



Development Application D-215-2026
Reconfiguring a Lot (1 lot into 3 lots) and
Material Change of Use for Two Dwelling
Houses (Building Location Envelopes)
31 Howes Road, Farnborough

Ordinary Council Meeting : 6 October 2026

Presenting Officer: Mina Ghani - Planning Officer

Application Summary

Development Application: D-215-2026

Location: 31 Howes Road, Farnborough

Proposal: Reconfiguring a Lot (1 into 3 Lots) and Material Change of Use for Two Dwelling Houses (Building Location Envelopes)

Assessment Level: Impact Assessable

Zone: Rural Zone

Site Area: Approximately **3.38 ha**

Proposed Lots

Lot 1 – **1.73 ha** – existing dwelling retained

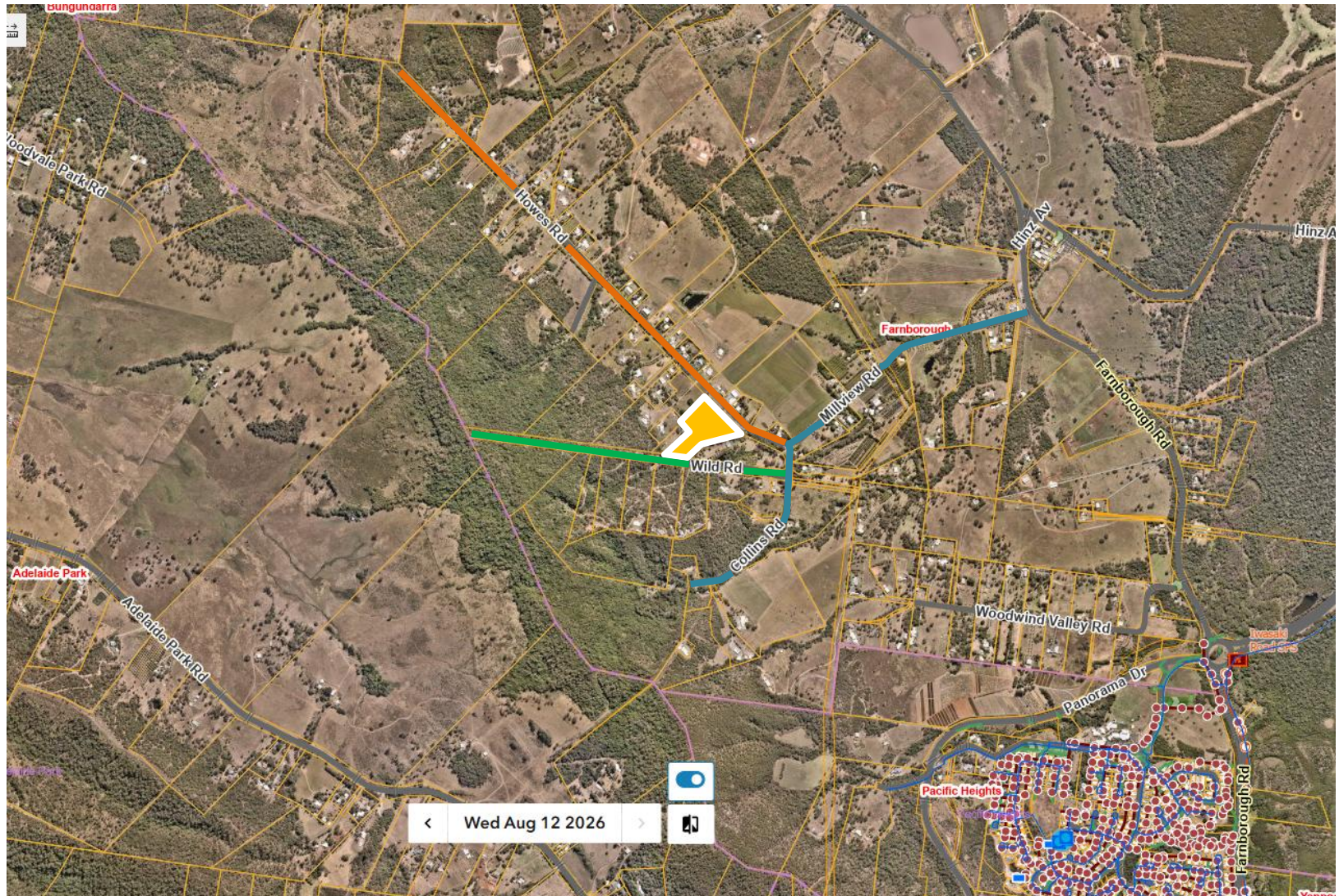
Lot 2 – **0.71 ha** – proposed dwelling BLE

Lot 3 – **0.95 ha** – proposed dwelling BLE

Key Planning Context

- Land identified as **Agricultural Land Class A & B**
- Applicable minimum lot size: **60 ha**
- Subject site is **outside the Capricorn Coast Rural Precinct**
- Application underwent **public notification**, with submissions received in support

Locality Plan



Proposed Subdivision



1 PROPOSED SITE PLAN
1:1500 @ A3

GENERAL LEGEND			
	APPROX EXISTING BOUNDARY LINE (TOTAL SITE APPROX 33,800m²)		PROPOSED LOT 1 (APPROX 17,255m²)
	APPROX PROPOSED SUBDIVISION BOUNDARY LINE		PROPOSED LOT 2 (APPROX 7,065m²)
	EXISTING EASEMENT		PROPOSED LOT 3 (APPROX 9,480m²)
	EXISTING ACCESS DRIVEWAY		
	PROPOSED ACCESS DRIVEWAYS		

GENERAL NOTE:
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- REFER TO TOWN PLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES



project:
PROPOSED
SUBDIVISION

drawing title:
PROPOSED
SITE PLAN

location:
31 Hives Road Farnborough, 4703
(Lot 2 RP616139)

client:

drawing no:
SK-002



REVISIONS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	11/03/2024
2	PRELIMINARY	12/03/2024
3	PRELIMINARY	27/04/2024

ISSUED FOR
PRELIMINARY

scale
As indicated

ADRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-043
date: MAR 26
drawn: SV
rev: 3

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Building Location Envelopes



1 PROPOSED BLE
1:1500 @ A3

GENERAL LEGEND	
	APPROX EXISTING BOUNDARY LINE (TOTAL SITE APPROX 33,800m²)
	APPROX PROPOSED SUBDIVISION BOUNDARY LINE
	PROPOSED BLE
	PROPOSED SITE ACCESS

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND
DIMENSIONS ARE APPROXIMATE

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DOCUMENTATION WHEN VIEWING THESE PLANS



project:
PROPOSED
SUBDIVISION

drawing title:
BLE PLAN

location:
31 Howes Road Farnborough, 4701
(Lot 2 RP0161139)

client:

drawing no:
SK-004



REVISIONS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	11/03/2026
2	PRELIMINARY	15/03/2026
3	PRELIMINARY	27/04/2026

ISSUED FOR
PRELIMINARY

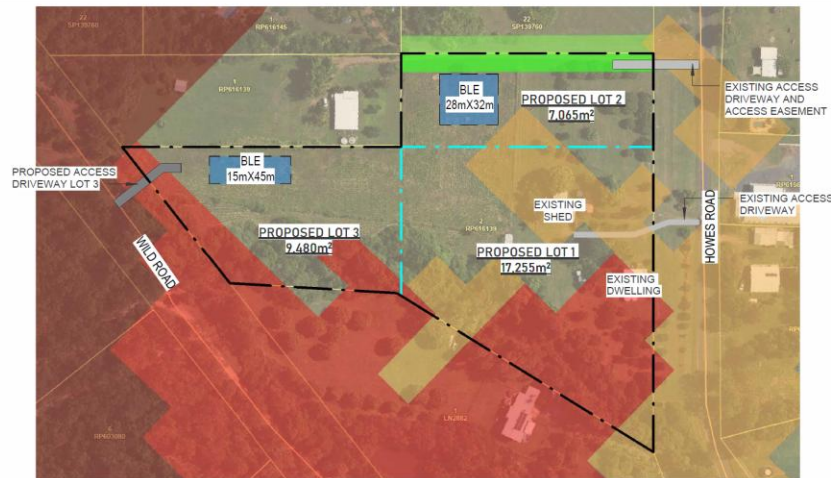
scale
As indicated

DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS
project no: GTP-043
date: MAR 26
drawn: SV
rev: 3

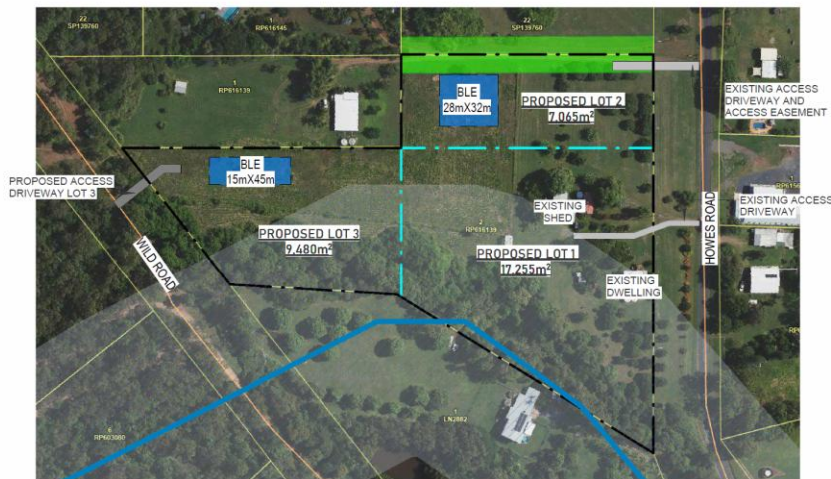
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Relevant Overlays



1 SITE PLAN - BUSHFIRE OVERLAY
1 : 2000 @ A3



2 SITE PLAN - BIODIVERSITY WATERWAY
1 : 2000 @ A3



project:

PROPOSED
SUBDIVISION

drawing title:

OVERLAYS

location:

31 Howes Road Farnborough, 4703
(Lot 2 RP616139)

client:

drawing no:

SK-005



REVISIONS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	13/03/2024
2	PRELIMINARY	27/04/2024

ISSUED FOR
PRELIMINARY

scale
1 : 2000

ALL DRAWINGS
NOTED SCALES RELATE TO A1 DRAWINGS

project no: GTP-043
date: MAR 26
rev: 3

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Planning Scheme Assessment

Reconfiguring a Lot Code – PO11

- Proposed lots are below the 60 ha minimum under AO11.1.
- Despite the numerical departure, the proposal is considered to achieve PO11 having regard to the existing site size and configuration, surrounding subdivision pattern, and the ability of the proposed lots to accommodate future development while responding to the site constraints.

Rural Zone Code – PO24

- The site is identified as Agricultural Land Class A and B.
- Having regard to the existing 3.38 ha holding and surrounding subdivision pattern, the potential undertaking of agriculture on the subject land, alone or in association with surrounding land, is considered not practicable. Accordingly, the proposal is considered to achieve PO24(h).

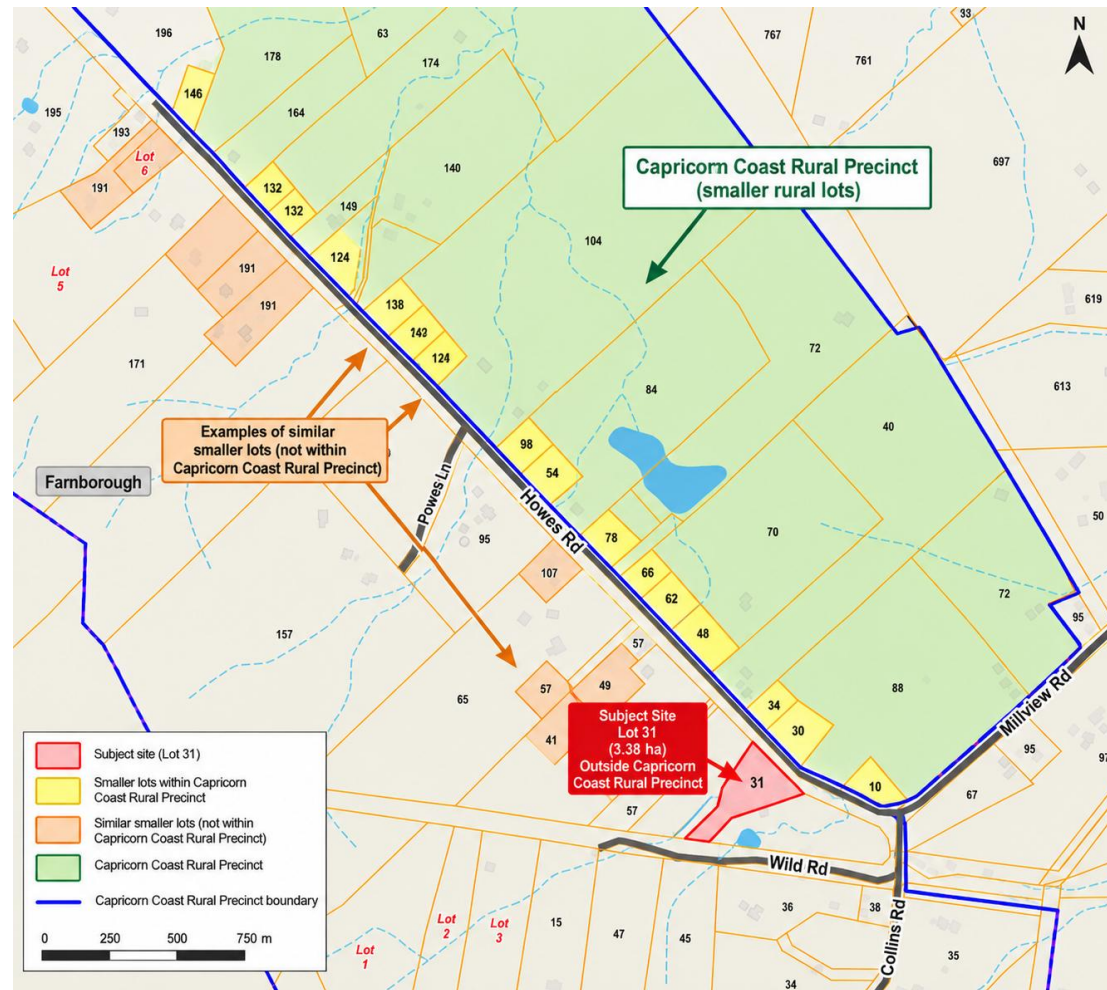
Applicant's Justification & Council Assessment

Applicant's Justification

- Existing site is already approximately **3.38 ha**.
- Surrounding locality contains an established pattern of **smaller rural lots**.
- Applicant considers the existing site too small and constrained for **viable primary production**.

Council Assessment

- Significant departure from the 60 ha minimum is acknowledged.
- Subject site is already substantially below the minimum lot size.
- Established smaller-lot pattern occurs both within and outside the Capricorn Coast Rural Precinct.
- The established pattern of smaller rural lots is relevant when considering the proposed departure from the minimum lot size.
- On balance, the site-specific circumstances provide sufficient planning justification to support the proposal.**



Recommendation

SUPPORT

On balance, officers consider that:

- The significant departure from the **60 ha minimum lot size** is acknowledged.
- The existing site is already approximately **3.38 ha** and substantially below the minimum lot size.
- The surrounding locality contains an established pattern of smaller rural lots.
- The proposal is considered to achieve the relevant Performance Outcomes, including **PO11 and PO24(h)**.
- The development can be appropriately managed through the proposed Building Location Envelopes and conditions of approval.

Officer Recommendation: Approval subject to conditions.