

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 (1 lot into 2 lots) and Reconfiguring a Lot (easement giving access to a constructed road)	
Application No:	035.2017.397.001	File Refs: A6518 & LG7.9.1
Street Address:	2 Osborne Street, Chinchilla	
Real Property Description:	Lot 28 and Easement X on SP231184	

On 6 December 2017, 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 create two Industrial lots available for separate occupation and sale.
- The proposed lot sizes are suitable to support the continued viable operation of industrial uses on the subject site.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS		
Assessment Benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> • State Planning Policy • Darling Downs Regional Plan • Auburn Road Industrial Estate Code 	
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below:	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	"AS27 All lots have: (a) a minimum area of 2,000 sq metres; (b) a minimum frontage of 40 metres; and (c) a minimum width to depth ratio of 1:5."	The proposed subdivision will create two (2) lots with areas of 4,362m ² and 3,738m ² . However, the lot layout will result in proposed Lot 1 having a road frontage of more than 40m and proposed Lot 2 being a rear lot accessed via the proposed shared easement. The proposed lot sizes are sufficient to accommodate industrial uses given two separate industrial businesses currently operate from the site in line with the proposed boundary of subdivision.