

# STATEMENT OF REASONS

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

<b>Application No.</b>	030.2017.366.001	File Refs: 20880 & LG7.6.1
------------------------	------------------	----------------------------

SITE DETAILS	
<b>Site Address</b>	70 McNulty Street, Miles
<b>Real Property Description</b>	Lot 1 on RP206525 and Easement F on SP258270
<b>Site Area</b>	50,570m <sup>2</sup>
<b>Owner</b>	Grainco Australia Ltd

COUNCIL'S ROLE	
<b>Jurisdiction</b>	Assessment Manager

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>	Approved, subject to conditions
<b>Decision Date</b>	23 November 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>· Medium Impact Industry Zone Code</li> <li>· Access, Transport and Parking Code</li> <li>· Infrastructure Services Code</li> <li>· Telecommunications Facility 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 Miles.</li> <li>▪ The development is a consistent use within the Medium Impact Industry Zone.</li> <li>▪ The development is suitably located to ensure that the potential impacts of the development on the amenity of Miles are appropriately mitigated.</li> </ul> <p>Where the changes were not accepted in accordance with the applicant's 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> </td> <td> </td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark		
Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark				

	<p>Acceptable Outcome 1 Medium Impact Industry Zone</p> <p>Building and Structure Height</p>	<p>The development does not comply with the maximum height requirement for the Medium Impact Industry Zone.</p> <p>The height of the development is necessary for the development to operate effectively and provide enhanced internet connectivity for Miles.</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 development site has reticulated sewer and water. However, the applicant does not seek to connect the development to reticulated water or sewer network.</p> <p>The development is an unmanned facility which will be infrequently visited by maintenance staff on an annual basis. Due the nature of the development and that it will be infrequently visited, it is not considered that staff amenities are necessary.</p>

