



Development Application D-4-2020

Reconfiguring a Lot (one lot into two lots)

379 Limestone Creek Road, Adelaide Park

Gretta Cowie – Planning Officer

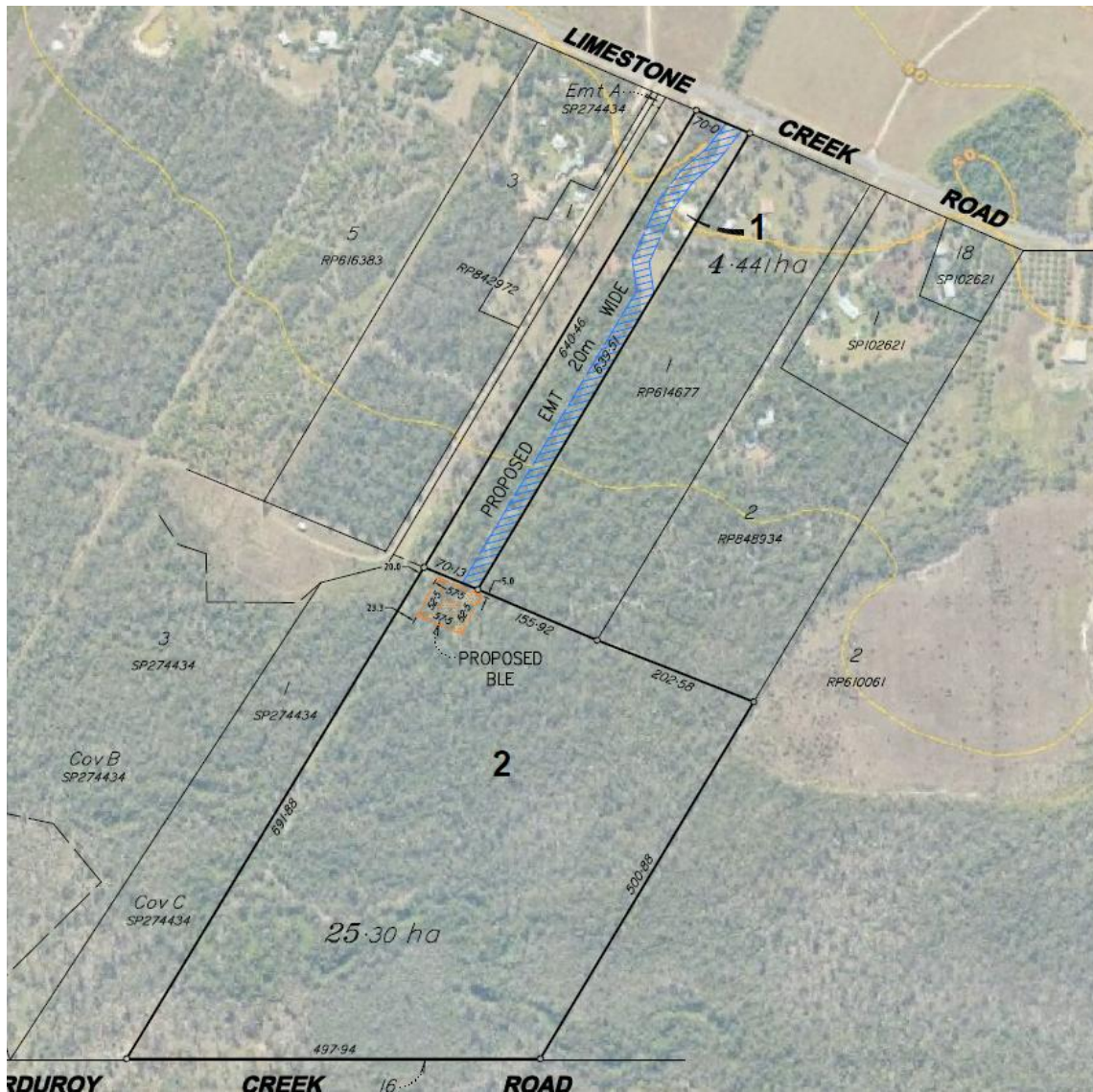
Locality Plan



Locality Plan



Proposal



Proposal



Lot history

The lot was created in 1982.

- Lifestyle lot.
 - Bushfire hazard
 - Biodiversity – wetlands, waterways and vegetation
 - Topography of the site

Constraints were identified in the 2005 Planning scheme

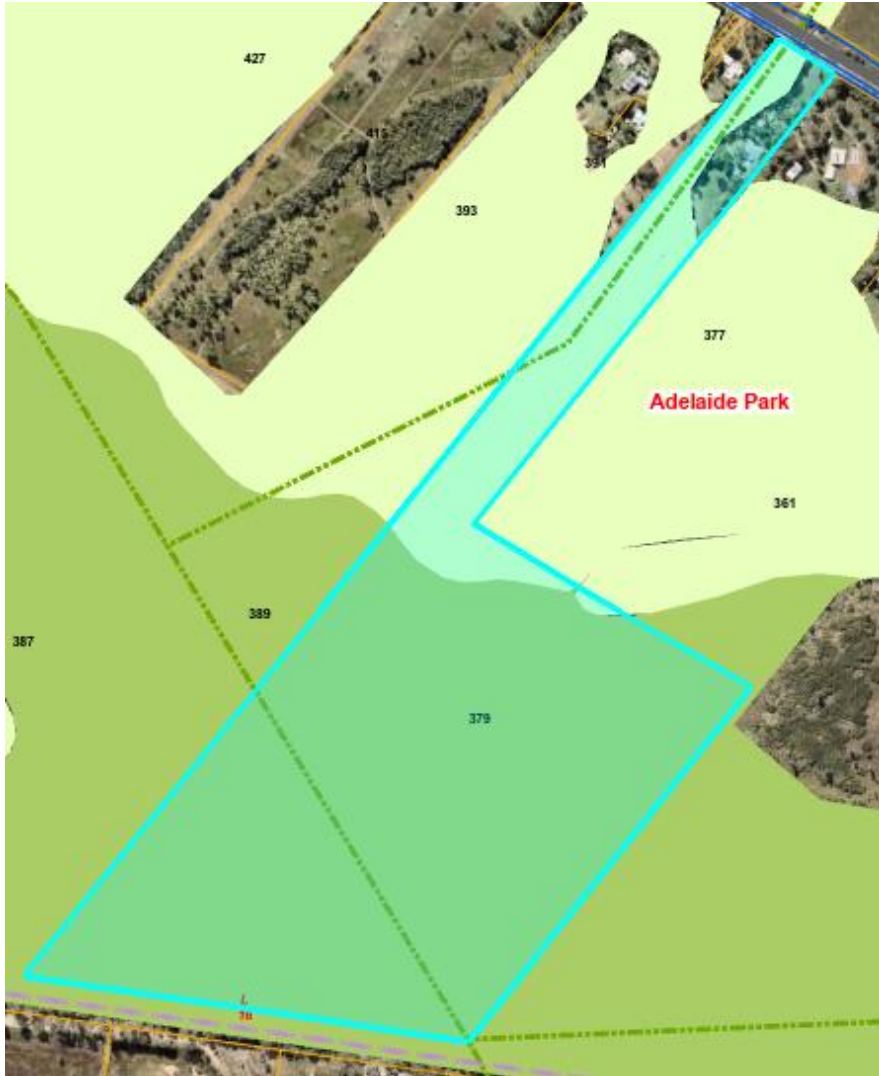
- Planning Scheme minimum lot size
 - 1991 – 10 hectares and potential for 1 hectare family subdivision
 - 1991 (amended 28/01/1994) – 10 hectares only with removal of 1 hectare family subdivision provision
 - 2005 – 10 hectares
 - 2018 – 10 hectares

Bushfire Hazard Overlay



- Risk of entrapment for occupants and emergency services with only one lawful vehicle access to and from the site.
- Access ways must be maintained to a sufficient standard. For 640 metres this is not reasonably achievable.
- Emergency services personnel place their lives at unacceptable risk during disaster response and recovery in the event of a bushfire.
- **Creation of an addition lot within an area identified as bushfire hazard places additional persons and property at unnecessary risk.**

Biodiversity Overlay – Habitat and Vegetation



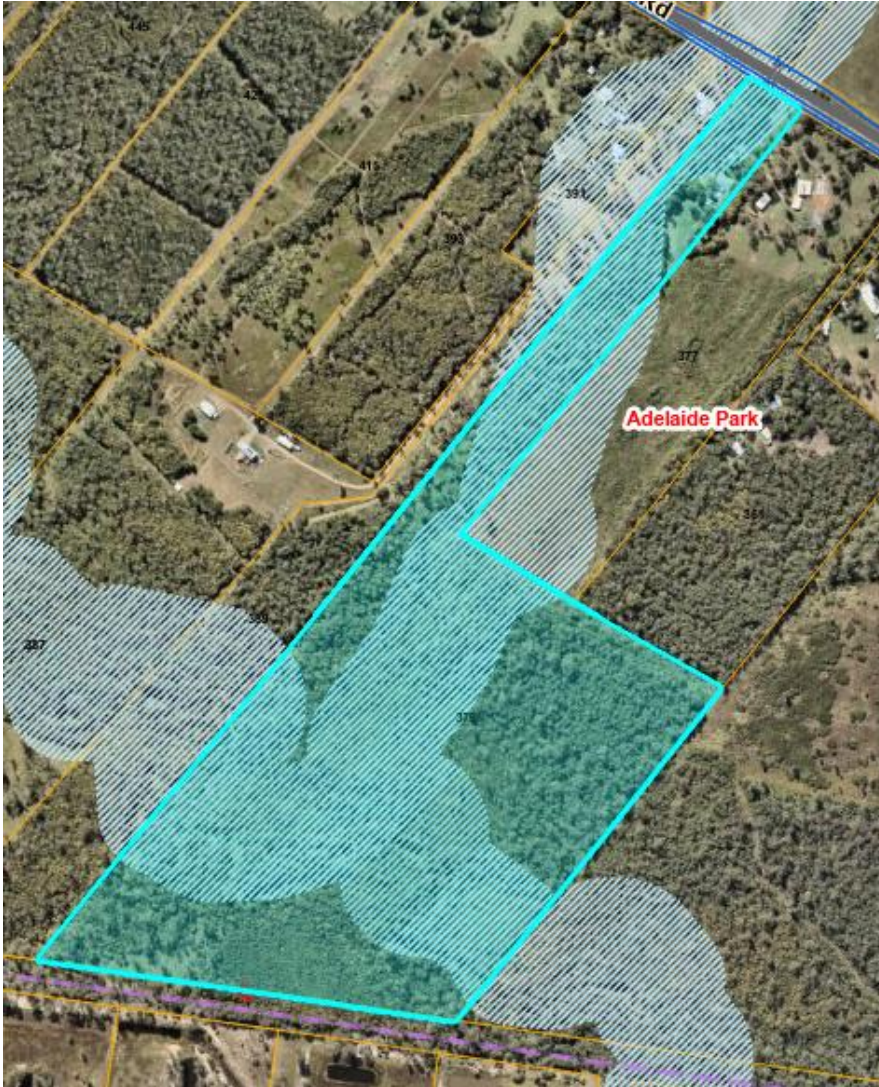
- Approximately **1.69** hectares of vegetation is required to be cleared. This does not include fire management trails or lines.
- Adverse impacts on the ecological function with the introduction of foreign matter (associated with the construction and maintenance of a residential uses)

Biodiversity Overlay – Habitat and Vegetation



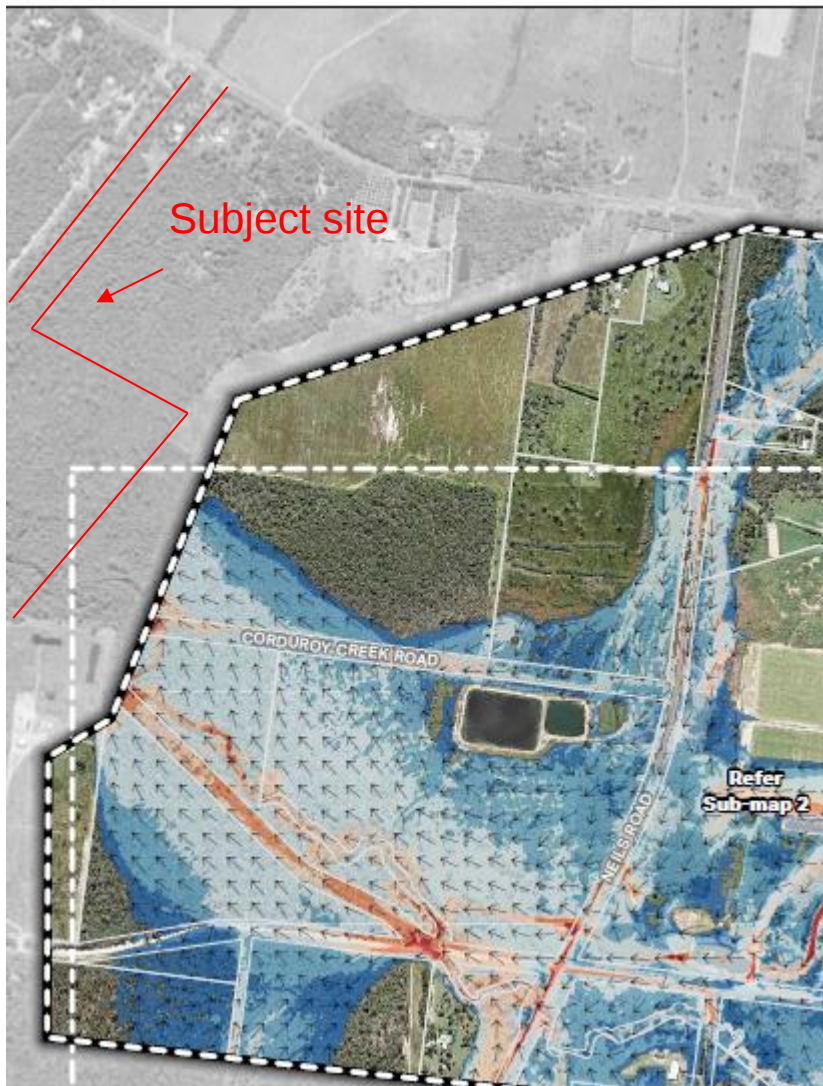
North
to
South
link

Biodiversity Overlay – Stream order



- Multiple waterways intersect in the southern portion of proposed Lot 2.

Biodiversity Overlay – Stream order



Corduroy Creek Flooding

The subject site is located slightly outside the study area however, the investigation indicates **the site would be significantly impacted in 1% Annual Exceedance Probability flood event.**

Summary

The proposal does not meet the Acceptable, Performance or Overall outcomes outlined in the Strategic framework, Reconfiguring a Lot code, Development Works Code, Biodiversity Overlay Code and Bushfire Hazard Overlay Code.

Based on the balanced assessment undertaken, the application is **not supported** by Officers.

