

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 (Oversized Shed)
Application No:	030.2017.356.001 File Refs: A4869 & LG7.6.1
Street Address:	11 Banjo Patterson Place, Dalby
Real Property Description:	Lot 12 and Easement L on SP200762

On 18 September 2017, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed shed is not out of character with the scale of Domestic Outbuildings in the locality.
- The proposed setbacks are generally consistent with nearby development and will not result in overshadowing of neighbouring properties.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <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">· Rural Residential Zone Code· Transport, Access and Parking Code· Infrastructure Services Code· Airport Environs Overlay Code· Flood Hazard Overlay 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 exception listed below.	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Rural Residential Zone Code	
	<p>A03.2</p> <p>Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</p>	<p>The proposed shed will be constructed 4 metres from the northern boundary and 4.5 metres from the western boundary. In this instance, this is considered reasonable. The proposed shed setbacks are generally consistent with surrounding development and will not result in overshadowing or a reduction in privacy to adjoining neighbours.</p>
<p>Where in Precinct 1 - Rural Residential Precinct 4000</p> <p>A04.2</p> <p>Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 120m².</p> <p>Note: A04.2 excludes balconies and verandahs where connected to a dwelling.</p>	<p>The proposed shed is 143m²; not significantly greater than the shed size specified in the Acceptable Outcome. The proposed shed is not out of character with the scale of development in the locality and is considered to protect the semi-rural values of the area.</p>	

