

## 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:	Building Work Assessable Against the Planning Scheme for a Domestic Outbuilding in High Flood Hazard	
Application No:	060.2018.346.001	File Refs: A2418 & LG7.6.1
Street Address:	38 Alfred Street, Dalby	
Real Property Description:	Lot 4 on SP176662	

On 28 August 2018, the above development application was approved, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The proposed location of the Domestic Outbuilding is within the High Flood Hazard area in the Western Downs Planning Scheme Flood Hazard Overlay Maps.
- It is considered that the building work has been designed to withstand damage from floodwater and debris, subject to conditions in the Building Approval.
- A portion of the Domestic Outbuilding is an open carport and the structure is considered able to retain the flood storage and conveyance capacity of the premises.
- The development is not a habitable structure and will not result in an increase in the number of people at risk during a flood event.

### 2. Assessment Benchmarks

The following is the benchmark applying to this development:

Benchmark Applying to the Development	Benchmark Reference
Western Downs Planning Scheme 2017	Flood Hazard Overlay Code

### 3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<b>Western Downs Planning Scheme 2017</b>  <b>Flood Hazard Overlay Code</b>  <b>"Where for Material Change of Use or Building Work -</b>  <b>A08.1 Buildings, including extensions to existing buildings are:</b>	<b>Alternative Solution</b>  The Domestic Outbuilding has been designed in such a way that it can be opened to allow for the through-flow of flood water on the premises during flood hazard events. The development will not increase the flood impact on adjoining premises.

<p>(a) <i>not located within a High flood hazard area on Flood hazard overlay maps (OM-004); or</i></p> <p>(b) <i>elevated above the defined flood level; and</i></p> <p>(c) <i>elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling.</i></p> <p>(d) <i>comply with the Queensland Development Code MP3.5 - Construction of buildings in flood hazard areas.</i></p> <p><b>A08.3</b> <i>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises."</i></p>	<p>The Domestic Outbuilding is not a habitable structure and therefore will not result in an increase in the number of people at risk to flood hazard.</p>
---	--

