



Reconfiguring a Lot (one lot into two lots)

97 Millview Road, Farnborough

Gretta Cowie – Planning Officer

Officer Recommendation:

Based on the balanced assessment undertaken, the application cannot be conditioned to comply and is therefore recommended for **Refusal**.

Locality Plan



Locality Plan



Proposal



Considerations

- The proposal:
 - compromises the potential to use the subject site for its zone purpose (rural activities);
 - does not separate or provide sufficient buffer from existing uses; and
 - is not consistent with the intended character of the Rural zone.
- Each application is assessed on its own merit and historical subdivision does not set a precedent.
- Rural places should predominantly be retained in larger lots to support the ability for rural activities to occur.
- Small rural residential lots should not occur unless there is a demonstrated need for an additional supply of lots and only where located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves.

Summary

The proposal does not meet the specific outcomes outlined in the Strategic framework for Rural places and the Reconfiguring a Lot code.

Due to the existing lot size being 18,280 square metres, the proposal cannot be conditioned to comply. The minimum lot size of 20,000 square metres cannot be achieved.

Current	Proposed
18,280 square metres	14,280 square metres
	4,000 square metres

Based on the balanced assessment undertaken, the application is recommended for **Refusal**.