

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:	030.2017.491.001	File Refs: A2698 & LG7.6.1
Street Address:	31 Armstrong Street West Dalby	
Real Property Description:	Lot 79 on A3412	

On 5 July 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 a consistent land use within the Rural Zone and is consistent with the scale and the character of development within the Rural Zone.
- The development has been designed to mitigate the impact of flooding on development and is not of a scale which will impact on the conveyance of flood water across the property.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Amended State Planning Policy	<ul style="list-style-type: none"> ▪ Water Quality Standards
Western Downs Planning Scheme 2017	<ul style="list-style-type: none"> ▪ Strategic Framework ▪ Rural Zone Code ▪ Infrastructure Services Code ▪ Transport, Access and Parking Code ▪ Airport Environs Overlay Code ▪ Flood Hazard Overlay Code ▪ Infrastructure Overlay Code ▪ Natural Resources Overlay Code ▪ Stormwater Overland Flow Path Overlay Code

3. Compliance with Benchmarks

The development is consistent with the above benchmarks with the exception of those listed below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Flood Hazard Overlay Code	
High Flood Hazard Area <i>"Where for Material Change of Use"</i>	Alternative Solution The development will use the existing access to Armstrong Street West which is located within the Extreme Flood Hazard Area.

<p>AO8.5 <i>New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</i></p> <p>Note: <i>A flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004).</i></p>	<p>It is considered that Armstrong Street West is suitable for evacuation purposes in the event of an emergency as the applicant would have sufficient warning time to evacuate the premises.</p> <p>It is further noted that Armstrong Street West is formed at the frontage of the property and is bitumen sealed to the east of the development site.</p>
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Stormwater Overland Flow Path Overlay Code

<p>"AO1.1 <i>No buildings are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012).</i>"</p>	<p>Alternative Solution</p> <p>The subject site and development footprint will be located within a Major Flow Path.</p> <p>The applicant's alternative solution to Performance Outcome 1 of the Stormwater Overland Flow Path Overlay Code can be accepted for the following reasons:</p> <ul style="list-style-type: none"> • The development is located on the highest part of the subject site to reduce the risk of property damage where possible. • The development has been designed by a qualified structural Engineer, to respond to flooding. • The floor level of habitable areas of the development will be raised a minimum of 300mm above the flood height. • The development will not materially impact on the flood conveyance of the stormwater on the premises.
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