

## 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 Home Based Business	
Application No:	030.2018.329.001	File Refs: A50571 & LG7.6.1
Street Address:	26 Weldon Street, Wandoan	
Real Property Description:	Lot 6 on W64126	

On 6 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 Home Based Business is a consistent use within the Low Density Residential Zone.
- The development is consistent in its built form, nature and scale, with the intent for the Low Density Residential Zone.

### 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	• Low Density Residential Zone Code • Infrastructure Services Code • Transport, Access and Parking Code • Home Based Business Code • Natural Resources Overlay Code • Waterway Corridor Overlay Code

### 3. Compliance with Benchmarks

The application was assessed against all the abovementioned assessment benchmarks and complies with all of these, with the exception outlined below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<b>Waterway Corridor Overlay Code</b>	
<p><b>Where for a Material Change of Use</b></p> <p><i>"AO1.2 A minimum setback is provided between buildings and structures and the top of the high water bank of the waterway corridor as identified on the <b>Waterway corridors overlay maps (OM-013)</b> by a distance not less than identified in <b>Table 8.2.11.2.</b>"</i></p>	<p>The property is located within the waterway corridor (Juandah Creek) and does not comply with the minimum setback of 50m under AO1.2 of the Waterway Corridor Overlay Code.</p> <p>The property is not located within or proximity to Juandah Creek. It is considered that the property is outside flood mapping of Juandah Creek which runs to the east of the town of Wandoan rather than through the property.</p> <p>It is considered that the current mapping of Juandah Creek for the town of Wandoan is incorrect and that the Waterway Corridor Overlay Code is not relevant to the development.</p>

