

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

17th July 2025

DEVELOPER:

REF 4482

2 Lot Residential Subdivision.

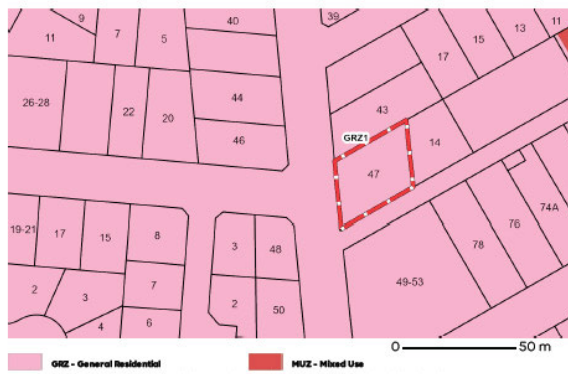
Re:- PROPOSED 2 LOT SUBDIVISION
CROWN ALLOTMENT PART 15
SECTION D
TOWNSHIP OF PORTLAND
PARISH OF PORTLAND

Property at 47 Wellington Road, Portland. VIC. 3305

1.0 LAND

This is a subdivision proposal located at 47 Wellington Road, Portland, Vol. 4195 Fol. 985. This property is in General Residential Zone (GRZ) with General Residential Zone Schedule 1 (GRZ1) and is in the Environmental Significance Overlay (EOS) with Schedule to the Environmental Significance Overlay 6 (EOS6)

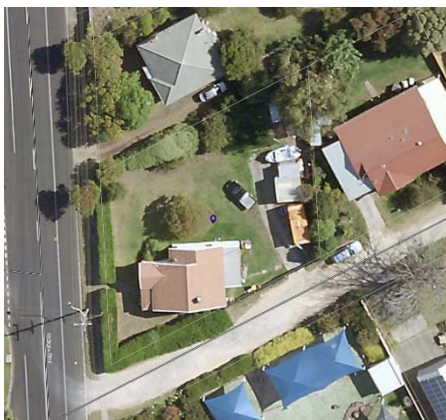
GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (EOS)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 6 (EOS6)



The property has a total area of 994m² with an existing house with access onto Pattersons Lane.



Aerial Image of property



Aerial Image of property and surrounds

The site is relatively flat with no notable vegetation.

2.0 ABORIGINAL CULTURAL HERITAGE

This property is not effected by cultural heritage.

3.0 OVERLAYS

This property is affected by the Environmental Significance Overlay ESO – Schedule 6 (ESO6).
Port of Portland Environs Area 2.

This Site sits within the ESO5 and its development for residential use has the potential to cause future conflicts with the Port of Portland. This application can be achieved in a way which acknowledges and minimises the effect of the possible environmental pollution produced by the Port of Portland on future residential uses.

1.0 *Statement of environmental significance*

20/11/2020
C97gelg

Land use and development within the port environs has potential to cause conflicts with the adjoining Port of Portland. It is important to avoid any development that might compromise the long term use and expansion of port operations, infrastructure and associated storage facilities.

2.0 *Environmental objective to be achieved*

20/11/2020
C97gelg

To minimise the potential for future land use conflicts between the port and port environs.

This is a subdivision proposal of a lot surrounded by established residential properties. It is protected from light spill, glare, noise and emissions generated from the Port of Portland by the surrounding properties and proximity from the source.

This proposal will create one additional new lot and should result in minimal impact on the number of people exposed to the Port operations and the average density of the residential area.

The land is well situated for residential use and will not impact the long term development or operation of the Port.

4.0 PROPOSAL

This is a proposal for a 2 lot subdivision of Lot 1 on TP250324N located at 47 Wellington Road, Portland. The proposed subdivision will create one new residential lot. Lot 1 will retain the small existing house and using the existing access point to the property off Pattersons Lane. Lot 2 will require a new entrance to be constructed from Wellington Road.

This proposed subdivision is in close proximity to open spaces, services and facilities required for a new dwelling. The site is flat and has no notable features or characteristics. The current small dwelling only occupies a very small area in the corner of this large residential property. This subdivision can provide two new lots that meet the requirements of the planning scheme and the purpose of the zone.

See attached proposed plan of subdivision for details and location of existing utilities.

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 2 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 Pattersons Lane for the proposed lot 1 and new access to Wellington Road for Lot 2. (See proposed plan of subdivision for detail).

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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