

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Christine James C/- ONF Surveyors
Application No:	MCU25/0027
Proposal:	Material change of use – Dual Occupancy (2 x 3 bedroom units)
Street Address:	414 Middle Road KINLEYMORE QLD 4613
RP Description:	Lot 6SP136542
Assessment Type:	Code
Number of Submissions:	N/A

On 13 January 2026 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 additional dwelling is located within an existing cleared/disturbed part of the site, minimising any loss of productive agricultural land.
- The proposal does not result in fragmentation or alienation of agricultural land and maintains the capacity of the site for ongoing rural use.
- The development is of a scale and design that supports the rural function of the property and is unlikely to generate land use conflicts with agricultural activities.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Bushfire Hazard Overlay Code;
- Rural Zone 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.