

# NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

<b>Applicant:</b>	Akaysha Energy Pty Ltd C/- The Planning Practice Pty Ltd
<b>Application No:</b>	RAL25/0050
<b>Proposal:</b>	Reconfiguring a Lot (Lease Exceeding 10 Years and Access Easement)
<b>Street Address:</b>	Ellesmere Road / Oaky Creek Back Road, Ellesmere
<b>RP Description:</b>	Lot 471 on SP265816
<b>Assessment Type:</b>	Impact Assessable
<b>Number of Submissions:</b>	None received

On 1 May 2026 the above development was recommended for:

- Approval  
 Refusal

## 1. Reasons for the Decision

The reasons for this decision are:

- The proposal is an appropriate titling arrangement for land already benefitted by an approval for Major Electricity Infrastructure (Battery Energy Storage System) under MCU25/0019.
- The proposed lease area of 23.95ha corresponds with the approved BESS area and facilitates the separate operation of the approved use from the balance of the rural lot.
- The proposal includes an access easement that provides lawful access from Oaky Creek Back Road to the proposed lease area.
- The reconfiguration does not itself involve physical works and allows the balance of the land to remain available for rural use.
- The proposal was assessed against the Strategic Framework, Rural Zone Code and Reconfiguring a Lot Code and is considered to comply with those benchmarks or can be conditioned to comply.
- Subject to reasonable and relevant conditions, the proposal represents an appropriate planning outcome on the subject land.

## 2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Strategic framework
- Rural 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.