



195 NEILS ROAD, BONDOOLA

Development Application for Reconfiguring a Lot-
One (1) lot into three (3) lots

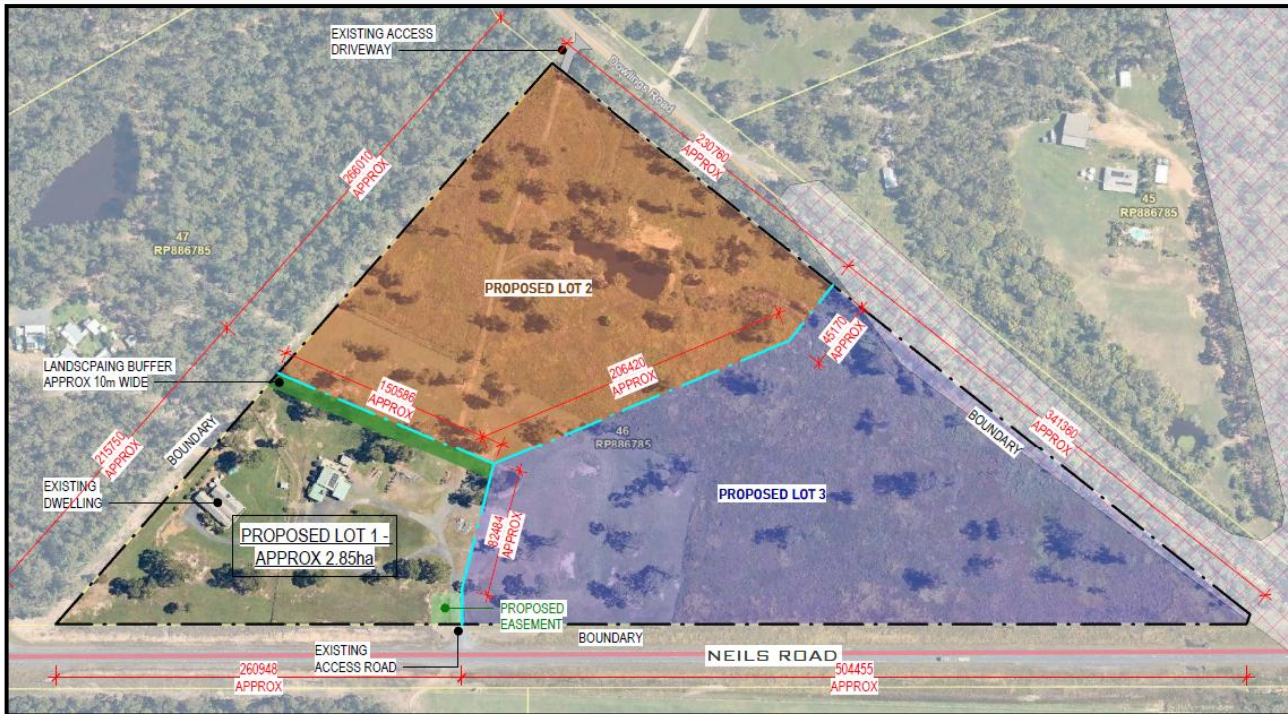
Lot 46 on RP886785

Site and Planning Overview



- Project site area – 14.05 hectares
- Rural Zone – Capricorn Coast Rural Precinct
- Dual road frontage
- Existing area characterised by rural lifestyle blocks

Proposal Overview

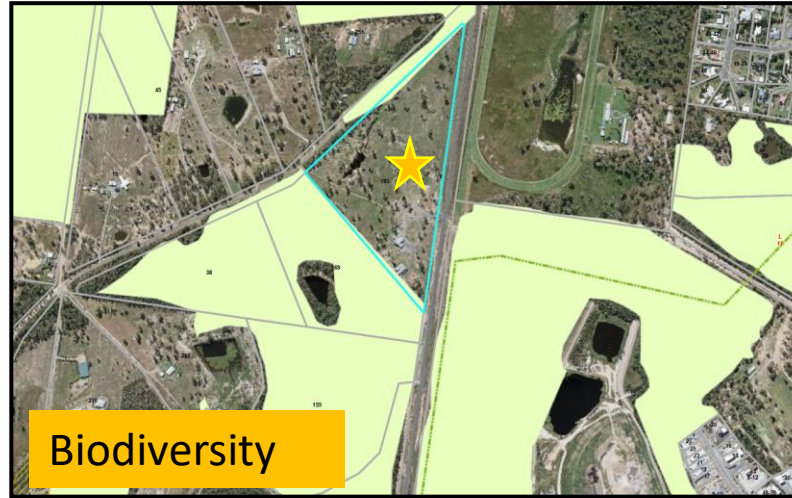


- Reconfiguring a Lot - one lot into three lots
- Proposed Lot 1:
 - Approx. 2.85 hectares
 - Existing dwelling and associated structures
- Proposed Lot 2:
 - Approx. 4.75 hectares allowing for small-scale agricultural uses.
- Proposed Lot 3:
 - Approx. 6.4 hectares allowing for small-scale agricultural uses.
- Access:
 - An access easement will be established over the existing driveway access from Neil Roads to service proposed lots 1 and 3. The existing access from Dowlings Road will service proposed lot 2.

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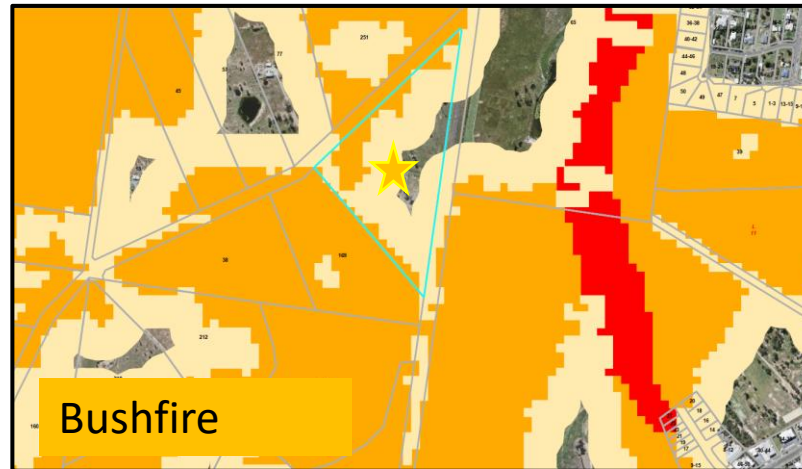
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- GIDEON**
TOWN PLANNING

Overlays



• Biodiversity Overlay

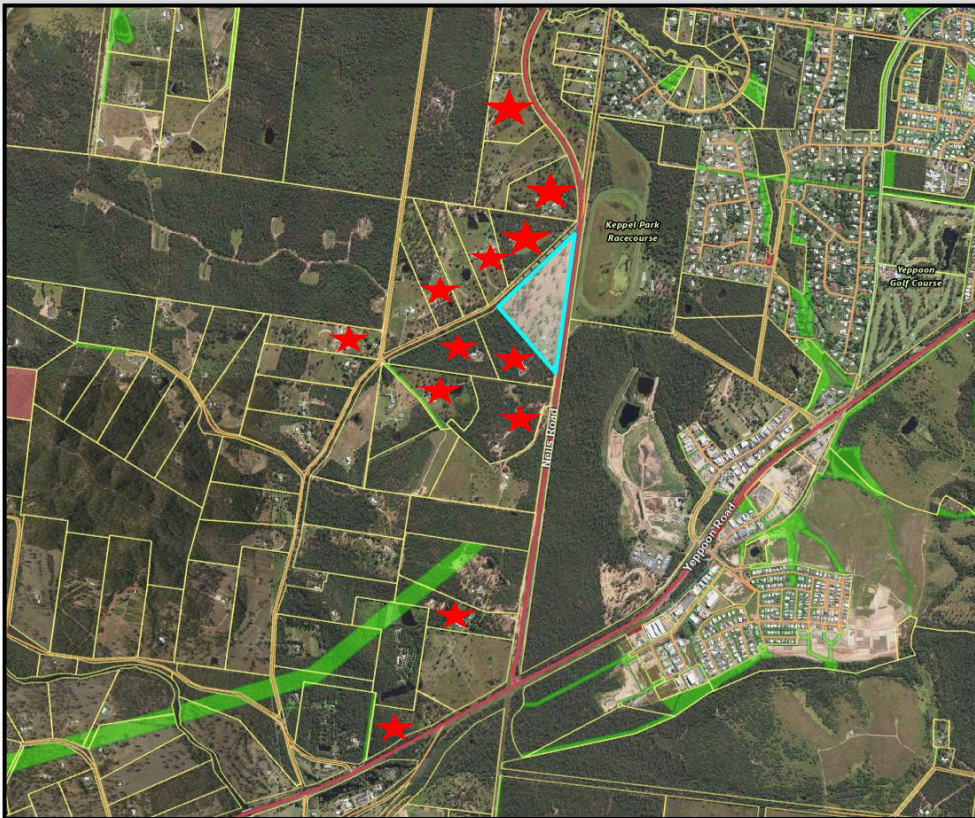
- There is only a very insignificant amount of biodiversity mapping along part of the edge of the northwestern boundary and part of the edge of the southeastern boundary.
- The proposed property boundary between lots 2 and 3 has been deliberately setback 10 metres from the mapped vegetation area to avoid any impact or fragmentation



• Bushfire Overlay

- Medium intensity bushfire is mapped along the southern and western boundary lines. A bushfire buffer zone is designated over most of the site, except for a portion in the centre, which is not included in the bushfire overlay.
- A Bushfire Hazard Assessment and Management Plan for the proposed Building Location Envelopes on both proposed Lots 2 and 3 has been prepared, showing that the potential bushfire impacts can be appropriately managed.

Community Support



- During the public notification period, 12 letters of support and no letters of objection were received.
- All 12 letters of support were from landowners in close proximity to the subject site, as shown by red stars on the adjacent map.

Reasons for support

- **STRONG COMMUNITY SUPPORT**: The development has strong community support with 12 letters of support and no letters of objection received during the public notification period;
- **CONSISTENCY WITH PLANNING INTENT**: The future intended use, being rural, to accommodate a dwelling house and associated buildings, is a preferred use in the zone;
- **COMPATIBLE WITH EXISTING CHARACTER**: The subdivision is consistent with the area's established rural lifestyle character and will not impact rural uses on adjoining lots.
- **FUNCTIONAL AND VIABLE LOT DESIGN**: The proposed lot sizes and configurations will support small-scale rural uses such as hobby farms and comfortably accommodate on-site services.
- **MINIMALLY CONSTRAINED BY OVERLAYS**: The site is minimally constrained by overlays, with bushfire risk mitigation measures detailed in the Bushfire Hazard Assessment and Management Plans.
- **EFFICIENT AND SAFE ACCESS**: Dual road frontage allows the use of existing accesses to service all three lots without additional road impacts.

Questions

