

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:	030.2018.47.001	File Refs: A42750 & LG7.6.1
Street Address:	49 Thoroughbred Parade, Dalby	
Real Property Description:	Lot 31 on RP206333	

On 14 March 2018, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development will be used for private, domestic storage purposes only and will not detract from the rural residential character of the locality.
- The development will not impact on the rural residential amenity of adjoining land owners as it will be screened by vegetation and is appropriately set back from the street frontage and from adjoining properties.
- It is not considered that the development will place further people at risk of natural hazards as it is of a non-habitable nature.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
Western Downs Planning Scheme 2017	<ul style="list-style-type: none"> ▪ Rural Residential Zone Code ▪ Transport, Access and Parking Code ▪ Infrastructure Services Code ▪ Bushfire Hazard Overlay Code
State Planning Policy	<ul style="list-style-type: none"> ▪ Part E - Water Quality Objectives

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Where in Precinct 2 - Rural Residential Precinct 8000 and Precinct 3 - Rural Residential Precinct 20000 Acceptable Outcome 4.3 of the Rural Residential Zone Code	<p>The cumulative gross floor area (GFA) of all ancillary buildings on the site will equal 315.69m² inclusive of this development.</p> <p>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.</p> <p>The applicant has advised that the development will be used for domestic purposes and will be conditioned accordingly. Further, the development is appropriately sited and designed, and is considered to be consistent with the character of the locality.</p>