

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:	Operational Work - Earthworks and Stormwater Drainage	
Application No:	040.2017.349.001	File Refs: A2800 & LG7.7.1
Street Address:	22 Jandowae Road, Dalby	
Real Property Description:	Lot 1 on RP118512	

On 12 October 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The applicant operates a tank manufacturing business on the subject land. As no increase in production is involved in this, it does not trigger the need for a Material Change of Use application. The site fronts Jandowae Road, a State controlled road requiring referral to the State Assessment and Referral Agency.
- The work covered by the approval includes construction of a concrete drainage channel, earthworks, minor stormwater works, and erosion and sediment control works. The drainage channel discharges to the State controlled road. Proposed works were assessed against all relevant Standards and Codes, and found to be satisfactory.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Planning Scheme Policy 1 - Development Manual - Design and Construction Standards	
OM-012 Stormwater Overland Flow Path Overlay Code	Performance Outcome 1