

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:	Dwelling House	
Application No:	010.2018.139.001	File Refs: A20269 & LG7.7.5.1
Street Address:	5 Temple Street, Dulacca	
Real Property Description:	Lot 69 on RP18065	

On 19 April 2018, Council issued an Exemption Certificate for development comprising a Dwelling House at 5 Temple Street, Dulacca.

This Exemption Certificate has a relevant period of two (2) years and expires on 20 April 2020.

1. Reasons for the Decision

The reasons for this decision are:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- A Dwelling House is consistent development within the Community Facilities Zone.
- The existing building is consistent with the Acceptable Outcomes of the Community Facilities Zone for building height, setbacks and site coverage.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development

- Planning Act 2016
 - Chapter 3, Section 46
- Western Downs Planning Scheme 2017
 - Accommodation Activities Code
 - Community Facilities Zone Code
 - Transport, Access and Parking Code
 - Infrastructure Services Code

3. Compliance with Benchmarks

The proposed development is to establish a Dwelling House in the Community Facilities Zone. The existing structure is a dis-used church and any required building work is considered to be inconsequential.

