

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:	Material Change of Use for a Telecommunication Facility	
Application No:	030.2017.269.001	File Refs: A30231 & LG7.6.1
Street Address:	Moonie Highway, Moonie	
Real Property Description:	Lot 2 on RP218396	

On 4 October 2017, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development of a Telecommunication Facility is consistent development within the Township Zone of Moonie.
- The development of a Telecommunication Facility is an essential community service and will enhance the coverage of the telecommunication network for Moonie.
- The development is suitably located to ensure that the potential impacts of the development on the amenity of Moonie are appropriately mitigated.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	
▪	Western Downs Planning Scheme 2017 <ul style="list-style-type: none">• Township Zone Code• Telecommunications Facility Code• Transport, Infrastructure, Access and Parking Code• Infrastructure Services Code• Scenic Amenity Overlay Code• Infrastructure Overlay Code• Bushfire Hazard Overlay Code
▪	State Planning Policy

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Performance Outcome 1 of the Township Zone Code</p> <p>Building Height of the Township Zone</p>	<p>The development does not comply with the maximum height for the Township Zone.</p> <p>The height of the development is necessary for the development to operate effectively and provide optimum coverage of telecommunication services to the Moonie area.</p> <p>The development is of a built form (mono-pole structure) and nature that are consistent with the built form of supporting infrastructure found in rural townships throughout the region.</p> <p>The development will be well screened from the road network and surrounding land users by mature vegetation.</p>
<p>Performance Outcome 3 of the Township Zone Code</p> <p>Rear Setback in the Township Zone</p>	<p>The development does not comply with the rear boundary setback for the Township Zone Code.</p> <p>The development is well screened by mature vegetation and it is not considered that the amenity of adjoining land users will be impacted.</p>
<p>Performance Outcomes 1 and 2 of the Infrastructure Services Code</p> <p>Infrastructure connections to sewer and water networks</p>	<p>The development is an unmanned facility which, once constructed, will be visited periodically by maintenance staff only.</p> <p>The development is of a type that water supply and an effluent disposal system are required for staff. Further, the development is located centrally within an urban locality which features public amenities.</p>
<p>Performance Outcome 4 of the Transport, Access and Parking Code</p> <p>Car Parking requirements</p>	<p>There is no prescribed car parking rate for a Telecommunication Facility under the Transport, Access and Parking Code.</p> <p>The development will be visited infrequently by maintenance staff on an annual basis but will otherwise be unmanned. Council considers that the development footprint provides sufficient space for maintenance vehicles to manoeuvre and park in a safe and functional manner.</p>

