

# SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

3<sup>rd</sup> 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

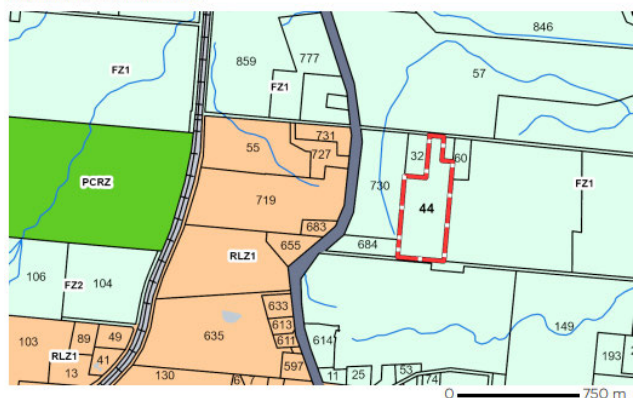
This is a re-subdivision proposal located at 730 Princes Highway and 44 Flowers Road, Heathmere. Vol.10858 Fol.679, Lot 1 on TP853710V and Vol.09517 Fol.177, Lot 5 on LP142680.

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).

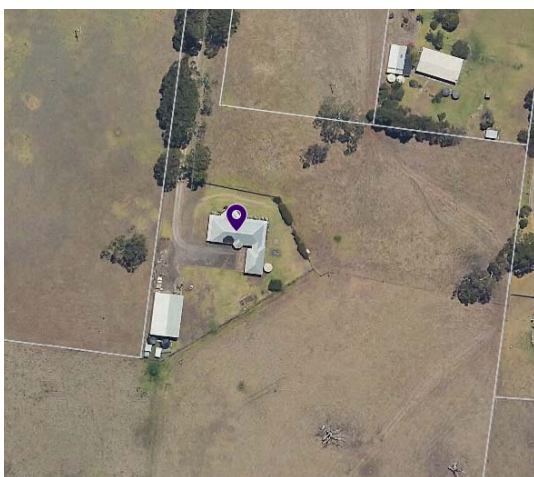
FARMING ZONE (FZ)  
FARMING ZONE - SCHEDULE 1 (FZ1)



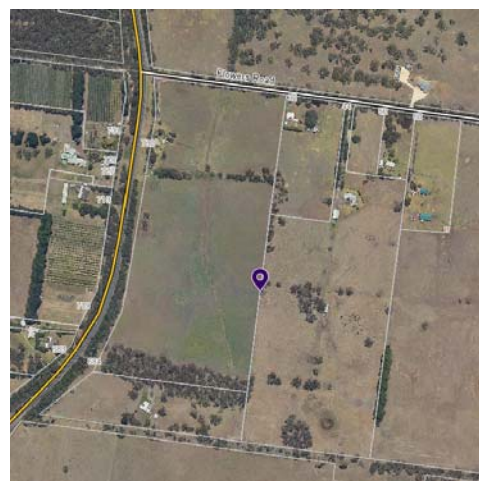
FARMING ZONE (FZ)  
FARMING ZONE - SCHEDULE 1 (FZ1)



*Property – zone information*



*Property dwelling Image*



*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.



### **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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