

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 an Extractive Industry (5,000 tonnes per annum)	
Application No:	030.2018.336.001	File Refs: A12830 & LG7.6.1
Street Address:	Baking Board Road, Greenswamp	
Real Property Description:	Lot 153 on LY270	

On 21 November 2018, the above development application was approved in full, subject to conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development of Extractive Industry within the Rural Zone is a consistent use under the Rural Zone Code.
- The development has access to a suitable road based on the scale of the development.
- The development is appropriately set back from surrounding residences and will be screened visually and acoustically by surrounding mature vegetation which will be retained, subject to the development.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
State Planning Policy	<ul style="list-style-type: none"> • Water Quality Controls
Western Downs Planning Scheme 2017	<ul style="list-style-type: none"> • Strategic Plan • Rural Zone Code • Extractive Industry Code • Transport, Access and Parking Code • Infrastructure Services Code • Scenic Amenity Overlay Code • Bushfire Hazard Overlay Code • Natural Resource Overlay Code

3. Compliance with Benchmarks

The application was assessed against all the abovementioned assessment benchmarks and complies with all of these, with the exceptions outlined below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Infrastructure Services Code</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>The development site is not located within an area with access to reticulated water.</p> <p>Due to the low intensity nature of the use and that staff will not be permanently based at the site, no potable water is proposed. This Alternative Solution is considered reasonable to accept, based on the scale of the proposed use.</p> <p>The Alternative Solution is consistent with Performance Outcome 1 of the Infrastructure Services Code.</p>
<p>Infrastructure Services Code</p> <p>AO2.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with Queensland, Plumbing and Wastewater Code and Australian Standard AS/NZ3500.</p>	<p>Alternative Solution</p> <p>The development site is not located within an area with access to reticulated sewer.</p> <p>Due to the low intensity nature of the use and that staff will not be permanently based at the site, no permanent effluent disposal system is proposed.</p> <p>This Alternative Solution is considered reasonable to accept, based on the scale of the proposed use.</p> <p>The Alternative Solution is consistent with Performance Outcome 2 of the Infrastructure Services Code.</p>
<p>Infrastructure Services Code</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>The development site is not located within an area with access to reticulated water.</p> <p>Due to the low intensity nature of the use and that staff will not be permanently based at the site, no potable water is proposed. This Alternative Solution is considered reasonable to accept, based on the scale of the proposed use.</p> <p>The Alternative Solution is consistent with Performance Outcome 1 of the Infrastructure Services Code.</p>
<p>Transport, Access and Parking Code</p> <p>AO4 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>Alternative Solution</p> <p>The Transport, Access and Parking Code does not provide a parking rate for Extractive Industry.</p> <p>The development will only employ two employees and the proposal plans have nominated a parking area on the Site Plan.</p> <p>The parking arrangements for the development are sufficient to service the development and ensure that vehicles will be able to access and exit the site safely in a forward motion.</p> <p>The Alternative Solution is consistent with Performance Outcome 4 of the Transport, Access and Parking Code.</p>

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Natural Resources Overlay Code</p> <p>AO6.1 Development (inclusive of the <i>development footprint</i>) is not located on land identified as ALC Classes A and B Land on the Agricultural Land overlay maps (OM-008) unless identified in Table 8.2.7.2.</p>	<p>Alternative Solution</p> <p>The development footprint is located on a part of the site identified as Class A Agricultural Land by the Agricultural Land Overlay Maps.</p> <p>The development footprint of the proposed Quarry is not used for agricultural purposes. The development footprint is constrained, as it is located within a pocket of vegetation and is therefore already alienated from the existing rural uses on the property.</p> <p>The Alternative Solution is consistent with Performance Outcome 6 of the Natural Resources Overlay Code.</p>
<p>Scenic Amenity Overlay Code</p> <p>AO1.4 Where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011) no vegetation clearing occurs:</p> <ul style="list-style-type: none"> (a) within 100 metres of ridgelines or peaks; (b) on land with a slope greater than 15 percent; (c) within 100 metres of waterways; (d) within 100 metres of wetlands; (e) unless where in accordance with Part 8.2 - Bushfire hazard overlay code. <p>Note - Waterways and wetlands are identified on Wetlands overlay maps (OM-014) and Waterway corridors overlay maps (OM-013).</p>	<p>Alternative Solution</p> <p>The development does not comply with Acceptable Outcome 1.4 of the Scenic Amenity Overlay Code, as the development will involve clearing of vegetation on a ridgeline.</p> <p>The development is not located within proximity to any waterways or wetlands.</p> <p>The development has been conditioned to provide a detailed remediation plan which will be implemented progressively to ensure that the land is returned to a natural state once operation of the Quarry ceases.</p> <p>The Alternative Solution is consistent with Performance Outcome 1 of the Scenic Amenity Overlay Code.</p>

4. Matters Raised in Submissions for Impact Assessable Development

No submissions were received during the public notification of the application.

