

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016 and must be published on the Assessment Manager's website

The development application for:

Proposed Development:	Material Change of Use to Establish a Dwelling House	
Application No:	030.2017.486.001	File Refs: A12759 & LG7.6.1
Street Address:	Ravens Road, Wieambilla	
Real Property Description:	Lot 7 on RP135939	

On 13 December 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 Bushfire Hazard Overlay Code for building in a Medium Bushfire Hazard area.
- The proposed Dwelling House will be conditioned to maintain a suitable bushfire buffer around the dwelling house.
- The proposed Dwelling House complies with the Acceptable Outcomes of the Rural 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">▪ Rural Zone Code▪ Transport, Access and Parking Code▪ Infrastructure Services Code▪ Bushfire Hazard Overlay Code▪ Flood Hazard 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
	Infrastructure Services Code	
	A04 <i>Development is connected to the electricity supply network in accordance with the requirements of the service provider.</i>	The development will be conditioned to be provided with a suitable electricity supply. This may be provided in the form of a generator, solar power, wind power or via the reticulated network.
A05 <i>Development is connected to the telecommunications services network in accordance with the requirements of the service provider.</i>	The development will be conditioned to be provided with a suitable telecommunications network connection. This may be via wireless or satellite connections rather than a wired service.	