

# NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

<b>Applicant:</b>	M T Bond c/- ONF Surveyors
<b>Application No:</b>	RAL23/0005
<b>Proposal:</b>	Reconfiguring a Lot (1 Lot into 3 Lots)
<b>Street Address:</b>	43 Brett Road, Blackbutt South
<b>RP Description:</b>	Lot 9 on RP196033
<b>Assessment Type:</b>	Code Assessable
<b>Number of Submissions:</b>	N/A

On 12 July 2023 the above development was recommended for:

- ☒ Approval  
☐ Refusal

## 1. Reasons for the Decision

The reasons for this decision are:

- The subdivision is appropriate for the site, anticipated by the planning scheme and constraints are able to be managed by way of Condition.
- The subdivision will result in lot sizes consistent with the surrounding rural residential setting and other rural residential properties nearby.
- The access to each allotment can be managed so that they are safe and efficient for each lot from Brett Road.
- A site-specific Bushfire Management Report has been prepared by a suitably qualified person to address the Very High Potential Intensity, which demonstrates the proposed lot configuration can suitably address bushfire hazard and risk and can be conditioned accordingly.

## 2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Rural residential zone code
- Reconfiguring a lot code
- Services and works code

## 3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

**Note:** Each application submitted to Council is assessed individually on its own merit.