

# STATEMENT OF REASONS

Sections 63(4) and (5) of the *Planning Act 2016*

<b>Application No.</b>	030.2017.408.001	File Refs: 21572 & LG7.6.1
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SITE DETAILS	
<b>Site Address</b>	Warrego Highway, Drillham
<b>Real Property Description</b>	Lot 1 on RP218510
<b>Site Area</b>	4,756,000m <sup>2</sup>
<b>Owner</b>	Mr BD Parkinson

PROPOSED DEVELOPMENT	
<b>Name of Applicant</b>	NBN, C/- Visionstream Pty Ltd
<b>Type of Application</b>	Material Change of Use
<b>Proposed Development</b>	Telecommunication Facility
<b>Level of Assessment</b>	Code
<b>Decision</b>	Approval subject to conditions
<b>Decision Date</b>	4 December 2017

ASSESSMENT MATTERS					
<b>Assessment Benchmarks</b>	<ul style="list-style-type: none"> <li>▪ Western Downs Planning Scheme 2017               <ul style="list-style-type: none"> <li>· Rural Zone Code</li> <li>· Access, Transport and Parking Code</li> <li>· Infrastructure Services Code</li> <li>· Telecommunication Facility Code</li> <li>· Bushfire Hazard Overlay Code</li> <li>· Scenic Amenity Overlay Code</li> <li>· Natural Resources Overlay Code</li> <li>· Regional Infrastructure Corridor - Stock Route Overlay Code</li> </ul> </li> <li>▪ Part E of the State Planning Policy</li> </ul>				
<b>Reasons for Decision</b>	<p>The application is approved for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The development will provide enhanced internet connectivity and coverage to Drillham.</li> <li>▪ The development is a consistent use within the Rural Zone.</li> <li>▪ The development is suitably located to ensure that the potential impacts of the development on the amenity of Drillham are appropriately mitigated.</li> </ul> <p>Where the changes were not accepted in accordance with the applicant's the change application or partly accepted, the reasons for doing so are provided below:</p> <table border="1"> <thead> <tr> <th>Assessment Benchmark</th> <th>Reasons for the Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td>Acceptable Outcome 1 of the Rural Zone Code</td> <td>The development does not comply with the maximum height for the Rural Zone.</td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark	Acceptable Outcome 1 of the Rural Zone Code	The development does not comply with the maximum height for the Rural Zone.
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	<p>Building and Structure Height</p>	<p>The height of the development is necessary for the development to operate effectively and provide enhanced internet connectivity for Drillham.</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>Acceptable Outcomes 1 and 2 of the Infrastructure Services Code</p> <p>On-site Amenities</p>	<p>The applicant does not seek to provide amenities for staff as part of the development. The development is an unmanned facility which will be infrequently visited by maintenance staff on an annual basis.</p> <p>Due to the nature of the development and that it will be infrequently visited, it is not considered that staff amenities are necessary.</p>
	<p>Acceptable Outcome 6.1 of the Natural Resources Overlay Code</p> <p>Agricultural Land</p>	<p>The development footprint is located in an area identified as Agricultural Land Classification (Class A) by the Planning Scheme.</p> <p>The development will be located on a hill which is surrounded by mature vegetation and is considered to be already fragmented for productive agricultural uses by natural constraints (topography of the land and mature vegetation).</p> <p>It is further noted that the development will only utilise a minor part of the land meaning that the balance of the land will remain available for rural activities.</p>