



Garden Road LOC2025-0086

Council Presentation

SEPTEMBER 2025





LOCATION/PROPOSAL

The subject site is located in a country residential area south of Belvedere

- + 4.15 acres (1.68 hectares)
- + Proposing a DC based on S-FUD with a minimum parcel size of 0.8 hectares to allow for one additional single detached dwelling
- + There is no ASP in place

 subject site





EAST REGIONAL CONTEXT STUDY

- + Located within the Residential area according to Map 3
- + Land use amendment applications and subdivisions are considered to be premature until such time as an ASP is approved
- + Exceptions to this may be made by Council for uses that will not compromise future urban growth

 subject site

REASONS FOR APPROVAL

The land use amendment is appropriate for the following reasons:

- + When an ASP is approved, this area unlikely to develop in the near future;
- + Existing fragmented ownership in a grid layout with defined block structure will allow for development over time, with land assembly;
- + Provides additional housing to support multi-generational living; and
- + Development of an additional single detached dwelling will not compromise future urban growth.

Questions?

