

Darling Downs Town Planning

Our Ref: 26-101
25 March 2026

The Chief Executive Officer
Goondiwindi Regional Council
LMB 7
Inglewood QLD 4387

mail@grc.qld.gov.au

Dear Ronnie,

INFORMATION REQUEST RESPONSE - 5 LEES STREET, TEXAS

Following Council's recent Information Request, we provide a response to each point raised as follows.

Relevant Plans

1. *Please provide floor plans and elevations of the proposed Domestic Outbuilding.*

Response

Please see attached floor plans and elevations of the proposed shed.

Setbacks

2. *The domestic outbuilding is proposed to be located 1m from the side and rear boundaries, presenting an 18m wall to the rear (eastern) boundary of the site. No elevations of the shed have been provided, as per the above.*

The proposed setbacks do not comply with the Acceptable Outcome 4.2 of the Low Impact Industry Zone Code as the site adjoins land approved for residential use and the building is not setback 5m. The application report states that "The proposal is for a residential use and is assessed against the relevant residential provisions. Despite this, we note that the proposed setbacks are compliant with the Low Impact Industry Code. "

The General Residential Code requires buildings and structures to be setback 1.5m from side and rear boundaries. Therefore, the proposed setbacks also do not comply with the relevant residential provisions, as stated.

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Please provide further justification for the scale of the proposed development, including how the setbacks and design of the domestic outbuilding will not detract from the amenity of adjoining premises.

Response

The proposed development will be constructed in a manner generally consistent with the adjoining land uses and is considered appropriate for the site. The proposed changes do not alter the nature of the approved development and remain consistent with the original approval and its intent.

While reduced boundary setbacks are proposed for the shed, the structure is single storey, limited in height and bulk, and positioned toward the rear of the allotment. As such, it will not result in unreasonable amenity impacts, adverse streetscape outcomes, or compromise adjoining properties.

While the building presents an approximately 18 m wall to the eastern boundary, this interface is consistent with the siting of similar outbuildings within the locality, including an existing shed on adjoining land. Accordingly, the proposed development will not appear out of character or visually intrusive.

PO4 of the Low Impact Industry Code is as follows:

PO4

Building setbacks are appropriate having regard to:

- a. overshadowing;*
- b. privacy and overlooking;*
- c. building character and appearance; and*
- d. are consistent with the primary road frontage setbacks of adjoining premises*

Specifically, AO4.2 of the Low Impact Industry Code is as follows:

AO4.2

Buildings and structures are permitted to be built to site boundary, unless adjoining land in the General residential zone or adjoining land containing a sensitive land use, in which case a minimum setback of 5 metres applies.

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On balance, the proposed setbacks and design of the domestic outbuilding will not detract from the amenity of adjoining premises and are considered to satisfy the intent of the relevant Performance Outcomes.


In particular, AO4.2 requires a 5 m setback where adjoining land is a sensitive land use. Notwithstanding this non-compliance, the proposal is considered to achieve the relevant Performance Outcomes. The proposal will not create overshadowing, privacy or overlooking concern, is consistent in terms of streetscape character and appearance.

The adjoining land to the north and south is approved for residential purposes and is therefore considered a sensitive land use. AO4.2 of the Low Impact Industry Zone Code is applicable in this case and seeks to provide increased setbacks where industrial development adjoins sensitive uses. However, in this instance, the proposed outbuilding is ancillary to a residential use (sensitive use) itself and will be utilised for typical domestic storage purposes only and no industrial use will occur on site. The development will not generate noise, emissions, lighting spill, or activity beyond that reasonably expected within a residential context. As such, the interface with the adjoining sensitive uses is considered appropriate in this case.

The above represents a full response to Council's Information Request.

Should you require any further clarification or additional information please don't hesitate in contacting the undersigned.

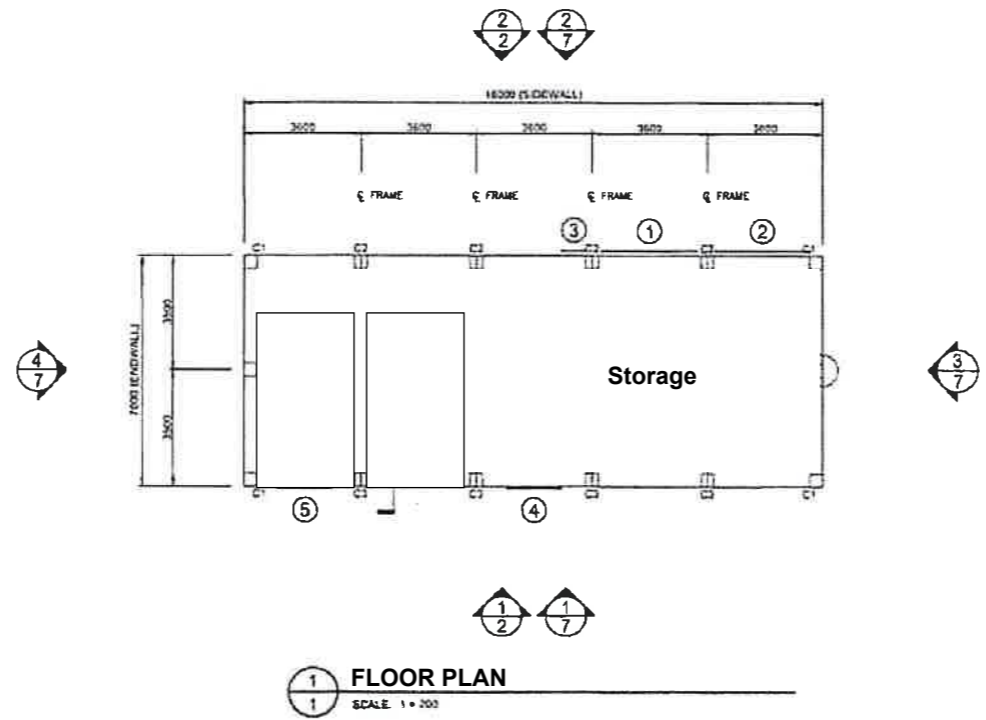
Yours faithfully,
Darling Downs Town Planning Pty Ltd



Josh Dixon
Town Planner

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IF IN DOUBT, ASK.



1 FLOOR PLAN
SCALE 1:200

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

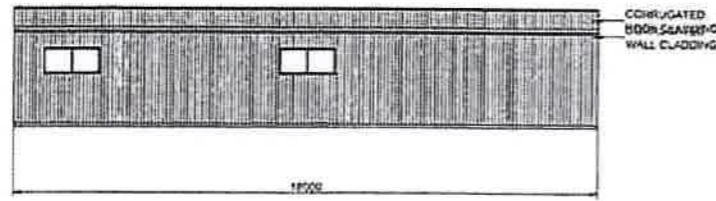
Roof has been designed for Heavy Solar Panel Loading. Allowing for an Additional Roof Loading of 20.0kg/m².
 Builder to Confirm Additional Roof Loading Selected is Acceptable for the Design.

MEMBER LEGEND

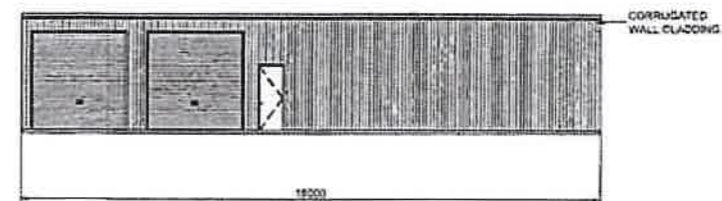
C1	C15015
C2	2C15024
C3	2C15015

SHEET 1 OF 7	DATE 3/9/2025 JOB NO. AAS101074 CHECKED TM DRAWN STR	STEEL BUILDING BY (CONTACT) AUSWIDE SHEDS AND GARAGES 1300 446 992 FOR BYE BUILDING & RURAL CONTRACTING AT 5 LEES ST TEXAS		 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) NT Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Mr Timothy Roy Messer BE MIEAust RPEQ Signature: Date: 3/9/2025 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
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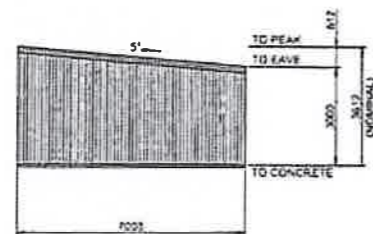
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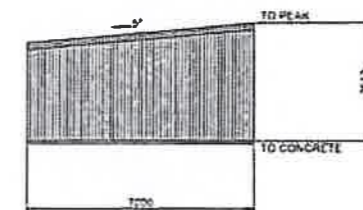
1 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200



4 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200



3 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200

BUILDING COLOURS	
WALL	WALLABY
ROOF	WALLABY
ROLLER DOOR	TIGHT SKY
P.A. DOOR	TIGHT SKY
WOODWORK	TIGHT SKY
DOWNSPOUT	WALLABY
GUTTER	NEUT SKY
CORNER FLASHING	WALLABY
EDGE FLASHING	TIGHT SKY
OPENING FLASHING	TIGHT SKY

7 OF 7
SHEET
JOB NO. AABS101074
DATE 3/9/2025
CHECKED TM
DRAWN STR

STEEL BUILDING BY (CONTACT)
AUSWIDE SHEDS AND GARAGES
FOR 1300 446 992
AT **BYE BUILDING & RURAL CONTRACTING**
5 LEES ST TEXAS



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Mr Timothy Roy Messer BE MIEAust RPEQ
Signature *T. Messer*
Date 3/9/2025
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