

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 a Dwelling House	
Application No:	030.2017.379.001	File Refs: A29 & LG7.6.1
Street Address:	41 Weale Street, Dalby	
Real Property Description:	Lot 22 on RP92993	

On 8 November 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed Dwelling House complies with the Overall Outcomes of the Flood Hazard Overlay Code for building in a High Flood Hazard Area, as the subject site was an existing residential lot prior to commencement of the Western Downs Planning Scheme 2017.
- The proposed Dwelling House will have a habitable floor height a minimum of 300mm above the Defined Flood Level.
- The Dwelling House complies with the Acceptable Outcomes of the Low Density Residential Zone Code, specifically the building height and setback requirements.

2. Assessment Benchmarks

ASSESSMENT MATTERS		
Assessment Benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> ▪ State Planning Policy <ul style="list-style-type: none"> · Water Quality Objectives ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Low Density Residential Zone Code · Transport, Access and Parking Code · Flood Hazard Overlay Code · Airport Environs Overlay Code · Natural Resources Overlay Code 	
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these, with the exception listed below:	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark

Flood Hazard Overlay Code	
<p>High Flood Hazard Area "Where for Material Change of Use A08.5 <i>New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</i> <i>Note: A flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004)."</i></p>	<p>The Weale Street frontage of the site is subject to High Flood Hazard. The proposed dwelling house will be elevated above the Defined Flood Level and in the event of a flood the residents are able to evacuate the site prior to any significant hazard occurring.</p>

3. Relevant Matters for Impact Assessable Development

The following matters were given regard to or assessment carried out against, in undertaking the assessment of this development application:

Other Relevant Matters to the Assessment of the Development Under Section 45(5)(b)	Assessment Carried Out Against or Assessment had Regard to
Flood Hazard and Depth Mapping of the property	<input checked="" type="checkbox"/> had regard to
The existing use of the land and the existing building on the site	<input checked="" type="checkbox"/> had regard to
The use of land adjacent to the site	<input checked="" type="checkbox"/> had regard to

4. Matters Raised in Submissions for Impact Assessable Development

No submissions were received during the Public Notification Period for the application.

