

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

9th October 2025

DEVELOPER:

REF 4497

2 Lot Rural Re-Subdivision and use lot 1 for a dwelling.

Re:- PROPOSED 2 LOT RE-SUBDIVISION
CROWN ALLOTMENT PART 2, PART 2A & 3
SECTION 3
PARISH OF GORAE

Property at 685 Gorae Road, GORAE. VIC. 3305

1.0 LAND

This is a re-subdivision proposal of the property located at 685 Gorae Road, GORAE. VIC. 3305. Total of 3 parcels are re subdivided, being Crown Allotments 2 & 2A Part & 3, Section 3, Parish of GORAE - Vol. 6388 Fol. 590 – TP439287Q and Vol. 8790 Fol. 907 – TP903451T.

The property is in the Farming Zone (FZ) with schedule 2 to the Farming Zone (FZ2).
The property is affected by the Bush Fire Management Overlay (BMO).

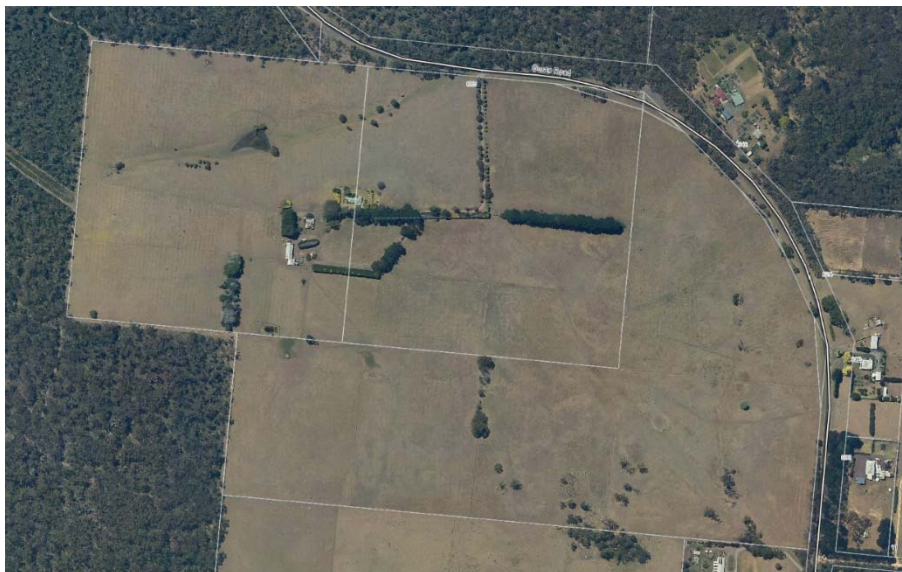
[FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)



[FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)



Zone information



Aerial Image

2.0 PROPOSAL

This Proposal is for a 2 Lot Re- Subdivision of 3 existing parcels (two titles) and used lot 1 for a dwelling. The applicant's parents did live on the family farm of 5 generation (now in aged care home) their home is no longer habitable (lot 2), needs re-stumping, re-wiring due to vermin and a new septic system as the current one has fallen in.

, is planning to build a new house on proposed lot 1 to manage the family farm.

(Pre planning email was received from , Strategic Planner, Glenelg Shire Council on 18/02/2025.)

See the proposed plan of subdivision for details.

I refer to second dot point 35.07-3 "re-subdivision of existing lots"

35.07-3 Subdivision 31/07/2018 VC148

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

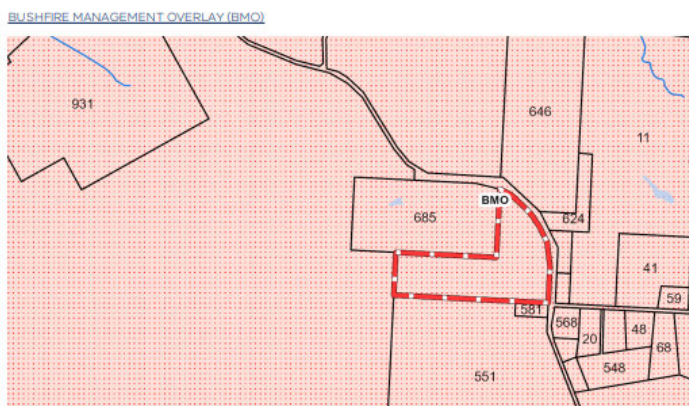
- *The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.*
- ***The subdivision is the re-subdivision of existing lots and the number of lots is not increased.***
- *The subdivision is by a public authority or utility service provider to create a lot for a utility installation.*

This proposal will not have any detrimental effect on the agricultural use of the land and can meet the purpose of the farming zone.

3.0 OVERLAYS

Bush Fire Management Overlay (BMO)

This application is affected by the **Bush Fire Management Overlay (BMO)**.



BMO overlay

We would like to request exemption of the requirements to supply bushfire management documents as part of this Planning Permit application and address the MBO requirements at the construction of the dwelling.

See attached proposed plan of subdivision for existing site details.

4.0 ABORIGINAL CULTURAL HERITAGE

This property is not affected by cultural heritage.

5.0 VEGETATION

No native vegetation will be affected in this proposal. The new boundaries of the proposed lot 1 have been designed to follow existing fence be away from vegetation.

See proposed plan of subdivision for details.

6.0 CONCLUSION

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

This development should not have any adverse visual, environmental or agricultural effect on the area and is consistent with the purpose of the zone.

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