

## 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:	030.2018.55.001	File Refs: A43978 & LG7.6.1
Street Address:	18 Derrick Avenue, Dalby	
Real Property Description:	Lot 22 on SP186878	

On 19 February 2018, the above development application was:

approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The development is considered to be consistent with the design, scale and nature of existing Domestic Outbuildings on surrounding properties located within the Rural Residential Zone.
- The development is not considered to increase the hazard of flooding on the property or adjoining properties.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

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

### 3. Compliance with Benchmarks

The development complies with the abovementioned benchmarks other than the below:

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<b>Rural Residential Precinct 4000</b> <b>"AO4.2</b> <i>Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 120m<sup>2</sup>.</i> <i>Note: A04.2 excludes balconies and verandahs where connected to a dwelling."</i>	<p>The development is for a shed associated with an existing residence and has a total gross floor area of 150m<sup>2</sup>.</p> <p>Although the development exceeds the maximum cumulative area, the development is consistent with the setback and height requirements within the Rural Residential Zone.</p> <p>The proposed development is not out of character with the scale of development in the locality and will not impact the residential amenity of adjoining land users.</p>