# SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

3rd March 2025

DEVELOPER: , Surrylea Farms REF 4406

## 2 Lot Rural Re-Subdivision.

Re:- PROPOSED 2 LOT SUBDIVISION

CROWN ALLOTMENT 6 & E

**SECTION 17 & 11** 

PARISH OF BOLWARRA

**Surrylea Farms** 

Property at 730 Princes Highway and 44 Flowers Road, Heathmere, VIC. 3305.

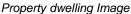
#### 1.0 **LAND**

This is a re-subdivision proposal located at 730 Princes Highway and 44 Flowers Road, Heathmere. Vol.10858 Fol.679, Lot 1 on TP853710V and Vol.09517 Fol.177, Lot 5 on LP142680. This property is in the Farming Zone (FZ) with Schedule 1 (FZ1) and is affected by Environmental Significance Overlay (ESO) with Schedule 3 (ESO3) and the Bushfire Management Overlay (BMO).



Property - zone information







Property-Image

The land has dams, a bore pump and shedding to facilitate the running of the farmland and a dwelling which is not occupied by the owner.

own adjoining farmland to the south. The existing dwelling has associated shedding and an entrance onto Flowers Road. The property has an easement for transmission of electricity on the far west.

#### 2.0 PROPOSAL

This Proposal is for a 2 LOT RE-SUBDIVISION to excise the existing house on Flowers Road from the farm land. This house is not needed for the running of the farm land. This proposal will create a small lot of 2.1ha for the existing house and a larger lot of 32.3ha for the farm land, Lot 2 will retain the existing house. See the proposed plan of subdivision for details.

## 3.0 PLANNING SCHEME REQUIREMENTS

This proposal is in keeping with the purpose of this zone by assisting in the retention of employment and population to support rural communities while still retaining the majority of the land for agricultural use. Zone (35.07-3) by being a two lot re-subdivision.

35.07-3 31/07/2018 VC148 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. 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:

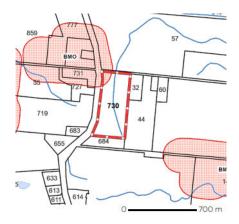
- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a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

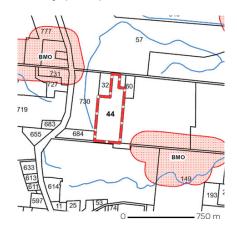
This proposal is in close proximity to Portland and provides the opportunity for accommodation for people working in the farming area while not effecting the current or future use of the land for agricultural purposes. Creating a small lot (lot 1) for an existing house is in keeping with the neighbouring properties. This proposal will not have any detrimental effect on the agricultural use of the land and can meet the purpose of the farming zone.

## 4.0 OVERLAYS

## **Bushfire Management Overlay (BMO)**

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





#### **Purpose**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

This subdivision fits with the purpose of this overlay by being able to provide lots which will have minimal risk to life and property.

No new development is planned on proposed lots 1 and 2. Both proposed lots have existing dwellings that are outside the BMO. Therefore, we would like to request exemption of the requirements to supply bushfire management documents.

See attached proposed plan of subdivision for existing site details.

## **Environmental Significance Overlay (ESO)**

This application is affected by the Environmental Significance Overlay (ESO) with the schedule 3 (ESO3)

This application does not propose any new development and the land will continue to be used for farming grazing land.

The proposed boundary between lots 1 and 2 is contained within open farm land avoiding any established trees. This application can meet the purpose and objectives of this overlay.

#### 5.0 VEGETATION

No native vegetation will be affected in this proposal. The boundaries of the proposed lot 1 have been designed to 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.

The owners proposes to enhance the productivity of the farming area and have access the farming equipment locally and as a result the existing house at 44 flowers Road is not required as part of the farm.

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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