

Development Application D-83-2025
Reconfiguring a Lot (1 lot into 2 lots and
access easement)
5 Richters Road, Byfield

Locality Plan



Red outline – subject site

Blue outlined site – land outside the Capricorn Coast Rural Precinct – School and Hall (Community facilities)

Overlays



OM02 - Agricultural
Land Class A and Class B



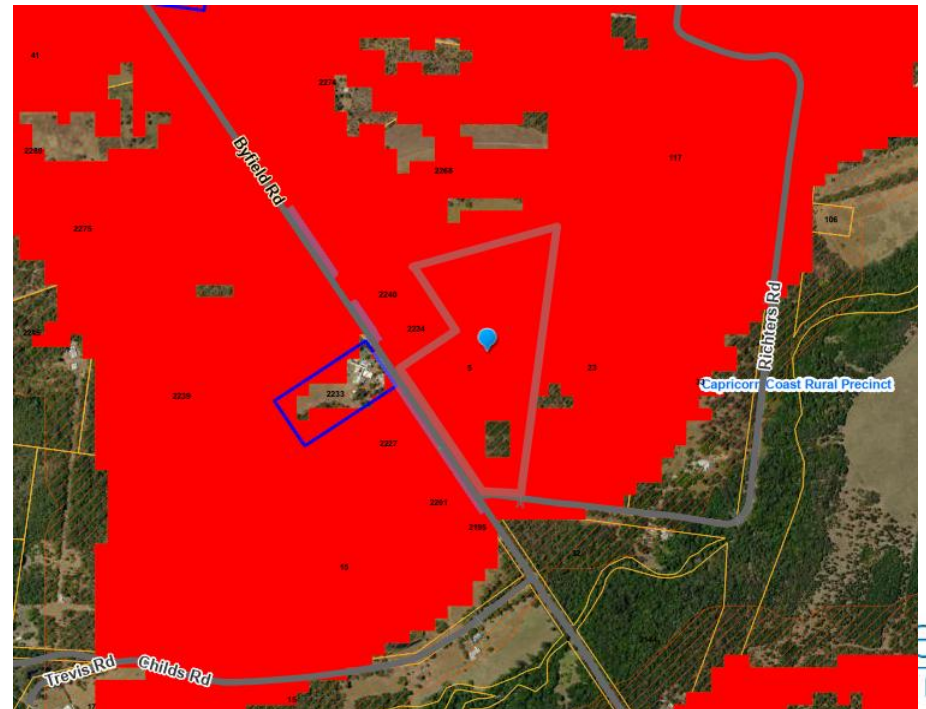
OM07 - Biodiversity -
MSES - Regulated
Vegetation

Overlays

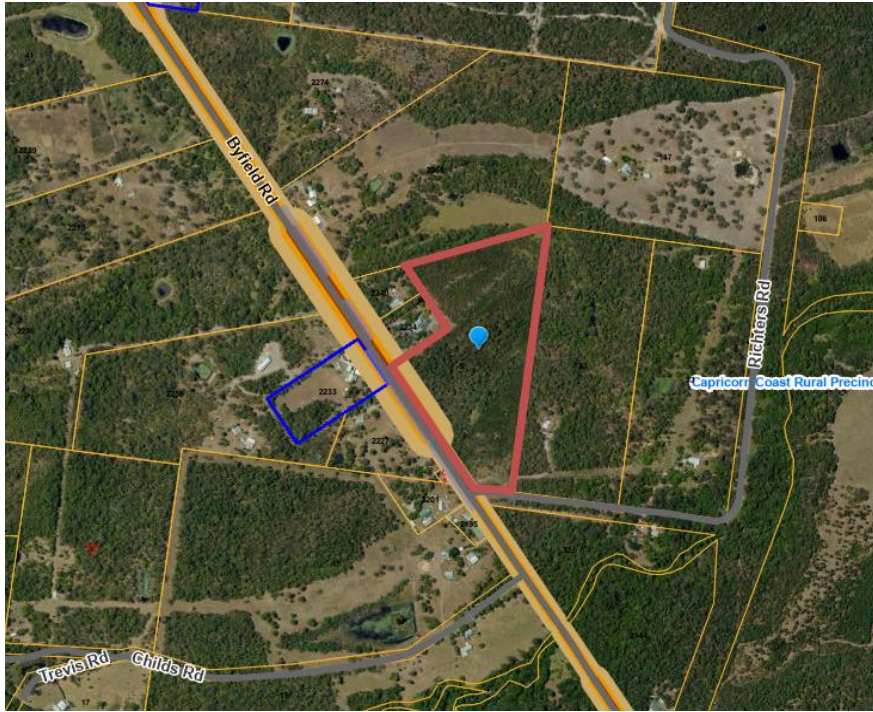


OM10 – Biodiversity – Wetlands and waterways / OM11 - Biodiversity – Waterway Potential Assessment Area – stream order 1

OM12 - Bushfire Hazard Area - High Potential Intensity and Potential impact buffer



Overlays



OM22 - Within Proximity to a State Controlled Road and OM23 - Transport Noise Corridors - State Controlled Road

Key considerations

Seven (7) Submissions Received. Six (6) were properly made.

Issues (summarised):

- Unclear application intent and information
- Lot size is not suitable
- Flood risk / water security/quality risk
- Impact on agriculture
- Impact on ecology
- Need
- Process concerns

All issues have been addressed in the report.

Conclusion

The assessment concludes:

- Achieves Strategic Framework due to the site location close to smaller lots within the Byfield locality, and the subdivision layout avoiding and minimising impact to the biodiversity values over the site.
- Whilst the development does not meet the minimum lot size and dimensions as per the Rural zone code, the lots are of similar sizes to lots in the area and is constrained for rural activities due to the natural environment and waterway through the site.
- The development proposes to protect the biodiversity values in a vegetation covenant, to achieve the overall outcomes of the Biodiversity overlay code.

Recommended for approval, subject to conditions.