

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:	Request to Change an Existing Approval for a Material Change of Use to establish a Warehouse for Storage or Display of Goods or Produce for Sale by Wholesale	
Application No:	050.2018.71.001	File Refs: A887 & LG7.6.1
Street Address:	3 Black Street, Dalby	
Real Property Description:	Lot 222 on AG2544	

On 28 March 2018, the above change to the development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is considered to meet the minor change test as listed in Schedule 1 of the Development Assessment Rules.
- The proposed new shed is consistent in scale, form and character with the existing development on the subject site.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

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▪ Development Assessment Rules<ul style="list-style-type: none">· Schedule 1▪ Dalby Town Planning Scheme 2007<ul style="list-style-type: none">· Industrial Preferred Dominant Land Use Designation▪ State Planning Policy<ul style="list-style-type: none">· Part E - Water Quality▪ Western Downs Planning Scheme 2017<ul style="list-style-type: none">· Medium Impact Industry Zone Code· Flood Hazard Overlay Code· Infrastructure Overlay Code

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	<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 colspan="2">Development Assessment Rules</td> </tr> <tr> <td><i>"(a) involves a new use."</i></td> <td>The site is currently used by a range of Industrial businesses. The proposed development to construct an additional shed on the subject site is not considered to involve a new use, and will be used for a similar purpose.</td> </tr> <tr> <td><i>"(c) dramatically changes the built form in terms of scale, bulk and appearance."</i></td> <td>The proposal to construct a new shed is not considered to dramatically change the built form. The proposed shed will be of a similar scale and appearance to the existing sheds on the site. 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	<p>"AO5.1 <i>Landscaping with a minimum width of 2 metres is provided to all road frontages."</i></p>	<p>Alternative Solution A landscaping strip 2m wide is provided along the Warrego Highway frontage to enhance the appearance of the development to passing traffic.</p>
Infrastructure Overlay Code		
	<p>"AO1.1 <i>Buildings and structures are set back a minimum of 50 metres from a gas or oil pipeline as identified on the Infrastructure overlay maps (OM-006)."</i></p>	<p>Alternative Solution The proposed building will be 3m from the northern boundary and 21m from the gas pipeline. EIM, as the pipeline owner, has reviewed the proposed development and has advised that the proposed shed will not impact on the Dalby Gas Pipeline.</p>
	<p>"AO1.2 <i>Any development that impacts on an oil and gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in the Australian Standard 2885, Pipeline Gas and Liquid Petroleum."</i></p>	

