

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:	030.2018.295.001	File Refs: A843 & LG7.6.1
Street Address:	50 Bunya Street, Dalby	
Real Property Description:	Lot 105 on D149414	

On 30 August 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 of an appropriate scale and nature for the Medium Density Residential Zone and will not impact on the amenity of adjoining residential land users or on the established residential character of Bunya Street.
- The property is not impacted by flooding and could be evacuated safely in the event of an emergency.

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	• Medium Density Residential Zone Code
	• Home Based Business Code
	• Transport, Access and Parking Code
	• Infrastructure Services Code
	• Flood Hazard Overlay Code
	• Natural Resources Overlay Code

3. Compliance with Benchmarks

The proposed development does not conflict with the assessment benchmarks relevant to the development. A development of this nature and design is consistent development within the Medium Density Residential Zone. The development will operate in compliance with the requirements for a Home Based Business and has access to the necessary infrastructure to service the development.