

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 for a Telecommunication Facility	
Application No:	030.2017.453.001	File Refs: A51566 & LG7.6.1
Street Address:	2164 Horse Creek Road, Bundi	
Real Property Description:	Lot 2 of SP295959, Lot 3 on SP263272 and Lot 5 on AB50	

On 21 December 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development of a Telecommunication Facility is consistent development within the Rural Zone.
- The development of a Telecommunication Facility is an essential community service and will enhance the coverage of the telecommunication network within the locality.
- The development is suitably located and designed to ensure that the potential impacts of the development on the amenity are mitigated while ensuring that the development provides optimal mobile coverage to the locality.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	
▪	Western Downs Planning Scheme 2017 <ul style="list-style-type: none">• Rural Zone Code• Telecommunications Facility Code;• Transport, Infrastructure, Access and Parking Code;• Infrastructure Services Code;• Infrastructure Overlay Code; and• Bushfire Hazard Overlay Code.
▪	State Planning Policy

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Performance Outcome 1 of the Township Zone Code</p> <p>Building Height of the Township Zone</p>	<p>The development does not comply with the maximum height for the Rural Zone.</p> <p>The height of the development is necessary for the development to operate effectively and provide optimum coverage of telecommunication services to the Moonie area.</p> <p>The development is of a built form (lattice structure) and nature that are consistent with the built form of supporting infrastructure found in rural localities.</p> <p>The development will be well screened from the road network and surrounding land users by mature vegetation.</p>
<p>Performance Outcomes 1 and 2 of the Infrastructure Services Code</p> <p>Infrastructure connections to sewer and water networks</p>	<p>The development is an unmanned facility which, once constructed, will be visited periodically by maintenance staff only.</p> <p>The development is of a type that water supply and an effluent disposal system are required for staff. Further, the development is located centrally within an urban locality which features public amenities.</p>

