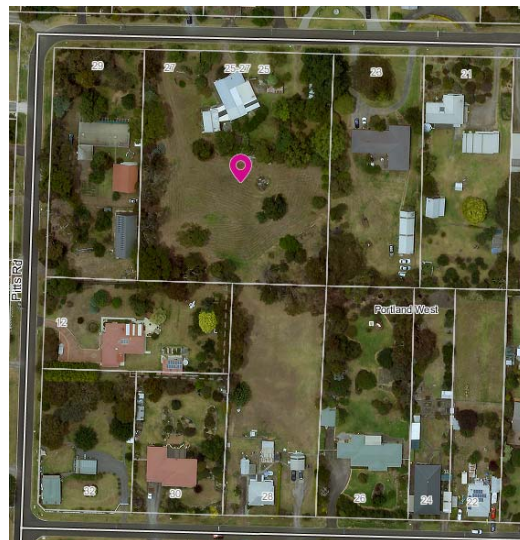
### 1.0 LAND

This is a subdivision proposal located at 25-27 Burns Road Portland, Vol. 05087 Fol. 306. This property is in General Residential Zone (GRZ) with General Residential Zone-Schedule 1 (GRZ1).

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



The property has a total area of 8304sqm with no easements. There is an existing house, shed and access onto Burns Road. The property is surrounded by lots of approximately 4000sqm all with existing dwellings.



### 2.0 OVERLAY & ABORIGINAL CULTURAL HERITAGE

This property is not effected by any overlays or cultural heritage.

### 3.0 PROPOSAL

This is a proposal for a two lot subdivision of Lot 1 on TP217941A located at 25-27 Burns Road Portland. The proposed subdivision will create two new residential allotments of 3497sqm and 4807sqm. Lot 1 will retain the existing house and shedding and lot 2 will be vacant land that is currently bordered by scattered small garden vegetation. The property has established access from Burns Road to the existing house and shedding and the proposed lot 2 and will require a new access point onto Burns Road. See attached proposed plan of subdivision for details.

This proposed subdivision is in close proximity to open spaces, services and facilities required for new dwellings while providing opportunity for growth in an established area of similar lot sizes. The site has a very gradual slope which drains into the existing network and has no notable features or characteristics. See proposed plan for location of existing utilities. The current dwelling only occupies a very small area in this large residential property and this subdivision can provide two new lots that will meet the requirements of the planning scheme and the purpose of the zone.

#### **4.0 PLANNING SCHEME REQUIREMENTS**

This proposed subdivision is in keeping with the purpose of this zone by providing lot sizes that are in keeping with the neighbourhood character while encouraging growth in an area with good access to services and transport. Both lots will be able to accommodate dwellings of a reasonable size while allowing for sufficient percentage of the lot size to be set aside for garden area.

##### **56.03-5 Neighbourhood character objective**

*To design subdivisions that respond to neighbourhood character.*

This property is surrounded by large residential allotments of approximately 4000sqm. This subdivision will create 2 new lots that are of a similar area to the surrounding lots.

##### **56.04-2 Lot area and building envelopes objective**

*To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.*

Complies with this objective.

##### **56.04-3 Solar orientation of lots objective**

*To provide good solar orientation of lots and solar access for future dwellings.*

The new allotments created in this proposal will have north facing good solar orientation for future dwellings.

##### **56.04-5 Common area objectives**

*To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.*

Not applicable for subdivision of this size.

##### **56.06-8 Lot access objective**

*To provide for safe vehicle access between roads and lots.*

Vehicle access will be constructed to the relevant authority's standards.

##### **56.09-2 Electricity, telecommunications and gas objectives**

*To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.*

Will comply with requirements of various electricity, telecommunications and gas supply authorities.

#### **5.0 GENERAL & SERVICE ISSUES**

Lot 1 has existing power, water and sewer and an entrance onto Burns Road. The proposed Lot 2 will need connection to services and an entrance onto Burns Road that meets the requirements of the relevant authorities.

#### **6.0 CONCLUSION**

This proposed two lot subdivision is located on land that is zoned for residential purposes and meets the requirements of the planning scheme for subdivision.



Roger J. Whyte L. S.