



ORDINARY MEETING • 6 OCTOBER 2026

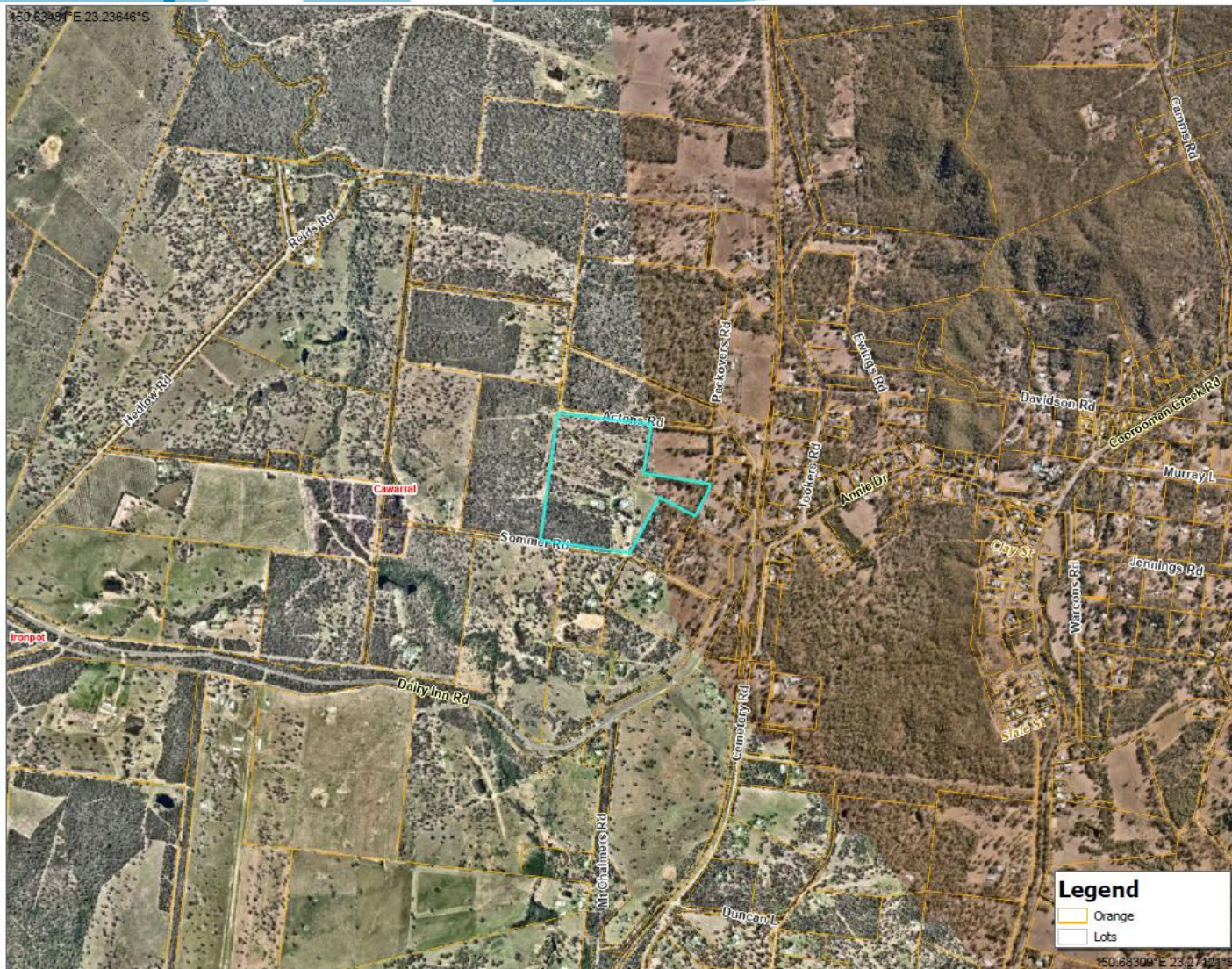
D-283-2026

Reconfiguring a Lot (1 Lot into 2 Lots)

and Material Change of Use for Dwelling House Building
Location Envelope

44 Sommer Road, Cawarral
Lot 48 on LN629

Locality Plan



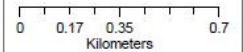
Livingstone
SHIRE COUNCIL
Prepared by:

Produced in Maps@Livingstone
3/09/2026 3:04 PM



Spatial Reference: EPSG : 3857

Scale: 1:15,312 at A3



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Comments:

Proposal Plan



GENERAL LEGEND

- APPROX EXISTING BOUNDARY LINE
(TOTAL SITE APPROX 227,260m²)
- PROPOSED BOUNDARY
- PROPOSED SITE ACCESS

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND
DIMENSIONS ARE APPROXIMATE

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 TOWNPLANNING APPLICATION AND OPERATIONAL WORKS
DOCUMENTATION WHEN VIEWING THESE PLANS.



project:

PROPOSED
SUBDIVISION

drawing title:

BOUNDARY
SETOUT PLAN

location:

44 SOMMER ROAD, CAWARRAL
(LOT 45 LN629)

client:

drawing no:

SK-003



REVISIONS

NO	DESCRIPTION	DATE
1	PRELIMINARY	12/06/2020
2	PRELIMINARY	04/06/2020
3	PRELIMINARY	20/06/2020
4	PRELIMINARY	26/06/2020

ISSUED FOR
PRELIMINARY

scale
As indicated

DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-050
date: AUG 26
drawn: SV
rev: 4

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26/06/2020 2:58:47 PM

1 PROPOSED BOUNDARY PLAN
1 : 3000 @ A3

Site context — rural township edge

22.726 ha

Site area

Rural Zone

Livingstone Planning Scheme 2018

ADDRESS

44 Sommer Road
Cawarral

LAND

Lot 48 on LN629

EXISTING SITE

Existing dwelling, dog
boarding kennels and
cattery

Bushfire Overlay

Building Location Envelope supported by Bushfire
Management Plan and separate rural access to proposed
Lot 2.

Proposal — rural subdivision

1 → 2

Existing lots → individual lots

2.0 ha+

Both lots exceed two hectares

LOT 1

Existing dwelling

Retains rural improvements

LOT 2

Vacant rural lifestyle lot

Includes Dwelling
House Building
Location Envelope

BUSHFIRE

BAL 12.5

Asset protection +
10,000L firefighting
water supply

ACCESS

2 accesses

Existing access
retained plus
New access handle to
Sommer Road

Assessment — supportable subject to conditions

IMPACT ASSESSABLE

Public notification
3 Aug – 21 Aug 2026

1 submission
received

ASSESSMENT FOCUS

- Rural Zone and Reconfiguring a Lot Codes
- Minimum lot size non-compliance
- Biodiversity, and bushfire overlays
- Access, servicing and infrastructure charges

WHY APPROVAL REMAINS SUPPORTABLE

- Township-edge location adjoining Cawarral
- Retains ongoing rural land use
- No significant environmental impacts
- Bushfire risk mitigated through Bushfire Management Plan and conditions

Recommendation — approve subject to conditions

APPROVE

Development Permit

THAT Council approve Development Application D-283-2026 for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) and Material Change of Use for a Dwelling House Building Location Envelope over Lot 48 on LN629 at 44 Sommer Road, Cawarral, subject to reasonable and relevant conditions.

APPLICATION	LAND	ADDRESS
D-283-2026	Lot 48 on LN629	44 Sommer Road Cawarral