

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:	Domestic Outbuilding (Carport)	
Application No:	030.2018.262.001	File Refs: A5746 & LG7.6.1
Street Address:	5 Layne Crescent, Chinchilla	
Real Property Description:	Lot 4 and Easement D on SP226207	

On 18 July 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is for private domestic purposes only and is a use normally expected in the Low Density Residential Zone.
- Assessment against the assessment benchmarks demonstrates that the development will not result in adverse impacts on the amenity or the character of the streetscape or locality.
- The proposed Carport is not out of character with the development in the locality. A number of allotments within the vicinity of the subject site also contain residential outbuildings with similar reduced side boundary setbacks.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS		
Assessment Benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> ▪ State Planning Policy <ul style="list-style-type: none"> · Water Quality Objectives ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Low Density Residential Zone Code · Transport, Access and Parking Code · Infrastructure Services Code · Natural Resources Overlay Code 	
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these, with the exceptions listed below.	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Low Density Residential Zone Code	

	<p>"AO3.2</p> <p><i>Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m²."</i></p>	<p>The primary purpose of assessment benchmarks limiting the cumulative gross floor area (GFA) 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 carport is for private, domestic use only. Having regard to the location of the dwelling and shed on the adjoining allotments, and the orientation of the proposed Carport, it is not anticipated that the development will result in any adverse impacts in terms of amenity and privacy for neighbouring residents.</p> <p>The proposed Carport will remain open and will be located behind the existing dwelling attached to the existing shed and therefore will not detract from the amenity or character of the local area.</p>
	<p>"AO4.4</p> <p><i>Buildings and structures have minimum side and rear boundary clearance of:</i></p> <p>(a) <i>1.5 metres where the height of that part is 4.5 metres or less; and</i></p> <p>(b) <i>2 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and</i></p> <p>(c) <i>2.5 metres where the height of that part is greater than 7.5 metres but not more than 8.5 metres."</i></p>	<p>A number of allotments within the vicinity of the subject site also contain residential outbuildings with similar reduced side boundary setbacks. The proposed Carport is not out of character with the development in the locality and will not impact on residential amenity of adjoining land users.</p>

