

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	JSE SUPERANNUATION PTY LTD c/- Viva Property Group
Application No:	MCU25/0012
Proposal:	Material change of use – Service Station (Extensions)
Street Address:	91 Youngman Street KINGAROY QLD 4615
RP Description:	Lot 19 on SP119712
Assessment Type:	Impact
Number of Submissions:	None

On 7 November 2025 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules;
- The Application is deemed compliant with the relevant benchmarks of the State Planning Policy July 2017 and the *SBRC Planning Scheme 2017 v2*. Conditions have been included to ensure ongoing compliance with the outcomes of the codes;
- The single-storey extension to the existing service station is of an appropriate scale and form for the Principal Centre with safe access/parking, compliant servicing and stormwater arrangements, and no unacceptable amenity or traffic impacts on surrounding land uses;
- Public notification was properly undertaken and no properly made submissions were received; and
- The development delivers convenient fuel and ancillary services within the town centre, supports the centre's role and represents an efficient use of serviced land.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Principal Zone Code;
- Low Impact Industry Zone Code; and
- Services and Works Code.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.