

## 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 (Oversized Shed) |                           |
| Application No:            | 030.2018.19.001   | File Refs: A955 & LG7.6.1 |
| Street Address:            | 6 Mitchell Place, Dalby   |                           |
| Real Property Description: | Lot 82 on RP890326  |                           |

On 30 January 2018, the above development application was:

- approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The development for a skillion roofed extension to an existing shed is not out of character with other domestic outbuildings in the locality.
- The outbuilding is for private domestic use only and will not detract from the residential amenity of the area.

### 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     | • Low Density Residential Zone Code<br>• Accommodation Activities Code<br>• Transport, Access and Parking Code<br>• Infrastructure Services Code<br>• Airport Environs Overlay Code<br>• Natural Resources Overlay Code |

### 3. Compliance with Benchmarks

| Benchmark Reference  | Reasons for Approval Despite Non-compliance with Benchmark  |
|--|---|
| <b>Low Density Residential Zone Code</b><br><br><i>"AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m<sup>2</sup>. "</i> | <p>The primary purpose of assessment benchmarks limiting the cumulative gross floor area of buildings and structures ancillary to a dwelling is to monitor and avoid the use of outbuildings in residential areas for non-domestic purposes.</p> <p>The proposed skillion roofed extension to the existing shed is for private domestic use only. The development is not out of character with other domestic outbuildings in the locality, and will not result in any adverse impacts in terms of amenity and privacy of neighbouring residents.</p> |