

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:	Minor Change Application for Development Approval for Reconfiguring a Lot (1 lot into 7 lots) in 3 Stages
Application No:	050.2018.461.001 File Refs: A3417 & LG7.9.1 Original Approval No. 035.2008.303.001
Street Address:	180 Hayden Street, Dalby
Real Property Description:	Lot 6 on SP235449

On 8 November 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed change only relates to timing of the staging of the development approval and will not change the design or layout of the existing approval.
- The Minor Change application will not change the scale of the development or result in increased impacts on the adjoining land owners.
- The size and layout of the allotments remain consistent with the design of lots within the Rural Residential Zone and are suitable for the development of future rural residential purposes.

2. Assessment Benchmarks

ASSESSMENT MATTERS

Assessment Benchmarks

The proposed development was assessed against the following assessment benchmarks:

- *Planning Act 2016*
 - Section 81 and Schedule 2
- Development Assessment Rules
 - Schedule 1
- Dalby Town Planning Scheme 2007 (superseded)
 - Reconfiguring a Lot Code
- State Planning Policy
 - Part E - Water Quality
- Western Downs Planning Scheme 2017
 - Reconfiguring a Lot Code
 - Rural Residential Zone Code
 - Transport, Access and Parking Code
 - Infrastructure Services Code
 - Airport Environs Overlay Code
 - Natural Resources Overlay Code
 - Flood Hazard Overlay Code
 - Stormwater Overland Flow Path Overlay Code

Reasons for Decision	The development was assessed against all the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Schedule 2 of the <i>Planning Act 2016</i>	
	<i>Public notification if public notification was not required for the development application.</i>	<p>The original application including the Minor Change application, is Impact Assessable development under the Western Downs Planning Scheme 2017.</p> <p>The application is Impact Assessable, as part of the property (an existing dam) is located within the High and Extreme Flood Hazard Areas.</p> <p>Based on the nature of the development and its consistency with the design of surrounding development, it is unlikely that any submissions would be received if the application was publicly notified.</p> <p>The Minor Change application will not increase the number of undeveloped lots within Extreme or High Flood Hazard Areas. All created allotments have sufficient area within the Low and Medium Flood Hazard Areas for future development.</p> <p>The change will simply change the timing of the existing development approval and will not change the design of infrastructure requirements of any of the existing conditions.</p> <p>Therefore, it is considered that a change of this nature is consistent with a Minor Change.</p>
	Western Downs Planning Scheme 2017	
Rural Residential Zone Code		
AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 10 metres.	<p>The design of the existing development does not comply with the current setback requirements for the Rural Residential Zone with respect to the existing rural outbuildings on the subject land.</p> <p>The existing buildings are pre-existing development and were considered in the context of the original approval.</p>	

