

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Luke Dudgeon C/- ONF Surveyors
Application No:	RAL25/0032
Proposal:	Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots)
Street Address:	465 Boat Mountain Road, MURGON QLD
RP Description:	Lot 1 on RP152218
Assessment Type:	Impact
Number of Submissions:	Nil

On 12 February 2026 the above development was recommended for:

Approval

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 v2.0. Conditions have been included to ensure ongoing compliance with the outcomes of the codes;
- The proposal is compliant with the minimum lot dimensions of Table 8.4.2 of the Reconfiguring a Lot code for the Rural Residential Zone code; and
- The proposal will not result in adverse impacts on the established rural residential amenity in the area as the proposal will provide sufficient open space on site and suitably separated from adjoining rural residential development.

2. Assessment Benchmark

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