

## 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 for Dwelling House	
Application No:	030.2017.504.001	File Refs: A5870 & LG7.6.1
Street Address:	3 Wilga Court, Dalby	
Real Property Description:	Lot 9 on SP237310	

On 11 December 2017, the above development application was:

- approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The development is to establish a residence within an established residential area which is consistent with the design requirements of residences and associated sheds within the locality.
- The development will be designed to mitigate the impact of flooding on future occupants of the proposed dwelling or on adjoining land users.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

#### Benchmarks Applying to the Development

- Western Downs Planning Scheme 2017
  - Low Density Residential Zone Code
  - Accommodation Activities Code
  - Transport, Access and Parking Code
  - Infrastructure Services Code
  - Flood Hazard Overlay Code
- State Planning Policy
  - Part E - natural hazards

### 3. Compliance with Benchmarks

The proposed development does not conflict with the assessment benchmarks relevant to the development. A development of this nature and design is consistent development within the Low Density Residential Zone and that, subject to the conditions of approval, will be appropriately designed to address potential flooding of the property.