

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:	Change Application for an Existing Approval for a Material Change of Use to establish an Industrial Use	
Application No:	050.2017.469.001	File Refs: A741 & LG7.6.1
Street Address:	22 Napier Street Dalby	
Real Property Description:	Lot 123 on SP187984 formerly part of Lot 121 on SP153268	

On 22 November 2017, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

PROPOSED DEVELOPMENT	
Name of Applicant	Martin Building Design
Type of Application	Change Application (Minor Change) under Section 78 of the <i>Planning Act 2016</i>
Proposed Development	The applicant sought to amend the existing application by including additional site plans as approved plans. The amended proposal plans illustrated an additional storage shed to be utilised to store equipment and machinery that is currently stored on the property in a covered and sheltered area.
Level of Assessment	Code Assessable
Decision	<p>It was decided that the applicant's Change Application be approved. The Schedule of Conditions have been amended to reflect the applicant's change application.</p> <p>The reasons for this decision are:</p> <ul style="list-style-type: none"> ▪ The proposed change to the development was designed to ensure that any increase in stormwater will be appropriately managed. ▪ The proposed change will provide an additional storage shed which will allow the applicant to store equipment and machinery out of the weather and also improve the amenity of the site. ▪ The development is consistent with the design characteristics and character of the industrial locality of surrounding industrial uses.
Decision Date	22 November 2017

2. Assessment Benchmarks

ASSESSMENT MATTERS									
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> ▪ <i>Planning Act 2016</i> <ul style="list-style-type: none"> · Section 81 and Schedule 2 ▪ Development Assessment Rules <ul style="list-style-type: none"> · Schedule 1 ▪ Town of Dalby Planning Scheme (superseded) ▪ State Planning Policy <ul style="list-style-type: none"> · Part E ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Low Impact Industry Zone Code · Flood Hazard Overlay Code · Transport, Access and Parking Code · Infrastructure Services Code 								
Reasons for Decision	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; background-color: #e0e0e0;">Assessment Benchmark</th> <th style="width: 50%; background-color: #e0e0e0;">Reasons for the Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: black; color: white; text-align: center;">Western Downs Planning Scheme 2017</td> </tr> <tr> <td colspan="2" style="background-color: #e0e0e0;">Transport, Access and Parking Code</td> </tr> <tr> <td style="background-color: #e0e0e0;"> <p>"AO4 <i>Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car Parking Generation Rates and Service Vehicle Requirements."</i></p> </td> <td> <p>The development was conditioned to originally provide 6 car parks. The applicant's proposal plans an additional 2 car parks be provided subject to the Change Application, making a total of 8 car parks to be provided.</p> <p>Table 9.4.5.2 of the Transport Access and Parking Code provides that for the development, 11 car parks would be required based on current staff (4 full-time staff) and total gross floor area of the development.</p> <p>It is not considered that the development proposed by the Change Application will result in additional staff or in the need for prescribed car parking rates.</p> <p>On this basis, it is considered that the applicant's alternative solution is acceptable, as it is suitable for the use and is considered to be designed in a manner that is both safe and functional.</p> </td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark	Western Downs Planning Scheme 2017		Transport, Access and Parking Code		<p>"AO4 <i>Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car Parking Generation Rates and Service Vehicle Requirements."</i></p>	<p>The development was conditioned to originally provide 6 car parks. The applicant's proposal plans an additional 2 car parks be provided subject to the Change Application, making a total of 8 car parks to be provided.</p> <p>Table 9.4.5.2 of the Transport Access and Parking Code provides that for the development, 11 car parks would be required based on current staff (4 full-time staff) and total gross floor area of the development.</p> <p>It is not considered that the development proposed by the Change Application will result in additional staff or in the need for prescribed car parking rates.</p> <p>On this basis, it is considered that the applicant's alternative solution is acceptable, as it is suitable for the use and is considered to be designed in a manner that is both safe and functional.</p>
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