

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 to establish a Warehouse	
Application No:	030.2017.457.001	File Refs: A3249 & LG7.6.1
Street Address:	Winton Street East, Dalby	
Real Property Description:	Lot 9 on SP172016	

On 23 May 2018, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is consistent with the historical land use of a General Industry which was granted by Council in October 2009.
- Further, the proposed use is consistent with the nature and scale of development in the locality which has historically deviated from Rural Residential uses.

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"> ▪ State Planning Policy <ul style="list-style-type: none"> ▪ Water Quality Objectives ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> ▪ Strategic Framework ▪ Rural Residential Zone Code ▪ Airport Environs Overlay Code ▪ Flood Hazard Overlay Code ▪ Natural Resources Overlay Code ▪ Scenic Amenity Overlay Code ▪ Stormwater Overland Flow Path Overlay Code ▪ Infrastructure Services Code ▪ Transport, Access and Parking 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="background-color: #d3d3d3;">Assessment Benchmark</th> <th style="background-color: #d3d3d3;">Reasons for the Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Rural Residential Zone Code</td> <td></td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark	Rural Residential Zone Code	
Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark				
Rural Residential Zone Code					

	<p>"AO3.2</p> <p><i>Buildings and structures have a minimum side and rear boundary clearance of 10 metres."</i></p>	<p>Alternative Solution</p> <p>The proposed development shed will be set back 0.5m from the southern boundary and 54.64m from the eastern boundary. The subject site has been used for a General Industry purpose since the original approval in 2009. The proposed setbacks will therefore not impact the semi-rural character of the Zone, as the predominant character in this locality is Industrial. The proposed shed is located approximately 180m from the nearest Dwelling House and ensures no overshadowing or reduction of privacy will occur.</p>
Flood Hazard Overlay Code		
	<p>"Where for Material Change of Use or Building Work</p> <p>AO13.2</p> <p><i>Where for business activities or industrial activities buildings the minimum floor level supporting the following elements of the development must be located above defined flood level plus 300mm freeboard:</i></p> <p>(a) <i>administrative areas;</i></p> <p>(b) <i>utilities, plant and equipment associated with the building.</i></p> <p><i>Note - in complying with AO13.2 the proponent accepts that the cost of flood impact is an operational cost of the business activity or industry activity"</i></p>	<p>The proposed development is for an industrial Warehouse.</p> <ul style="list-style-type: none"> • The proposed Warehouse is not a habitable building and will not increase the number of people at risk during a flood event. Staff numbers will not increase as a result of the proposed shed. Further, no filling is proposed to occur for the construction of the Warehouse. • The proposed Warehouse will not have an administrative area. • All essential services will be conditioned to be raised above the defined flood level. <p>The applicant will be conditioned to prepare a Flood Risk Management Plan and to have it retained on the site at all times.</p>
	<p>"AO13.3</p> <p><i>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</i></p> <p><i>Note - Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris."</i></p>	<p>Alternative Solution</p> <p>The proposed floor level will not be raised above the flood height. Council's Development Engineer has reviewed the proposal and considers that the proposed Warehouse will not impact the flood conveyance capacity of the premises.</p>

