

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:	Telecommunications Facility
Application No:	030.2018.67.001
Street Address:	Leichhardt Highway Gurulmundi
Real Property Description:	Lot 10 on AU164 and Easements W & X on SP245197
File Refs:	A21447 and LG7.6.1

On 22 October 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 necessary telecommunications infrastructure consistent with the design of other similar infrastructure throughout the region.
- The Telecommunications Facility is the type of development normally expected in the Rural Zone.
- The Facility will not detract from the amenity of the locality. The Facility will be partially screened by existing vegetation and will not result in any noise, odour or lighting impacts.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
State Planning Policy	• Water Quality Objectives
Western Downs Planning Scheme 2017	• Rural Zone Code • Telecommunications Facility Code • Transport, Access and Parking Code • Infrastructure Services Code • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Infrastructure Overlay Code • Natural Resources Overlay Code • Scenic Amenity Overlay Code • Waterway Corridors Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Rural Zone Code AO1 Development has a maximum building height of 10 metres above natural ground level and no more than two storeys.	Alternative Solution The proposed height of the Telecommunications Facility is 80m above natural ground level. This height is necessary for the operation of the Facility and is consistent with the height of other similar infrastructure throughout the region.

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
	The development will not significantly detract from the landscape character values of the locality and is considered to generally comply with the Performance Outcome.
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>The proposed development will not result in any noise, lighting, odour or emissions that could detract from the amenity of the local area. While the hours of operation will be 24/7, this will be on a primarily unstaffed basis with the only expected traffic being 1 to 2 maintenance visits per year.</p> <p>The visual amenity impacts resulting from the development will be minimal. Existing vegetation will provide screening to the lower part of the Facility and the design of the structure is consistent with other similar infrastructure throughout the region. It is considered that the proposal generally complies with the Performance Outcome.</p>
<p>Telecommunications Facility Code</p> <p>AO3 Telecommunications facilities are co-located with existing facilities where possible.</p>	<p>Alternative Solution</p> <p>The proposed Facility will not be co-located with an existing development. Due to incompatibility of the existing use with the proposed use, co-location opportunities are not feasible.</p> <p>The new Facility provides a co-location opportunity for future infrastructure. The proposal is considered to generally comply with the Performance Outcome.</p>
<p>Infrastructure Services Code</p> <p>Where within the Rural Zone or Rural Residential Zone (Rural Residential 20,000 Precinct)</p> <p>AO1.2 Development is connected to a safe and efficient on-site water supply in accordance with SC6.2 - Planning Scheme Policy 1 - Design and Construction Standards.</p>	<p>Alternative Solution</p> <p>Due to the nature of the development, being an unstaffed Telecommunications tower (with the exception of one to two maintenance visit per year), a permanent on-site water supply is not necessary. The development generally complies with the Performance Outcome.</p>
<p>Where within the Rural Zone or Rural Residential Zone Where outside a sewerage service area</p> <p>AO2.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with <i>Queensland Plumbing and Wastewater Code</i> and <i>Australian Standard AS/NZ3500.</i></p>	<p>Alternative Solution</p> <p>Due to the nature of the development, being an unstaffed Telecommunications Tower (with the exception of 1 maintenance visit per year), a permanent on-site waste water disposal system is not necessary. The development generally complies with the Performance Outcome.</p>

