

Change application—decision under delegated authority

Change application ('other' change) for development approval DA210002 at 9-11 & 13 Lyons Street, Mundubbera on land described as Lots 3 & 4 on SP226159—Change application under section 78 of the *Planning Act 2016*

Application reference: DA210008

1 Proposal summary

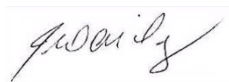
- (1) The applicant seeks approval for an 'other' change to DA210002: Material change of use—'Other' Change for Agricultural supplies store at 9-11 on land described as Lot 3 and 4 on SP226159, approved by Council on 2 February 2021.
- (2) The change application proposes to—
 - (a) demolish the existing structures on lot 3 and lot 4;
 - (b) additional advertising devices on the new structures walls;
 - (c) the proposed new building will increase in floor size from 382.1m² to 485m²;
 - (d) incorporate vehicular ingress from Lyons Street;
 - (e) incorporate outdoor storage and display;
 - (f) modify the street facades by increasing the built form but not increasing the doors and windows;
 - (g) modify the form of the building at the eastern extent, fronting Bauer Street.
- (3) The proposal does not meet the definition of *Minor change* under Schedule 2 of the *Planning Act 2016* as it incorporates additional premises in the application. It is therefore a change 'other'.
- (4) The proposal does not require referral to any referral agency, or require public notification. The proposal would not introduce any additional impacts on the natural and built environment and the proposal complies with relevant assessment benchmarks.
- (5) The Council must assess and decide the application under section 82 of the *Planning Act 2016*. The assessment is to be against the assessment benchmarks (Centre zone code and the Infrastructure and operational work code) in the context of development approval 183/19.

2 Recommendations

- (1) That the Council or its delegate decide the application under section 82 *Planning Act 2016* by approving it subject to conditions.
- (2) That the Council notify the applicant of its decision.

3 Decision

I concur with the above recommendations—please issue the Notice of decision as recommended.



02/02/2021

Jeff Miles, **Manager Planning and Environment**
(Delegate of North Burnett Regional Council)

Date