

## 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 for a Minor Change to an Existing Development Approval (030.2011.1251.001) for a Material Change of Use to establish a Service Industry and Environmentally Relevant Activity 21 - Motor Vehicle Workshop	
Application No:	050.2018.426.001	File Refs: A115 & LG7.6.1
Street Address:	89 Loudoun Street, Dalby	
Real Property Description:	Lot 8 on SP257115	

On 30 October 2018, the above Minor Change application was approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The Minor Change application is to provide an additional storage area for the existing business to be able to store machinery and vehicle parts to be sheltered from the elements.
- The application will not impact on the operation of the development or adversely impact on servicing infrastructure.
- The development is compatible with the character and intent of the Medium Impact Industry Zone.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
<b>Planning Act 2016</b>	▪ Section 81 and schedule 2
<b>Development Assessment Rules</b>	▪ Schedule 1
<b>State Planning Policy</b>	▪ Water Quality Objectives
<b>Western Downs Planning Scheme 2017</b>	▪ Medium Impact Industry Zone Code ▪ Transport, Access and Parking Code ▪ Infrastructure Services Code ▪ Natural Resources Overlay Code ▪ Scenic Amenity Overlay Code ▪ Flood Hazard Overlay Code ▪ Infrastructure Overlay Code

### 3. Compliance with Benchmarks

The development is found to comply with the abovementioned benchmarks applying to this development other than those listed below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p><b>Medium Impact Industry Zone</b></p> <p><b>AO4.1</b></p> <p>Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p>	<p>The applicant seeks to extend the existing building toward the frontage of Loudoun Street for the purpose of a display and retail area.</p> <p>The site frontage is improved with established landscaping which will buffer the frontage setback relaxation.</p> <p>It is considered that the extension will provide an attractive façade to Loudoun Street and will not detract from the amenity or character of the Medium Impact Industry Zone.</p>
<p><b>Transport, Access and Parking Code</b></p> <p><b>AO4</b></p> <p>Car parking is provided in accordance with the requirements identified in <b>Table 9.4.5.2 - Car parking generation rates and service vehicle requirements</b>.</p> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p>	<p>The proposed change requires an additional 5 car parks based on the increase in Gross Floor Area (GFA).</p> <p>The applicant has provided 11 car parks only, subject to the change, which is consistent with the existing conditions of approval.</p> <p>The proposed additional GFA is not only for the extension for storage purposes. Therefore, the redesigned parking area allows for the area to be used safely and efficiently.</p> <p>On this basis, it is considered that the applicant's alternative outcome can be accepted.</p>
<p><b>Infrastructure Services Code</b></p> <p><b>AO3</b></p> <p>Development is provided with stormwater infrastructure in accordance with <b>SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards</b></p>	<p>The Stormwater Management Plan did not cover the proposed changes to the approval included within the application. Accordingly, the Stormwater Management Plan will need to be amended by the applicant to manage additional stormwater generated by the development subject to the change.</p> <p>A condition requiring amendment of the Stormwater Management Plan, to ensure that the stormwater from the additional building and impervious area is discharged lawfully, will be included.</p>
<p><b>Scenic Amenity Overlay Code</b></p> <p><b>AO2.3</b></p> <p><i>Buildings and structures</i> are setback a minimum of 100 metres from Scenic Routes and waterway crossings identified on the <b>Scenic amenity overlay maps (OM-011)</b>, unless for the following land uses:</p> <ul style="list-style-type: none"> <li>(a) <i>Food and drink outlet;</i></li> <li>(b) <i>Winery;</i></li> <li>(c) <i>Tourist attraction;</i></li> <li>(d) <i>Nature-based tourism;</i></li> <li>(e) <i>Short-term accommodation.</i></li> </ul>	<p>The development is within 100 metres of a Scenic Route.</p> <p>The development is located within an established industrial locality and has been designed to provide an attractive commercial façade to Loudoun Street.</p> <p>The proposed development and requested change to the design of the development will not compromise the amenity or character of the streetscape.</p> <p>It is considered that the development is consistent with Performance Outcome 2 of the Scenic Amenity Overlay Code.</p>

