

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 a Material Change of Use to establish a Service Industry	
Application No:	050.2018.88.001 LG7.6.1	File Refs: A5477 &
Street Address:	18130 Warrego Highway, Dalby	
Real Property Description:	Lot 8 on SP261626	

On 10 April 2018, the above Request to Change application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposal is to replace an existing industrial shed with a new shed in the same location, increasing the covered area by 539.18m². As a result, a Change Application (Minor Change) under Section 78 of the *Planning Act 2016* is an appropriate approach.
- The increased space will not lead to an increase in current production levels or alterations in terms of the industrial activities occurring on-site.
- The development is consistent with the Medium Impact Industry Zone, aligns with the built form of the locality and will not result in any new impacts to amenity, environmental health or car parking demand.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Planning Act 2016	▪ Section 81
Development Assessment Rules	▪ Schedule 1
State Planning Policy	▪ Water Quality Objectives
Dalby Town Planning Scheme 2007	▪ Town Zone ▪ Industry Precinct
Western Downs Planning Scheme 2017	▪ Medium Impact Industry Zone Code ▪ Transport, Access and Parking Code ▪ Infrastructure Services Code ▪ Flood Hazard Overlay Code ▪ Infrastructure Overlay Code ▪ Natural Resources Overlay Code ▪ Regional Infrastructure Corridor - Stock Route Overlay Code ▪ Scenic Amenity Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Development Assessment Rules</p> <p>Schedule 1</p> <p><i>"(c) Dramatically changes the built form in terms of scale, bulk and appearance."</i></p>	<p>The proposed extension is considered to be a minor increase in the scale of the existing development.</p> <p>The increase in total gross floor area (GFA) of buildings on-site resulting from this extension is not considered to be a dramatic change to the built form in terms of scale, bulk and appearance.</p>
<p><i>"(d) Introduces new impacts or increase the severity of known impacts."</i></p>	<p>The activities and operations occurring on-site will not alter with the proposed extension.</p> <p>No new impacts will be introduced and the severity of known impacts will not increase.</p>
<p>State Planning Policy</p> <p>Water Quality Objectives</p>	<p>The proposed development is required to be assessed against the State Planning Policy (SPP) only where the SPP has not been adequately reflected in the Planning Scheme.</p> <p>The SPP has updated water quality objectives from those that were implemented in the Planning Scheme and therefore, the proposal must be assessed against the assessment benchmarks for water quality.</p> <p>The proposal involves premises greater than 2,500m² in size and will result in an impervious area that is greater than 25% of the net developable area.</p> <p>The development will be conditioned to ensure that it is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values and achieves stormwater management design objectives contained in the SPP.</p>
<p>Dalby Town Planning Scheme 2007</p> <p>Town Zone/ Infrastructure Precinct</p>	<p>Any conflict with the Scheme as a result of the original application is considered to have been resolved as part of the original Development Approval. No additional areas of non-compliance occur as a result of the proposed change.</p>
<p>Western Downs Planning Scheme 2017</p> <p>Transport, Access and Parking Code</p> <p><i>"AO4 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><i>AO6 Provision of parking for persons with disability and general access is to be made in accordance with the requirements of Australian Standards AS1428 - Design for access and mobility and AS2890.6 - Parking facilities, in relation to parking space width and location, manoeuvring areas for mobility</i></p>	<p>Alternative Solution</p> <p>The proposal does not involve an increase in production levels, employee numbers or the number of people and vehicles that will visit the site.</p> <p>As such, it is considered that the current supply of car parking is adequate for the expected demand. The proposal generally complies with the Transport, Parking and Access Code.</p>

*aides, gradients, location of stairs,
ramps, doorways and signage.*

PO9 *All car parking spaces are constructed
with appropriate line marking to the
correct size and standard."*

