

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	GRAHAM CANNON C/- ONF SURVEYORS
Application No:	MCU26/0007 & RAL26/0007
Proposal:	Combined Application for Preliminary Approval for Variation Request and Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 8 Lots) over 2 Stages plus Access Easement in Stage 1 and New Road in Stage 2
Street Address:	46 Steven Street, BENARKIN
RP Description:	Lot 176 on CSH2185
Assessment Type:	Impact
Number of Submissions:	Nil

On 26 August 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 – Version 3*;
- The Application is deemed to generally comply with the relevant benchmarks of the *State Planning Policy July 2017* and the SBRC Planning Scheme 2017 v2.0 and sufficient. Conditions have been included to ensure ongoing compliance with the outcomes of the codes;
- The proposal is limited to eight allotments and incorporates a Preliminary Approval with a Variation Request that establishes an appropriate development framework for the land. The subdivision is also supported by a planned road layout connecting with the existing road network. Having regard to the limited scale of the proposal and the orderly form of development proposed, the departure from the existing settlement pattern is not considered to materially compromise the intent of the Strategic Framework;
- The subdivision of the existing 3.248ha Rural-zoned holding into eight smaller allotments, together with the proposed Variation Request to facilitate Township Zone development rights, will reduce the capacity of the subject land to be retained and utilised as a consolidated rural land resource. Notwithstanding this, the impact is confined to a relatively small holding and the site is not identified as an Important Agricultural Area;
- The proposal represents a localised transition of the land rather than a broader fragmentation of the surrounding rural resource base. On balance, the proposal is not considered to materially undermine the Rural Futures strategy for the wider locality.
- While the proposed allotments do not achieve the minimum lot size prescribed by Table 8.4.2 for the Rural Zone, the application includes a Preliminary Approval incorporating a Variation Request to facilitate development in accordance with the Township Zone

provisions. The proposed allotments, ranging from approximately 3,400m² to 4,287m², are considered to provide sufficient area and dimensions to accommodate the intended residential use and associated servicing requirements. The lot sizes are also generally consistent with the established township allotment pattern along Steven, Muir and Scott Streets; and

- No public submissions were received during the notification period indicating that the proposal did not generate any formal community concern.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Bushfire Hazard overlay code;
- Rural zone code;
- Reconfiguring a Lot code; and
- Services and Works code.

Other relevant assessment benchmarks used in this assessment:

- Township zone 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.