

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 for a Domestic Outbuilding	
Application No:	030.2017.377.001	File Refs: A13790 & LG7.6.1
Street Address:	71 Rodger Street, Chinchilla	
Real Property Description:	Lot 2 on RP218396	

On 3 October 2017, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- 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 development is appropriately conditioned to ensure that stormwater is appropriately managed on the property.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	
▪	Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> • Low Density Residential Zone Code • Transport, Access and Parking Code • Infrastructure Services Code • Stormwater Overland Flow Path Overlay Code • Natural Resources Overlay Code
▪	State Planning Policy

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Acceptable Outcome 4.1 of the Low Density Residential Zone Code	The development does not comply with the cumulative area for Domestic Outbuildings established within the Low Density Residential Zone.
Township Zone Code	It is considered that the development is consistent with the character and amenity of the Low density Residential Zone for the following reasons:
Cumulative Area of Domestic Outbuilding	

	<ul style="list-style-type: none"> • The development is to be utilised in association with an existing dwelling and is consistent with the scale (i.e. Floor Area of the shed) and nature of other Domestic Outbuildings within the locality and streetscape. • The development maintains setback which exceed those prescribed for the Low Density Residential Zone. • The development is below the maximum height prescribed for the Low Density Residential Zone. • The development complies with site coverage requirements for the low density residential Zone. • The development will be well screened from Rodger Street and be adjoining residences to the south and east.
<p>Acceptable Outcome 1.1 of the Stormwater Overland Flow Path Overlay Code</p> <p>Minor Overlay Flow Path</p>	<p>The development footprint is located within a Minor Overland Flow Path in which building and structures are not permitted to be constructed.</p> <p>Council has reviewed the development and considers it can be an accepted provided conditions are placed on the development ensures stormwater impacts are managed on-site.</p>

