

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Stuart James Nicholson, Cameron James Ansell and Sabrina Elise Ansell C/- Urban Planet Town Planning Consultants.
Application No:	RAL25/0044
Proposal:	Reconfiguring a Lot – Subdivision (1 Lot into 40 Lots) Over Three (3) Stages plus Two (2) New Roads
Street Address:	Lysdale Road WONDAI 4606
RP Description:	Lot 59 on SP184725
Assessment Type:	Impact
Number of Submissions:	11 properly made submissions and 3 not properly made submissions

On 19 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;
 - 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 proposed development is for rural residential subdivision in the Rural Residential zone, being a form of development anticipated in that zone.
 - All proposed allotments exceed the minimum 4,000m² allotment size for the RR1 precinct and are considered capable of accommodating the intended rural residential use.
 - The application is supported by relevant technical reports addressing ecology, bushfire, stormwater and water servicing, which demonstrate that the site constraints can be appropriately managed.
 - The development is capable of being adequately accessed and serviced, subject to detailed design and the conditions of approval.
5. The proposed development, when conditioned, is considered to comply with the relevant assessment benchmarks and does not give rise to unacceptable planning impacts.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Bushfire Hazard Overlay;

- Rural Residential Zone Code;
- Reconfiguring a Lot 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.