

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Plans in Motion P/L
Application No:	MCU25/0017
Proposal:	Material Change of Use for Extension to existing Service Station (Truckstop)
Street Address:	17 Henry Street NANANGO
RP Description:	Lot 704 on N231
Assessment Type:	Impact Assessable
Number of Submissions:	Three (3) properly made submissions & one (1) petition

On 15 July 2026 the above development was recommended for:

- ☐ Approval
☒ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- SARA has concluded that the proposed development does not comply with:
 - the overall purpose, specific purpose statement 1 and performance outcomes PO15, PO16 and PO21 of State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP), version 3.3, in that the proposed access between the site and Henry Street:
 - does not protect the safety of the State-controlled road or users of active transport infrastructure from adverse impacts of development or will increase the likelihood or frequency of accidents, fatalities or serious injury for users of a State-controlled road
 - will impact the functional requirements of the State-controlled road.
- SARA has concluded that the proposed development cannot be conditioned in a way that would achieve compliance with State code 1 of SDAP.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

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

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and Council has been directed State Assessment and Referral Agency (SARA) to refuse the development application in accordance with sections 56(1)(c) and 62 of the *Planning Act 2016*.