

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:	Change Application for a Material Change of Use Approval to establish a Service Station (Unmanned Refuelling Facility)	
Application No:	050.2017.386.001	File Refs: A7704 & LG7.6.1
Street Address:	4 McGahan Street, Dalby	
Real Property Description:	Lot 18 on SP259235	

On 27 September 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The applicant's Change Application was simply changing the approved plans to amend the access arrangements to comply with Council's requirements and to increase the diesel fuel storage associated with the development.
- It is not considered that an increase in fuel storage will change the way the development operates, and this will reduce traffic impacts of the development, as fuel deliveries will be less frequent.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Development Assessment Rules	Schedule 1(4)
<i>Planning Act 2017</i>	Schedule 2
Western Downs Planning Scheme 2017	Low Impact Industry Zone Code
Dalby Town Planning Scheme 2007	Town Zone Code

3. Compliance with Benchmarks

The Change Application did not result in any areas of non-compliance with the assessment benchmarks.