

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

9th February 2026

REF 4514

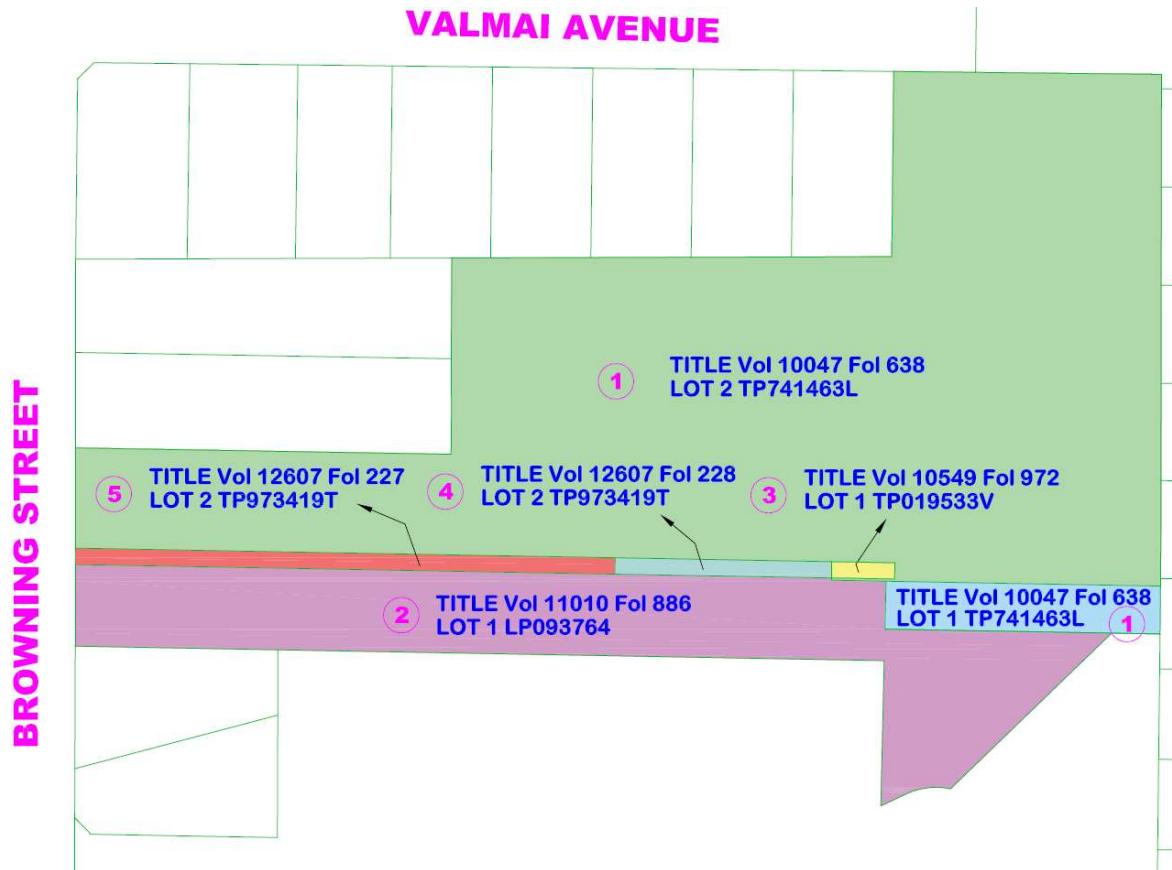
3 Lot Residential Re-Subdivision.

Re:- PROPOSED 3 LOT RE-SUBDIVISION
CROWN ALLOTMENTS 22 & 27 PARTS
PARISH OF PORTLAND

Property at 168 -170 Browning Street, Portland. VIC. 3305

1.0 LAND

This is a re-subdivision proposal of the property located at 168 -170 Browning Street, Portland. VIC. 3305. of 5 titles (6 parcels) being, Vol.10047 Fol.638, Vol.10549 Fol.972, Vol.11010 Fol.886, Vol.12607 Fol.227 & Vol.12607 Fol.228 into 3 lots.



This property is in General Residential Zone (GRZ) with General Residential Zone-Schedule 1 (GRZ1) and has a Heritage Overlay.

The property has a total area of 14,744m² with an existing house & outbuildings with access onto Browning Street & Valmai Avenue.



Aerial Image of property



Aerial Image of property and surrounds

The site is relatively flat with some vegetation.

2.0 PROPOSAL

This is a proposal for a three lot re-subdivision of 6 parcels. The proposed subdivision will create a 1.245ha lot for the existing dwelling & outbuildings and two new lots 1236m² & 1062m² residential allotments for a future development.

This proposed subdivision is in the north part of Portland with close proximity to open spaces, services and facilities required for new dwellings. The site has a very gradual slope which drains into the existing network.

See proposed plan of subdivision for site details.

This planning application requests to remove all existing easements on all titles as they were created with old methods that are not appropriate now days.

The plan of subdivision will create easements as required by the authorises & the developer.

3.0 OVERLAY & ABORIGINAL CULTURAL HERITAGE

Heritage Overlay – Schedule (HO285).

This property is in the Heritage Overlay – Schedule (HO285).

HO285 refers the residence at 168 -170 Browning Street, Portland



This property is not affected by any other overlays.

This property is not effected by cultural heritage.

4.0 PLANNING SCHEME REQUIREMENTS

This proposed re-subdivision maintains existing lot layout that fronts Browning Street and consolidates parcels to create large lot with potential of future subdivision. This Subdivision is in keeping with the purpose of this zone by providing the opportunity for housing growth in a location with good access to services and transport that is in keeping with the neighbourhood character.

5.0 CONCLUSION

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

Berry & Whyte Surveyors.
160A Percy Street.
Portland Vic. 3305
Ph 03 5523 3377
Email admin@portlandsurveyors.com