

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

*The following information is provided in accordance with Section 63(5) of the Planning Act 2016 and must be published on the Assessment Manager's website*

The development application for:

Proposed Development:	Material Change of Use to establish Domestic Outbuildings
Application No:	030.2018.2.001 File Refs: A4609 & LG7.6.1
Street Address:	31 Thrupps Access Road, Dalby
Real Property Description:	Lot 25 on SP131811

On 11 January 2018, the above development application was:

approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The proposed portable building and shipping containers are not out of character with Domestic Outbuildings in the local area.
- The proposed Domestic Outbuildings are not located adjacent to any habitable rooms on adjoining land and will be screened by a landscaping buffer to ensure they will not impact on the privacy of neighbouring residents.
- The proposed Domestic Outbuildings will be used for private, domestic storage only and will not detract from the semi-rural character of the locality.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
State Planning Policy	▪ Water Quality Objectives
Western Downs Planning Scheme 2017	▪ Rural Residential Zone Code ▪ Accommodation Activities Code ▪ Transport, Access and Parking Code ▪ Infrastructure Services Code ▪ Agricultural Land Overlay Code ▪ Stormwater Overland Flow Overlay Code

### 3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<b>Rural Residential Zone Code</b> <b>AO3.2</b> Buildings and structures have a minimum side and rear boundary clearance	The side boundary clearances of the proposed shipping containers and proposed portable building are 6m. The rear boundary clearance of the shipping containers is 6m. The shipping containers and

of 10 metres.

**AO4.2 Where in Precinct 1 - Rural Residential Precinct 4000**

Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 120m<sup>2</sup>.

portable building are not located adjacent to any habitable rooms/ dwelling houses on adjoining land. A landscaping buffer is also provided along the left and right side boundaries of the lot.

The proposed domestic outbuildings will not detract from the semi-rural character of the area and will not result in any impact on the privacy of neighbouring residents.

The cumulative GFA of all ancillary buildings and structures on the site will equal 241.38m<sup>2</sup> inclusive of this development. The primary purpose of assessment benchmarks limiting the cumulative GFA of buildings and structures ancillary to a dwelling is to monitor and avoid the use of domestic outbuildings in residential areas for non-domestic purposes.

The proposed shipping containers and portable building will be used for domestic storage only and therefore are considered to comply with this benchmark.