

## 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 to establish Major Electricity Infrastructure	
Application No:	030.2017.345.001	File Refs: A20966, A21056 & LG7.6.1
Street Address:	29934 Warrego Highway, Columboola and 290 Kerwick's Road, Hookwood	
Real Property Description:	Lot 2 on SP214566 and Lots 70-71 on BWR159	

On 23 November 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 is not considered to impact the amenity of the locality.
- The proposed development is required to connect the approved Solar Farm to the existing Columboola Substation.

### 2. Assessment Benchmarks

ASSESSMENT MATTERS					
<b>Assessment Benchmarks</b>	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> <li>▪ State Planning Policy                             <ul style="list-style-type: none"> <li>· Water Quality Objectives</li> </ul> </li> <li>▪ Western Downs Planning Scheme 2017                             <ul style="list-style-type: none"> <li>· Rural Zone Code</li> <li>· Transport, Access and Parking Code</li> <li>· Infrastructure Services Code</li> <li>· Bushfire Hazard Overlay Code</li> <li>· Infrastructure Overlay Code</li> <li>· Natural Resources Overlay Code</li> <li>· Regional Infrastructure Corridor - Stock Routes Overlay Code</li> </ul> </li> </ul>				
<b>Reasons for Decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies with all of these, with the exceptions listed below:				
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Assessment Benchmark</th> <th style="width: 50%;">Reasons for the Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td style="background-color: #333333; color: white;"><b>Rural Zone Code</b></td> <td></td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark	<b>Rural Zone Code</b>	
Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark				
<b>Rural Zone Code</b>					

	<p><b>"AO1</b></p> <p><i>Development has a maximum building height of 10 metres above natural ground level and no more than two storeys.</i></p> <p><i>Editor's Note - excluding windmills, silos and other rural structures ancillary to agricultural operations on-site.</i></p>	<p>The proposed transmission line is considered to be a structure not a building and therefore the Acceptable Outcome is not considered to apply.</p> <p>Notwithstanding, the proposed development will be greater than 10 metres in height to meet relevant electricity standards. The proposed height is consistent with electricity infrastructure in the locality and will maintain the existing landscape character values.</p>
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