

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	A Bradwell C/- ONF Surveyors
Application No:	RAL24/0049
Proposal:	Reconfiguring a Lot (One (1) lot into two (2) lots)
Street Address:	79 Belair Drive Kingaroy
RP Description:	Lot 12 on RP203276
Assessment Type:	Code
Number of Submissions:	Not applicable

On 17 March 2025 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- Proposed lots sizes, frontage widths and minimum rectangle sizes are generally compliant with Table 8.4.2, Reconfiguring a Lot Code for the Rural Residential Zone;
- The reduction in road frontage width will not impact the ability to construct a dwelling on proposed Lot 2 and is supported by the Bushfire Management Report;
- The future intention for proposed lots is for residential purposes (ie. dwelling houses);
- The proposed subdivision results in lot sizes that are similar with the established subdivision pattern within Belair Drive and surrounds;
- Belair Drive is bitumen sealed;
- The construction of new driveways and crossovers in accordance with Council's Standard Drawings has been conditioned.
- Future Dwellings on proposed lots have been conditioned to connect with an on-site wastewater disposal system;
- Telecommunications and electricity supply connections to all lots have been conditioned accordingly;
- The development has been conditioned to be carried out in accordance with the recommendations of a Bushfire Hazard Report prepared by Range Consultants;
- Compliant building envelopes (minimum rectangle) can be incorporated on each proposed lot;
- Surrounding land uses are residential and the proposed subdivision will not result in any reverse amenity impacts.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- 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.