

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 Health Care Services | |
| Application No: | 030.2017.344.001 | File Refs: A40297 & LG7.6.1 |
| Street Address: | 50--52 High Street, Jandowae | |
| Real Property Description: | Lot 1 on RP92830 | |

On 14 November 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The property is located within the Local Centre Zone in which the development of Health Care Services is a consistent use.
- The development is consistent with the planning intent of the Local Centre Zone, as it provides an essential service for which there is a demonstrated community need in Jandowae.
- The development is not situated within an area impacted by flooding.
- The development has access to relevant infrastructure networks required to service the development.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

| Benchmarks Applying to the Development |
|---|
| <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Local Centre Zone Code · Infrastructure Services Code · Transport Access and Parking Code |
| <ul style="list-style-type: none"> ▪ State Planning Policy |

3. Compliance with Benchmarks

The development complies with the assessment benchmarks listed above other than those listed within the table below in which the reasons are provided as to the recommendation for approval despite the conflict:

| Benchmark Reference | Reasons for Approval Despite Non-compliance with Benchmark |
|--|--|
| <p>Frontage Setback to High Street</p> <p>Acceptable Outcome 4.2 of the Local Centre Zone Code</p> | <p>The development does not comply with setback of 0 metres from High Street.</p> <p>Rather, the development will provide a 4 metre setback from High Street for the purpose of establishing a pedestrian ramp and to ensure that appropriate landscaping treatments can be provided at the frontage of the building.</p> <p>However, it is considered that the design of the development in combination with the landscaping, will enhance to activate High Street.</p> |
| <p>Car Parking</p> <p>Acceptable Outcome 4 of the Transport Access and Parking Code</p> | <p>The development does not include 10 on-site car parks as required based on the floor area of the development.</p> <p>The development will provide 8 on-site car parks in addition to the 9 existing on-street car parks adjoining the frontage of the development to High Street.</p> <p>It is considered that the development will be serviced by sufficient on-site parking to meet the needs of the proposed use.</p> |

