

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

8th January 2026

DEVELOPER: [REDACTED],

REF 4527

3 Lot Rural Living Subdivision.

Re:- PROPOSED 3 LOT SUBDIVISION
CROWN ALLOTMENT PART 2
SECTION 4
PARISH OF GORAE

[REDACTED]
Property at 103 Benbows Road, Gorae. VIC. 3305

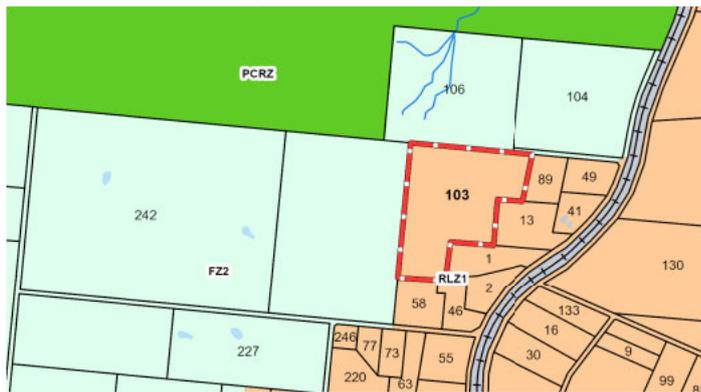
1.0 LAND

This is a subdivision proposal of the property located at 103 Benbows Road, Gorae. VIC. 3305.

Crown Allotment PART 2, Section 4, Parish of GORAE - Vol.9809 Fol.501 – Lot 9 LP211468L

The property is in the Rural Living Zone (RLZ) with schedule 1 to the Rural Living Zone (RLZ1).
The property is affected by a Bushfire Management Overlay.

[RURAL LIVING ZONE \(RLZ\)](#)
[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)



Zone information



Aerial Image

The property has an existing house with farm sheds with an entrance onto Benbows Road.

2.0 PROPOSAL

The purpose of this subdivision is to subdivide the existing title to create 3 Rural Living Lots all greater than the area specified for the land in a schedule to this zone of 4ha.

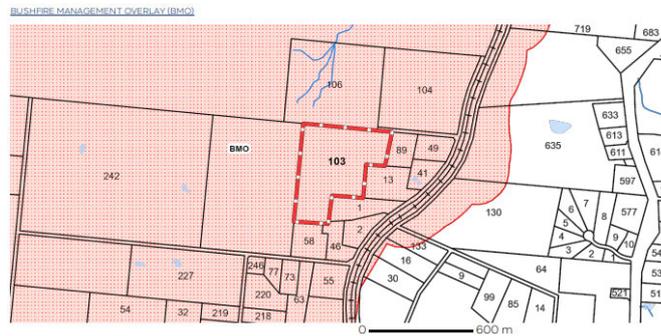
This subdivision meets the requirements of the planning scheme by proposing a 3 Rural Living Zone Subdivision with a good variation of lot sizes 5.05ha to 9.09ha that have been designed with the existing terrain & infrastructure.

(See proposed plan of subdivision for property feature details)

3.0 OVERLAYS

Bushfire Management Overlay (BMO)

This property is affected by the **Bushfire Management Overlay (BMO)**



Bushfire Management Plan & Statement have been provided with this Planning Permit application.

4.0 PLANNING SCHEME REQUIREMENTS

This property is in the Rural Living Zone (RLZ) with schedule 1 to the Rural Living Zone (RLZ1). This proposal is in keeping with the purpose of this zone by providing for residential use in a rural environment.

35.03 RURAL LIVING ZONE

Shown on the planning scheme map as RLZ with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

PLANNING SCHEME LOT SIZE AND DENSITY REQUIREMENTS

35.03-3 Subdivision

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 4 hectares.

This subdivision meets the requirements of the planning scheme by proposing a 3 Rural Living Zone Subdivision with a good variation of lot sizes 5.05ha to 9.09ha that have been designed with the existing terrain & infrastructure.

This proposal has Rural Living Zone lots that adjoin this development and can meet the purpose of the Rural Living Zone.

5.0 NATIVE VEGETATION

No native indigenous vegetation will be affected in this proposal. All new boundaries are entirely within cleared farmland or along existing planted plantations fence lines.

See proposed plan of subdivision for details.

Entrances to the proposed lots are from Benbows Road a formed limestone road that is a No Through Road, all entrances are clear of roadside trees.



Proposed entrance to lots 1 & 2



Proposed entrance to lot 3

6.0 ABORIGINAL CULTURAL HERITAGE

This property is not in an area of Aboriginal Cultural Heritage.

7.0 GENERAL & SERVICE ISSUES

All lot will have access to Benbows Road. Electricity will have to be provided to each lot, there are a number of power poles with transformer located in the property. See proposed plan of subdivision for details.

8.0 CONCLUSION

This proposed 3 lot subdivision is located on land that is zoned for rural living purposes and meets the requirements of the planning scheme for subdivision.

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