

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 Domestic Outbuilding	
Application No:	030.2018.256.001	File Refs: A2483 & LG7.6.1
Street Address:	61 Arthur Street, Dalby	
Real Property Description:	Lot 1 on RP183060 and Lot 2 on RP70864	

On 4 September 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development of a shed associated with an existing residence is consistent with the intent of the Low Density Residential Zone.
- The development is suitably located to avoid impacts on the amenity of adjoining land owners.
- The development is not a habitable building and will therefore, not increase the number of people at risk of flooding.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Amended State Planning Policy	• Water Quality Objectives
Western Downs Planning Scheme 2017	• Strategic Plan • Low Density Residential Zone Code • Transport, Access and Parking Code • Infrastructure Services Code

3. Compliance with Benchmarks

The development is considered to comply with the above assessment benchmarks with the exception of the assessment benchmarks listed below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Flood Hazard Overlay Code</p> <p>AO8.5 New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p>	<p>The development will use the existing access to Wood Street which is within a High Hazard Flood Area.</p> <p>The development will not increase the number of people on the property or incidentally traffic from the property.</p> <p>Wood Street is a bitumen sealed road and is suitable for evacuation in the event of an emergency.</p>

<p>Note - 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).</p>	<p>Further, it is considered that the land owner will have sufficient warning time to evacuate in the event of significant flooding.</p>
<p>Low Density Residential Zone Code</p> <p>A03.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note - A03.2 excludes balconies and verandahs where connected to a dwelling.</p>	<p>The existing Domestic Outbuildings on the property exceed the maximum cumulative area of 90m². The development will increase the scale of the Domestic Outbuildings by an additional 46.12m², to 136.12m².</p> <p>It is not anticipated that the development will impact on visual amenity of the locality or streetscape having regard to:</p> <ul style="list-style-type: none"> • the location of existing dwellings and sheds on adjoining allotments; • the existing established vegetation surrounding the development; • the current fencing boundary arrangements; and • the siting of the proposed shed.

