

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. Boyes c/- ONF Surveyors
Application No:	RAL25/0011
Proposal:	Reconfiguring a Lot (1 Lots into 2 Lots)
Street Address:	118 Couchmans Road, Kingaroy
RP Description:	Lot 10 on SP261861
Assessment Type:	Impact Assessable
Number of Submissions:	No properly made submissions received

On 9 July 2025 the above development was recommended for:

☒ Approval

☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- 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.
- The development results in two (2) lots that, although below the prescribed minimum lot size for the Rural Zone, are consistent with the prevailing lot size and character of the immediate area. The existing lot size is notably below the minimum lot size of 100ha and is currently utilised for rural living. Rural living is considered to be an appropriate outcome for the land considering a rural use on the existing lot is likely to result in land use conflicts as the locality is predominantly for rural residential development
- The development is considered to appropriately respond to the constraints associated with the subject site, such as bushfire hazard and environmental constraints.
- Reasonable and relevant conditions have been imposed with regard to access to necessary infrastructure networks.

2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Strategic Framework
- Rural Zone Code
- Bushfire Hazard Overlay 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.