

# 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>	A & J Massie C/- ONF Surveyors
<b>Application No:</b>	RAL24/0043
<b>Proposal:</b>	Subdivision (1 Lot into 3 Lots)
<b>Street Address:</b>	57-65 Millis Way, NANANGO
<b>RP Description:</b>	Lot 7 on RP187485
<b>Assessment Type:</b>	Code Assessment
<b>Number of Submissions:</b>	Nil

On 4 February 2025 the above development was recommended for:

- ☒ Approval  
☐ Refusal

## 1. Reasons for the Decision

The reasons for this decision are:

- The subdivision is appropriate for the site, anticipated by the South Burnett Regional Planning Scheme 2017.
- The development site was mapped by the Queensland Government as being subject to a Potential Impact Buffer on the Bushfire Hazard. A written bushfire assessment was not necessary for proposed Lot 1.
- The access to all allotments can be managed so that they are safe and efficient from Millis Way; and
- Reasonable and relevant conditions have been imposed with regard to connection to necessary infrastructure networks.

## 2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Emerging Communities Zone Code;
- Reconfiguring a Lot Code; and
- Service 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.