

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 Material Change of Use to establish a Storage Facility (Bus Parking, Workshop and Auxiliary Office) and Accommodation Building (4 Accommodation Units)	
Application No:	050.2018.116.001	File Refs: A12235 & LG7.6.1
Street Address:	259 Windmill Road, Chinchilla	
Real Property Description:	Lot 2 on RP210818	

On 14 June 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The modification to the approval is to reflect the down-sizing of the existing Maguire Coaches operations. The proposed development is considered to meet the minor change test as listed in Schedule 1 of the Development Assessment Rules.
- The modification to the approval is to reflect the down-sizing of the use but does not change the ability of the proposed development to operate as intended.
- The modification does not result in any changes to the buildings currently on-site associated with the use and consequently, the proposed change will not affect the form or character of the approved development.
- Assessment against the assessment benchmarks demonstrates that the modification does not result in any additional areas of non-compliance as a result of the proposed change.

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 ▪ Planning Scheme for Chinchilla Shire 2006 <ul style="list-style-type: none"> · Rural Zone Code ▪ State Planning Policy <ul style="list-style-type: none"> · Part E - Water Quality

	<ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> • Rural Zone Code • Bushfire Hazard Overlay Code • Natural Resources Overlay Code • Transport, Access and Parking Code • Infrastructure Services Code 	
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Planning Scheme for Chinchilla Shire 2006	
	The development was originally assessed against the Planning Scheme for Chinchilla Shire 2006. Any conflict with the applicable Codes (and in particular, development of a non-rural use in the Rural Zone which is also applicable under the Western Downs Planning Scheme 2017), 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.	
	Western Downs Planning Scheme 2017 Natural Resources Overlay Code	
Where for a Material Change of Use in the Rural Zone "AO6.1 <i>Development (inclusive of the development footprint) is not located on land identified as ALC Class A or B Land on the Agricultural Land overlay maps (OM-008) unless identified in Table 8.2.7.2."</i>	Alternative Solution The proposed development is located on areas of the site that are identified as Class A Agricultural Land. The subject site is a 4ha allotment with 2 established industrial uses existing on the site. As such, the site is not suitable for broadacre cropping activities.	

