

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	S Dunn C/- ONF Surveyors
Application No:	RAL24/0052
Proposal:	Reconfiguring a Lot (Two (2) lot into three (3) lots)
Street Address:	2 & 4 Hastings Street MURGON
RP Description:	Lots 1 & 2 on SP254463
Assessment Type:	Impact
Number of Submissions:	Nil

On 14 July 2025 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules;
- The Application is deemed compliant with the relevant benchmarks of the State Planning Policy July 2017 and the *SBRC Planning Scheme 2017 v2*. Conditions have been included to ensure ongoing compliance with the outcomes of the codes;
- The proposed lots do not achieve the minimum lot size of 4,000m² prescribed for the Rural Residential Zone (RR1 Precinct), and proposed Lot 11 falls short of the minimum 10m road frontage requirement, providing 7m. However, despite two of the proposed lots being more characteristic of large residential lots, they still offer ample area and suitable dimensions to accommodate future dwellings, on-site servicing, and landscaping, thereby maintaining the semi-rural residential character envisaged for the zone. The layout ensures that the lots can be effectively serviced and used for low-density residential purposes without compromising the overall outcomes or intent of the Rural Residential Zone;
- The applicant has adequately addressed identified site constraints through the assessment process, including responding to Council's information request regarding the Bushfire Hazard Overlay and vegetation buffer which will be conditioned accordingly;
- The subdivision supports the orderly and sustainable development of the locality by providing appropriately sized rural residential lots while aligning with the strategic intent of the Planning Scheme; and
- No properly made submissions were received during the public notification period, demonstrating no community opposition to the proposal.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Bushfire Hazard Overlay;

- Rural Residential Zone Code;
- Reconfiguring a Lot Code; and
- 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.