

SCHEDULE 2

Statement of Reasons

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Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	2 McCartin Court, Torrington
Real Property Description	Lot 7 on SP166685
Site Area	4,001m ²
Owner	Ronel Genis and Michiel Gerhardus Genis

PROPOSED DEVELOPMENT	
Name of Applicant	Genius Removals Pty Ltd C/- ONF Surveyors
Type of Application	Material Change of Use
Proposed Development	Transport Depot
Level of Assessment	Impact
Gross Floor Area	222.5 m ²
Impervious Area	222.5 m ²
Car Parking Spaces	7
Service Vehicle Provision	MRV
Submissions Received	Objection: 3
	Support: Nil
Decision	Approval
Decision Date	7 May 2024

ASSESSMENT MATTERS		
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Schedules 9 and 10 of the <i>Planning Regulation 2017</i>; • <i>State Planning Policy July 2017</i>; • ShapingSEQ 2023 and Darling Downs Regional Plan; • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i> <ul style="list-style-type: none"> ○ Strategic Framework ○ Rural Residential Zone ○ Industry Uses Code ○ Airport Environs Overlay Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Transport, Parking and Access Code ○ Works and Services Code ○ Landscaping Code 	
Relevant matters	N/A	
Matters raised in submissions	Issue	How matter was dealt with
	Traffic	Council's Senior Development Engineer has reviewed the material provided by the applicant and confirmed that the recommended conditions provided can suitably manage any impacts.

	<p>Amenity (noise)</p>	<p>The proposal is for a small scale Transport Depot providing for the storage of four (4) vehicles. The use is not considered to involve any hazardous processes and is considered to be low impact uses that would contain all dust, noise and outdoor lighting emissions on-site.</p> <p>The proposed design includes fencing and landscape buffering to maintain an appropriate level of amenity. The provision of a condition requiring a Site Based Environmental Management Plan, which will be assessed and approved by Council, is considered sufficient to meet the requirements</p> <p>Council's Senior Environmental Officer has reviewed the material provided by the applicant and confirmed that the recommended conditions provided can suitably manage any impacts.</p>
<p>Reasons for decision</p>	<p>The development was assessed against all of the assessment benchmarks listed above and complies without exception.</p>	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2023/3530