

## 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:	Earthworks
Application No:	040.2017.535.001 <span style="float: right;">File Refs: A987 &amp; LG7.7.1</span>
Street Address:	18208 Warrego Highway, Dalby
Real Property Description:	Lot 5 & Easement A on RP840799

On 5 March 2018, the above development application was:

approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- A small area in the south eastern corner of the site is affected by the Flood Hazard Overlay Code, however, no work has been proposed within that area.
- A Minor Overland Flow Path traverses the site. The flow path is impacted by the work proposed. Following a desktop study and a site inspection, Council's Development Engineer determined that impacts on Minor Overland Flow as a result of the proposed fill can be managed by re-routing the flow.
- Further, the decision is based on how the overland flow path section on the immediate upstream would be re-configured to allow any future development of the property to the north of the subject site.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Planning Scheme Policy 1 Design and Construction Standards	
OM-012 Stormwater Overland Flow Path Overlay Code	Performance Outcome 1
OM-004 Flood Hazard Overlay Code	Performance Outcomes 3 and 4

### 3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Performance Outcome 1	<ul style="list-style-type: none"><li>▪ Conditions provided to carry out works to manage and discharge Stormwater overland flow.</li><li>▪ Possibility of managing the overland flow path section on immediate upstream would be re-configured to allow any future development of the property to the north of the subject site.</li></ul>