

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

The development application for:

| | | |
|----------------------------|---|-------------------------------------|
| Proposed Development: | Reconfiguring a Lot (Boundary Realignment - 2 lots into 2 lots) | |
| Application No: | 035.2018.82.001 | File Refs: A41348, A41349 & LG7.9.1 |
| Street Address: | 4201 and 4309 Bunya Highway, Bell | |
| Real Property Description: | Lots 16 and 17 on RP856787 | |

On 21 March 2018, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development will maintain a size and configuration consistent with the rural character of the Rural Zone and with surrounding rural allotments.
- The development is simply a slight alignment between two existing lots and will not further fragment or alienate rural land.
- The development will not impact on existing infrastructure connections or increase demand on the existing infrastructure.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

| Benchmarks Applying to the Development | Benchmark Reference |
|--|---|
| State Planning Policy | <ul style="list-style-type: none"> • Water Quality Objectives |
| Western Downs Planning Scheme 2017 | <ul style="list-style-type: none"> • Rural Zone Code • Reconfiguring a Lot Code • Transport, Access and Parking Code • Infrastructure Services Code • Natural Resources Overlay Code • Bushfire Hazard Overlay Code |

3. Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below:

| Benchmark Reference | Reasons for Approval Despite Non-compliance with Benchmark |
|---|---|
| Reconfiguring a Lot | |
| <p>"AO 1.1 <i>The minimum lot area and street frontage dimensions are in accordance with Table 9.4.4.2 - Minimum lot size and frontages."</i></p> | <p>Both allotments are currently under the 1,000ha² minimum lot size for the Rural Zone.</p> <p>The development will simply realign the boundaries of two exiting rural land parcels, and will not further fragment productive rural land.</p> <p>The proposed boundary realignment will not create an irregular shaped lot. Rather, it is considered that the usability of the lots will be retained and access to both lots is maintained.</p> |
| Natural Resources Overlay Code | |
| <p>"AO 6.2 <i>Reconfiguring a Lot does not result in the creation of a lot with an area less than 500 hectares on land identified as ALC A and B land on Agricultural Land Overlay Map."</i></p> | <p>Both allotments have an area less than 500ha minimum lot size for rural land within a Class A agricultural area.</p> <p>However, it is not considered that the development will dramatically alter the size or configuration of each allotment to the extent that either allotment is not suitable for continued use for rural activities.</p> |

