

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 an Extension to an Existing Place of Worship	
Application No:	030.2017.473.001	File Refs: A10547 & A10548, LG7.6.1
Street Address:	1-7 Burbank Street, Chinchilla	
Real Property Description:	Lot 2 on RP93362 and Lots 3 & 4 on RP74260 including Easement A on RP886473	

On 22 August 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development is consistent with the established character of the existing Church and will enhance the existing amenity of the locality through appropriate landscaping treatments and attractive façade proposed by the development.
- The development is located within in urban locality with access to relevant infrastructure networks required to service the development.
- The development will provide an enhanced community facility which will offer religious and community services that will increase social infrastructure and cohesion within the community of Chinchilla.
- The development has been designed to ensure that stormwater generated by the development is lawfully discharged and does not impact on adjoining land users.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Amended Sate Planning Policy	▪ Water Quality Objectives
Western Downs Planning Scheme 2017	▪ Strategic Plan
	▪ Low Density Residential Zone Code
	▪ Community Facilities Zone Code
	▪ Transport, Access and Parking Code
	▪ Infrastructure Services Code
	▪ Stormwater Overland Flow Path Overlay Code

3. Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Low Density Residential Zone Code	
<p>AO4.2</p> <p>Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p>	<p>The development proposes a frontage setback of 5.76m from Burbank Street.</p> <p>A minor non-compliance with the frontage setback requirement will not have any material impact on the amenity or character of the locality, as it will be in line with the existing building and will be buffered by proposed landscaping treatments.</p>
Transport, Access and Parking Code	
<p>AO4</p> <p>Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car parking generation rates and service vehicle requirements.</p> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p>	<p>The proposed number of parking spaces do not comply with AO4 of the Transport Access and Parking Code.</p> <p>The applicant proposes to formalise a total of 20 parking spaces on the development site to service the development. It is noted that the development has been designed to maximise the parking on-site while complying with Council's design requirements.</p> <p>The applicant has advised that on-site parking will predominantly accommodate parking required for activities and services provided by the development.</p> <p>During peak periods of demand (Sunday service), on-street parking exists on Burbank Street and Glasson Street in addition to the on-site parking which will be able to service the development demand.</p>
Stormwater Overland Flow Path Overlay Code	
<p>AO1.1</p> <p>No <i>buildings</i> are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012).</p>	<p>The development site of the extension to the existing Church is located within a minor storm water flow path.</p> <p>The development has been designed to ensure that storm water generated by the development is managed appropriately and does not cause nuisance to adjoining land users or the locality.</p>

