

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

3rd July 2026

Version 2

DEVELOPER: [REDACTED]

REF 4569

2 Lot Residential Subdivision.

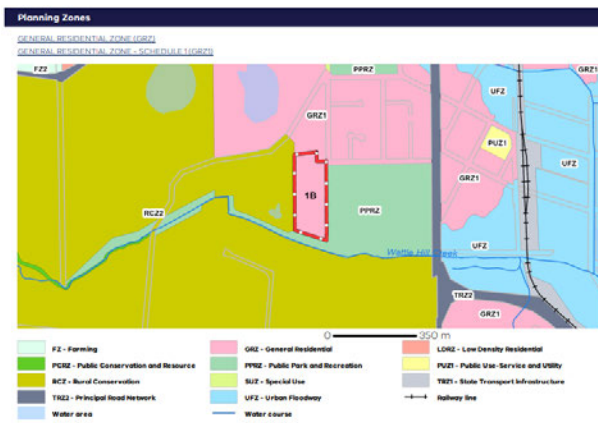
Re:- PROPOSED 2 LOT SUBDIVISION
CROWN ALLOTMENT 14 (Part)
SECTION G
PARISH OF PORTLAND

Property at 1B Lalor Street, Portland. Vic. 3305.

1.0 LAND

This is a subdivision proposal of the property located at 1B Lalor Street, Portland. Vic. 3305.. Vol.10637 Fol.152 – Lot 26 on PS449122G.

This property is in General Residential Zone (GRZ) with General Residential Zone-Schedule 1 (GRZ1) The property is affected by the Bush Fire Management Overlay (BMO), southern part of the land is in a Floodway Overlay (FO) – Schedule 1 (FO1), southwestern part is in an area Land Subject to Inundation Overlay (LSIO) – Schedule 1 (LSIO1) and part of is in an area of Cultural Heritage Sensitivity.



Zone information



Aerial Image

The property has an existing house and an entrance onto 1B Lalor Street, Portland. Vic. 3305.

2.0 PROPOSAL

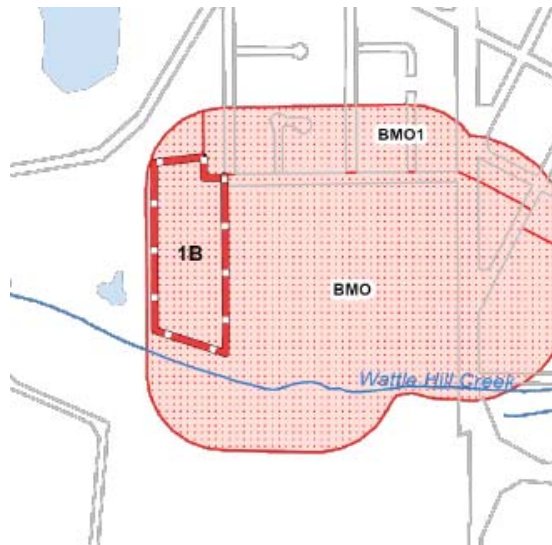
The purpose of this subdivision is to subdivide existing title to create a lot for the existing dwelling and vacant new residential allotment being 8007m².

(See proposed plan of subdivision for property feature details)

3.0 OVERLAYS

Bush Fire Management Overlay (BMO)

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



BMO overlay

Bushfire management documents are being prepared and will be submitted with this application when prepared.

Floodway Overlay (FO)

This proposal meets the requirements of this zone for subdivision by creating a new lot and a lot with an existing house that is not in the Floodway Overlay.

The purpose of the Floodway Overlay is to;

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Land Subject to Inundation Overlay (LSIO).

This property is partly effected by Land Subject to Inundation Overlay (LSIO). The purpose of this overlay is,

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

The new lot & existing house and shedding is outside the area subject to inundation and the Urban Floodway Zone.

4.0 ABORIGINAL CULTURAL HERITAGE

This property is in an area of Aboriginal Cultural Heritage.

is subdivision does not qualify for a cultural heritage management plan due to the proposal being a subdivision of 2 lots.

5.0 PLANNING SCHEME REQUIREMENTS

This proposed 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.

Proposed Lot 1 will be able to accommodate a dwelling while allowing for sufficient percentage of the lot size to be set aside for garden area.

56.03-5 Neighbourhood character objective

This proposal would fit with the neighbourhood character by creating two lots capable of accommodating suitable residential developments.

There are no site features effected by this proposal which would require attention.

56.04-2 Lot area and building envelopes objective

Both lots will have sufficient area to provide for the required minimum percentage, 25%, of lot set aside for garden area.

56.04-3 Solar orientation of lots objective

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

56.04-5 Common area objective

No common area will be created in this subdivision.

56.06-8 Lot access objective

This proposed subdivision has existing access onto Lalor Street for both proposed lots 1 and new driveway may be required. (See proposed plan of subdivision for detail).

56.07-4 Stormwater management objectives

Both lots are large enough to have minimal stormwater runoff difference post and pre development.

56.09-2 Electricity, telecommunications and gas objectives

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

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