

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Z. Steinhardt c/- ONF Surveyors
Application No:	RAL25/0007
Proposal:	Negotiated Decision Notice for Development Permit RAL25/0007 for Reconfiguring a Lot (1 Lots into 5 Lots)
Street Address:	102 Scott Street, Wondai
RP Description:	Lot 162 on FY713
Assessment Type:	Code Assessable
Number of Submissions:	N/A

On 1 August the above development was recommended for:

- ☒ Part Approval
- ☒ Part Refusal

1. Reasons for the Decision

The reason for this decision is:

- The proposed change to ENG13 relating to sewer connection is refused, as the proposed lots are within the declared sewer area and are required to be connected to the reticulated sewer network to demonstrate compliance with the Low Density Residential Zone Code of the South Burnett Regional Council Planning Scheme 2017 v2.0. The condition is to remain unchanged.
- The deletion of ENG21 relating to connection of sewer infrastructure is acceptable as it is a duplicate condition.
- The proposed change to ENG22 relating to roadworks is acceptable as the intent of the original condition is maintained, however the condition is revised for clarity.
- The development is considered appropriate for the subject site when considering the development against the relevant assessment benchmarks of the South Burnett Regional Council Planning Scheme 2017 v2.0.

2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Low Density Residential Zone Code
- Bushfire Hazard Overlay Code
- Reconfiguring a Lot Code
- Services and Works Code

3. Compliance with Benchmarks

The development was assessed against the relevant assessment benchmarks of the schemes 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.