

## 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>	M Guse C/- ONF Surveyors
<b>Application No:</b>	RAL24/0045
<b>Proposal:</b>	Reconfiguring a Lot for Boundary Realignment (2 Lots into 2 Lots)
<b>Street Address:</b>	485 Wondai Preston Road & Weirs Road, Chelmsford
<b>RP Description:</b>	Lots 14 & 17 on FY221
<b>Assessment Type:</b>	Code Assessable
<b>Number of Submissions:</b>	Not applicable

On 16 January 2025 the above development was recommended for:

- ☒ Approval  
☐ Refusal

### 1. Reasons for the Decision

The reasons for this decision are:

- The boundary realignment is considered appropriate for the subject site when considering the development against the relevant assessment benchmarks.
- The boundary realignment is considered to have negligible impact on the identified productive agricultural land and prevailing rural character in the surrounding locality.
- The boundary realignment does not jeopardise the productive capacity of the land and will adequately support current and potential agricultural or rural land uses on both allotments.
- 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:

- Rural Zone Code
- Bushfire Hazard Overlay 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.