

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 | |
| Application No: | 030.2018.34.001 | File Refs: A2688 & LG7.6.1 |
| Street Address: | 121 Branch Creek Road, Dalby | |
| Real Property Description: | Lot 9 on SP177077 | |

On 14 February 2018, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The Domestic Outbuilding is an open carport for private domestic use only. The development is not out of character with the local area or other Domestic Outbuildings on neighbouring properties.
- The carport is an open structure that is appropriately designed to allow for the through-flow of water during flood events.
- The Domestic Outbuilding will not result in an increase in the number of habitable areas on the land or people at risk to flooding.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

| Benchmarks Applying to the Development | Benchmark Reference |
|--|---|
| State Planning Policy | <ul style="list-style-type: none">▪ Water Quality Objectives |
| Western Downs Planning Scheme | <ul style="list-style-type: none">▪ Rural Residential Zone Code▪ Accommodation Activities Code▪ Transport, Access and Parking Code▪ Infrastructure Services Code▪ Airport Environs Overlay Code▪ Flood Hazard Overlay Code▪ Extractive Industry Overlay Code▪ Natural Resources Overlay Code▪ Stormwater Overland Flow Overlay Code |

3. Compliance with Benchmarks

| Benchmark Reference | Reasons for Approval Despite Non-compliance with Benchmark |
|---|--|
| <p>Rural Residential Zone Code</p> <p>Where in Precinct 1 - Rural Residential Precinct 4000</p> <p>"AO4.2</p> <p><i>Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 120m²."</i></p> | <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 open carport is for private domestic use only and is a use normally associated with a dwelling house. 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> |

