

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:	030.2018.194.001	File Refs: A7344 & LG7.6.1
Street Address:	Cooper Street, Dalby	
Real Property Description:	Lot 3 on SP259737	

On 22 June 2018, 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 a residential area.
- The proposal is consistent with the design requirements of dwellings 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	Benchmark Reference
State Planning Policy	• Water Quality Objectives
Western Downs Planning Scheme 2017	• Rural Residential Zone Code • Open Space and Recreation Zone Code • Accommodation Activities Code • Transport, Access and Parking Code • Infrastructure Services Code • Airport Environs Overlay Code • Flood Hazard Overlay Code

3. Compliance with Benchmarks

The development is considered to comply with the abovementioned assessment benchmarks with the exception of those discussed below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Accommodation Activities Code</p> <p>"AO 4.4</p> <p><i>Buildings shall be setback from the side and rear boundaries no less than:</i></p> <p>(a) <i>1.2 metres, measured from the outermost projection of that part of the building, which is 4.5 metres or less above ground level;</i></p> <p>(b) <i>2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level;</i></p> <p>(c) <i>2 metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above ground level."</i></p>	<p>Alternative Solution</p> <p>The ancillary shed does not comply with southern side setback requirements under Acceptable Outcome 4.4 of both the Low Density Residential Zone Code and the Accommodation Activities Code.</p> <p>The development is of a domestic scale and the bulk of the building is considered unlikely to impact on the amenity of adjoining land owners subject to the minor relaxation of the setback.</p> <p>Conditions will be issued to provide suitable fencing arrangements which will ensure the bulk of the development will not impact on the adjoining neighbours.</p>

