

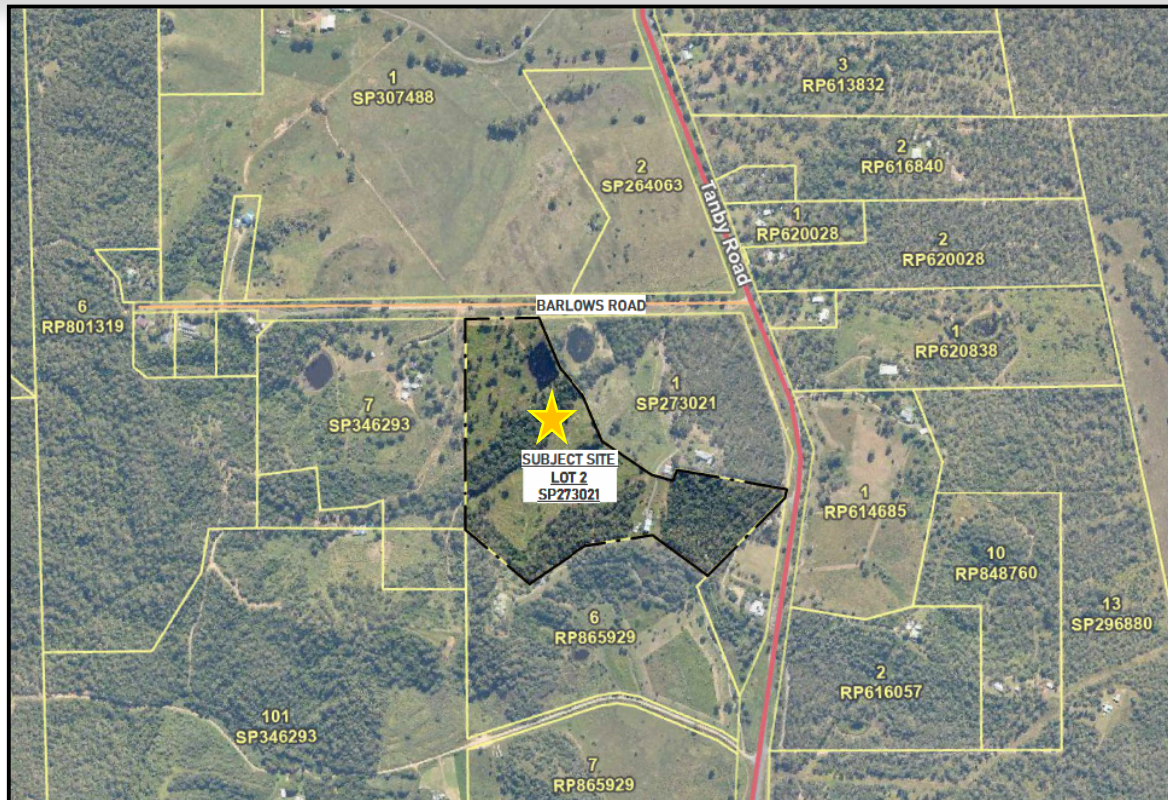


13 BARLOWS ROAD, TAROOMBALL

Development Application for Reconfiguring a Lot-
One (1) lot into two (2) lots

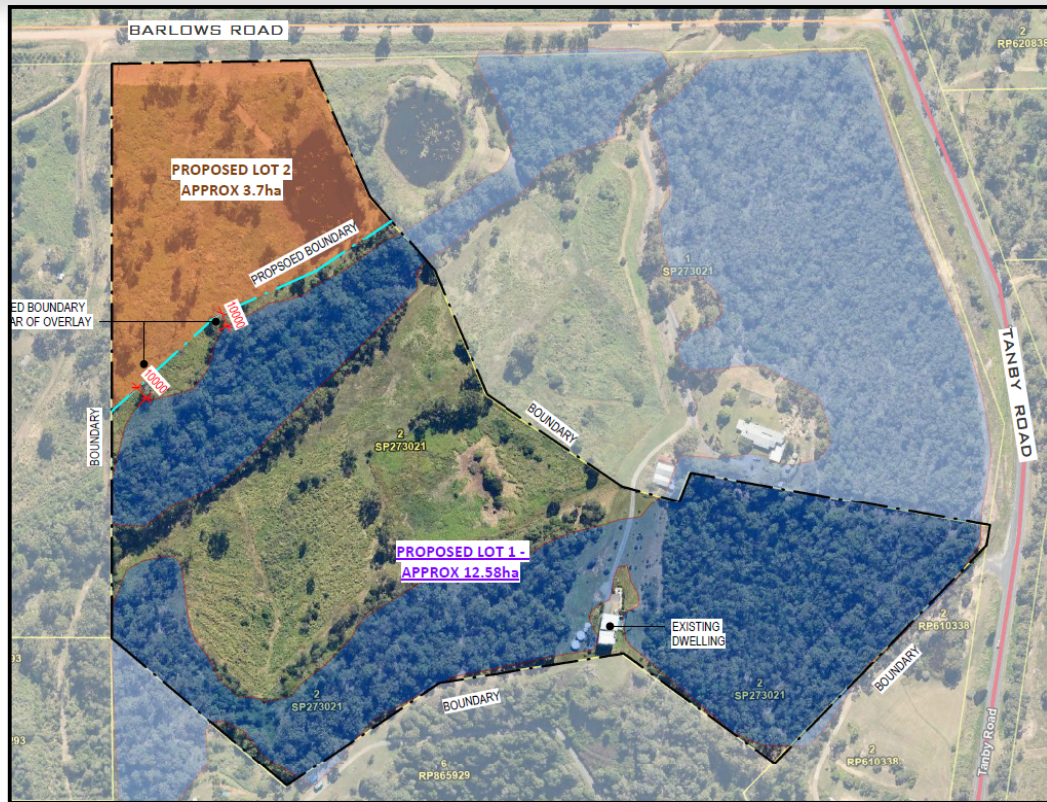
Lot 2 on SP273021

Site and Planning Overview



- Project site area – 15.66 hectares
- Rural Zone – Capricorn Coast Rural Precinct
- Existing area characterised by rural lifestyle blocks

Proposal Overview



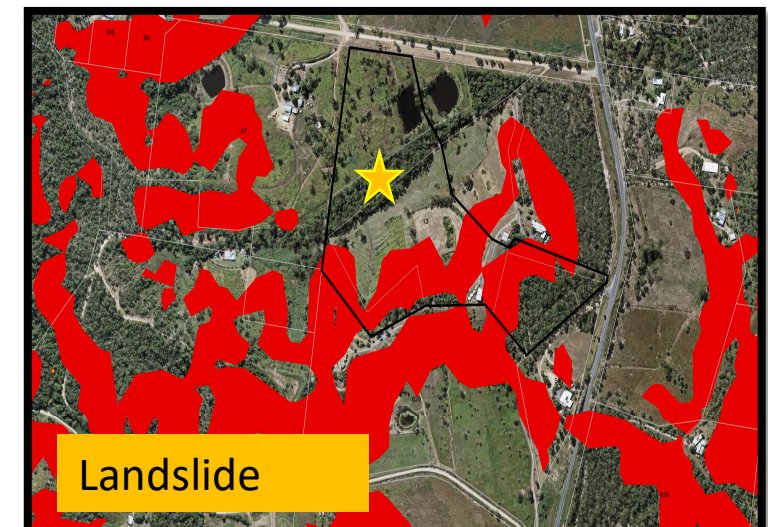
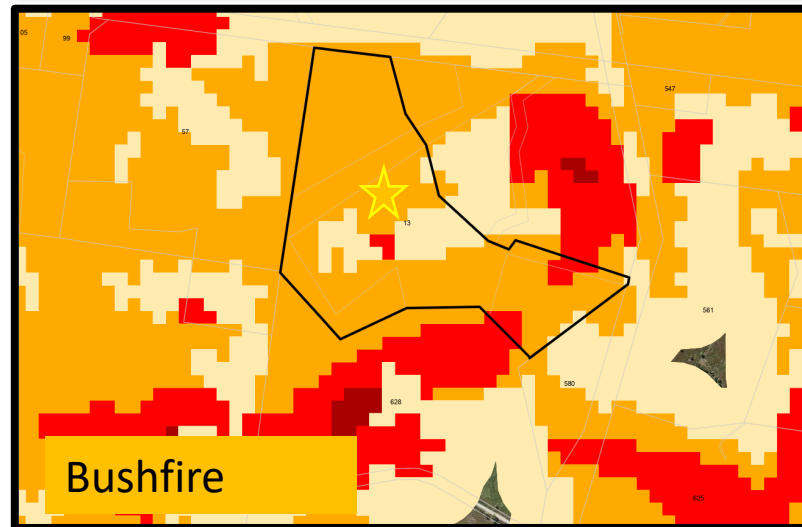
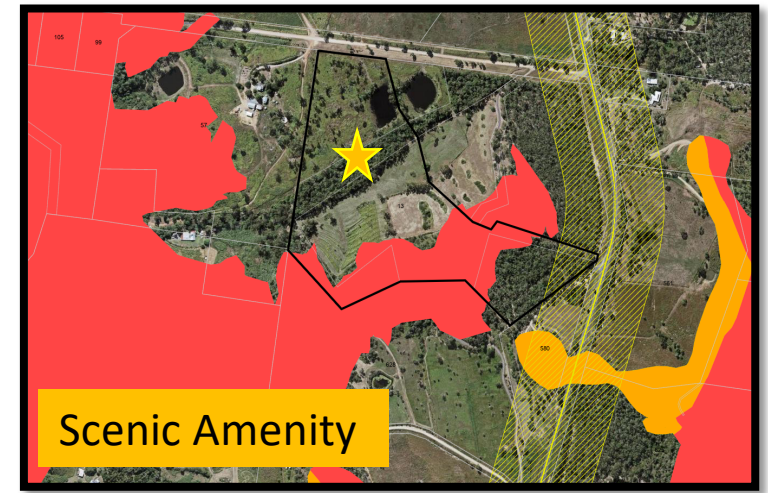
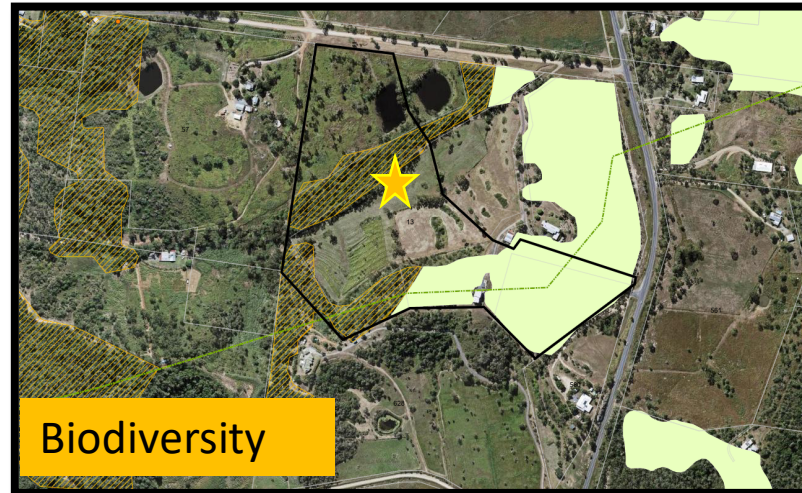
- Reconfiguring a Lot - one lot into two lots
- Proposed Lot 1:
 - Approx. 12.58 hectares
 - Exceeds the minimum lot size requirement of 10 hectares in the Capricorn Coast Rural Precinct.
 - Existing dwelling, associated structures and on-site services to be retained.
 - Existing access from Barlows Road via an access easement over Lot 1 on SP273021 will be retained.

Proposal Overview Cont'd

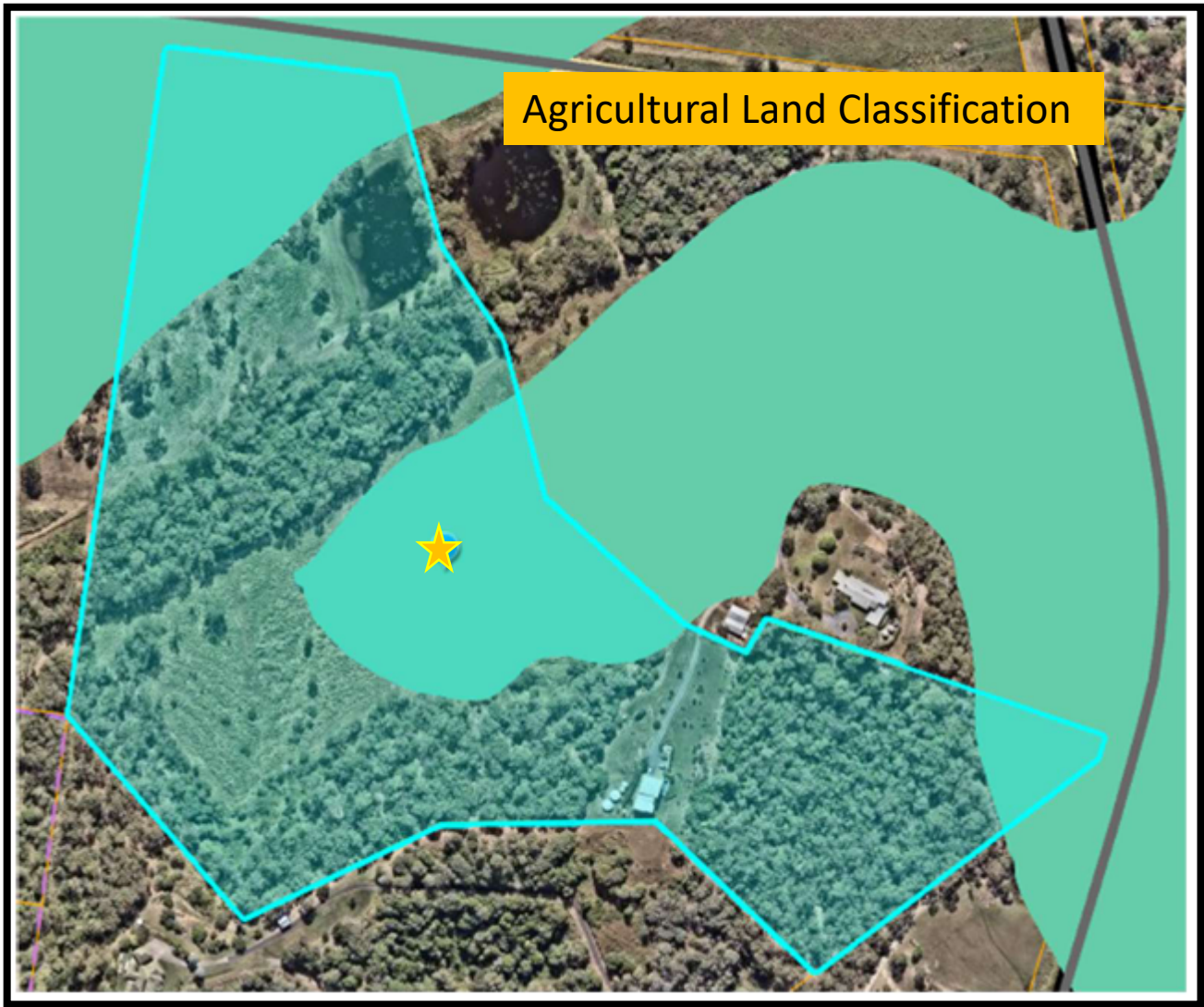


- Proposed Lot 2:
 - Approx. 3.7 hectares
 - Proposed establishment of an 85 metre x 55 metre Building Location Envelope (BLE).
 - A new access for proposed Lot 2 will be established directly from Barlows Road.
 - The proposed boundary between Lot 1 and Lot 2 has been deliberately located 10 metres from the regulated vegetation corridor and associated covenant.
 - The lot is of adequate size and dimension to accommodate on-site services.

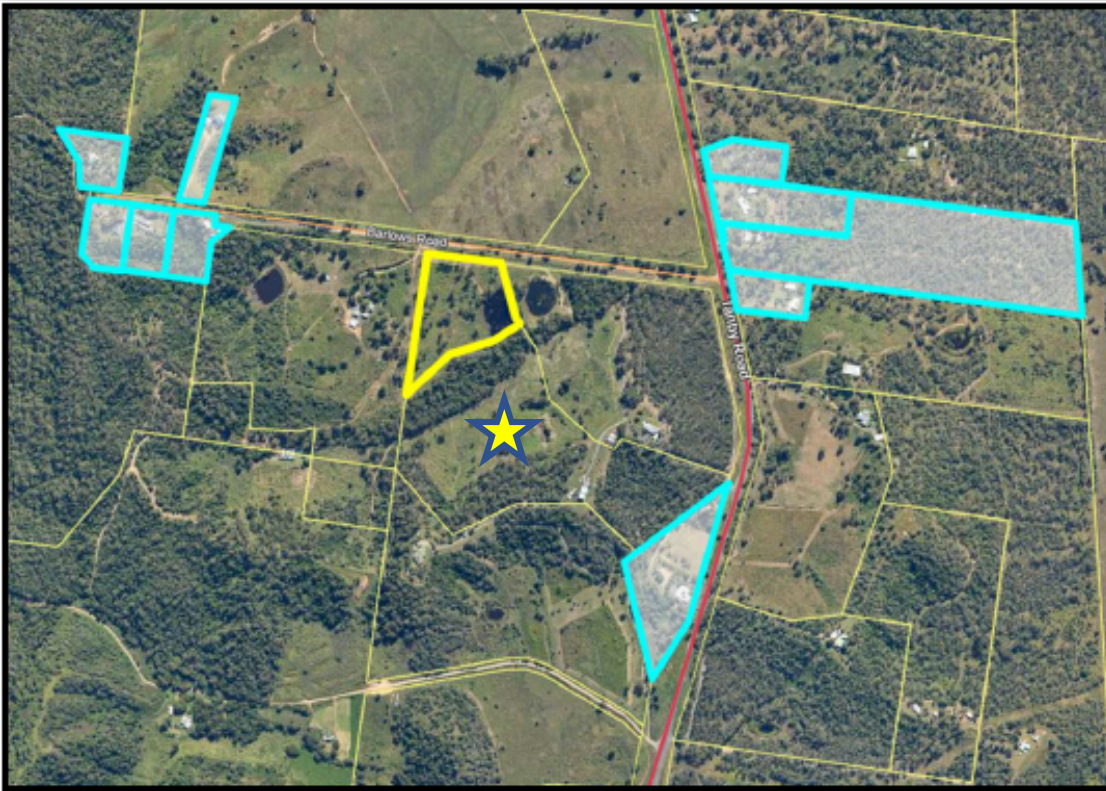
Overlays



Overlays

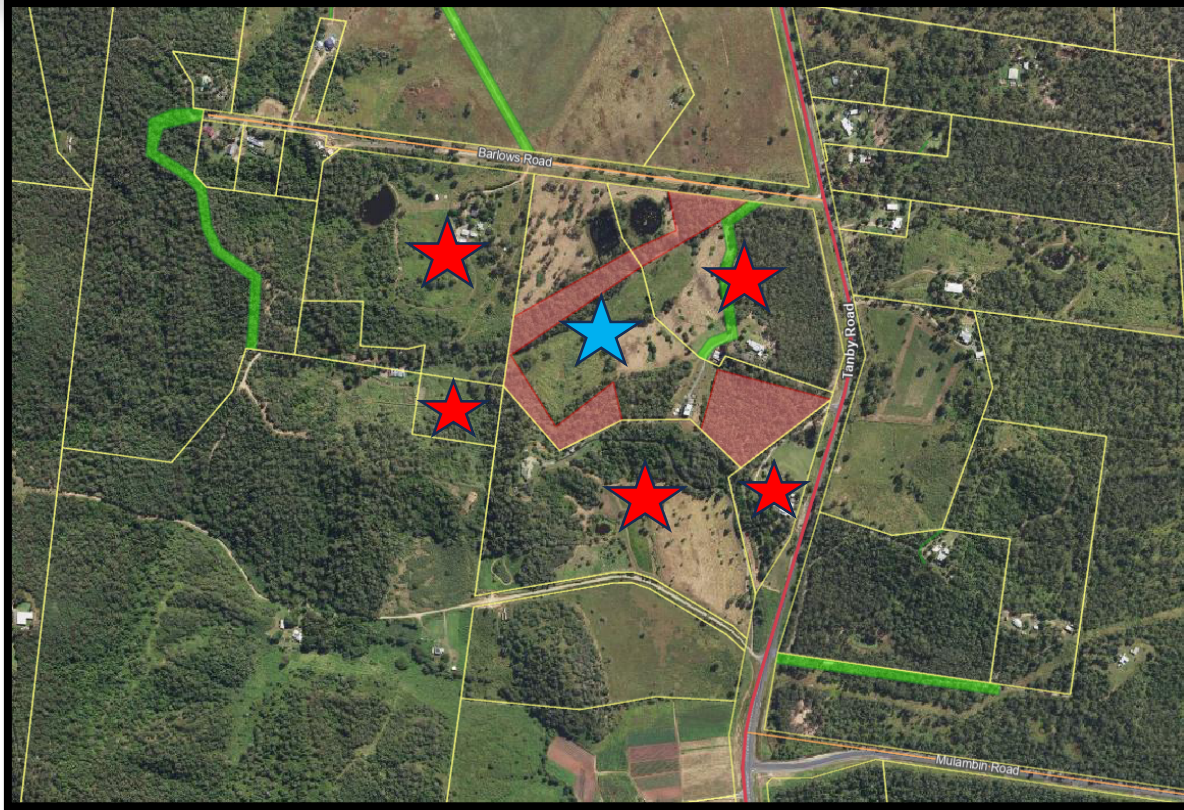


Existing landform



- The surrounding area presents as rural lifestyle blocks in character.
- Of the 19 adjoining or nearby lots, 10 are less than 10 hectares.
- Due to the irregular shape of the existing parcel, topography of the site, and the presence of significant vegetation corridors, the area proposed as Lot 2 is already functionally, physically and visually separated from the remainder of the site.
- The subject site is well connected to nearby community infrastructure and facilities, including a recently approved commercial shopping development approximately 3.5km from the site.

Community support



- During the public notification period, five (5) letters of support and no letters of objection were received.

Reasons for support

- **COMMUNITY SUPPORT:** All adjoining landowners have provided a letter of support, and **no** letters of objection were received during the public notification period.
- **REFLECTS ESTABLISHED LOCAL CHARACTER:** Over half of the 19 surrounding lots are under 10 hectares, demonstrating a well-established pattern of smaller rural lifestyle holdings consistent with the proposal.
- **MAINTAINS RURAL AMENITY:** The subdivision design, combined with the site's irregular shape, natural topography, and established vegetation corridors, creates a logical boundary outcome and preserves the existing rural character along Barlows Road.
- **PROTECTS ENVIRONMENTAL VALUES:** All regulated vegetation and existing covenants remain wholly within Lot 1, ensuring full protection and no fragmentation of habitat corridors.
- **ABLE TO MITIGATE OTHER OVERLAYS:** Proposed Lot 2 is not affected by landslide or scenic amenity overlays. A Bushfire Hazard Assessment and Management Plan demonstrates sufficient mitigation strategies to manage bushfire risk.
- **SAFE AND COMPLIANT ACCESS:** A new driveway from Barlows Road will provide safe, compliant access to Lot 2 without impacting the State-controlled Tanby Road frontage.
- **SUPPORTS LOCAL GROWTH AND LIFESTYLE CHOICE:** The proposal aligns with the Strategic Framework by providing an appropriately sized lifestyle lot close to services, supporting population growth and rural living diversity.

