

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	H & V Koopmans C/- ONF Surveyors
Application No:	RAL24/0048
Proposal:	Subdivision (1 Lot into 3 Lots)
Street Address:	13 McIlhatton Street WONDAI
RP Description:	Lot 9 on RP27222
Assessment Type:	Code Assessment
Number of Submissions:	Nil

On 19 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 McIlhatton Street; 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:

- Low Density Residential 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.