

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	F Heirdsfield C/- ONF Surveyors
Application No:	RAL25/0005
Proposal:	Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots)
Street Address:	19 Boonenne Ellesmere Road TAABINGA
RP Description:	Lot 1 on RP175421
Assessment Type:	Impact Assessment
Number of Submissions:	Two (2)

On 16 July 2025 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- Undertaking an Impact Assessment in accordance with the *Planning Act* allows for the evaluation of a development's *merits*. In this instance, despite the non-compliances with the Rural residential zone code assessment benchmarks and Reconfiguring a Lot Code assessment benchmarks, the development is deemed to present adequate merit to achieve an appropriate outcome regarding the relevant aspects of the Strategic Framework of the South Burnett Regional Council Planning Scheme 2017 v2.0, particularly the Settlement Pattern and Rural Futures themes. The development does not compromise the balance of the Strategic Framework.
- The Regional plan supports future rural residential development to be contained in existing rural residential zoned areas. Subject to planning and engineering considerations (such as wastewater codes), variation in minimum lot size may be used to support further rural residential opportunities.
- The development supports the additional supply of land for rural residential purpose that supports the management of residential growth in rural areas without fragmenting rural zoned land for rural residential purpose.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- 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.