

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:	Operational Work to establish an Advertising Device	
Application No:	040.2017.421.001	File Refs: A30393 & LG7.7.1
Street Address:	7 Fry Street, Tara	
Real Property Description:	Lot 1 on RP165710	

On 30 October 2017, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed under awning signage is consistent with the requirements of the Planning Scheme.
- The proposed above awning sign is not considered to result in visual clutter in the locality.
- The proposed advertising devices will not impact on the movement of vehicles or pedestrians along the roadway or footpath.

2. Assessment Benchmarks

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"> · Local Centre Zone Code · Operational Works Code · Advertising Devices Code · Natural Resources Overlay Code · Stormwater Overland Flow Path 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

Advertising Devices Code

"AO2.2

The total of all advertising devices per tenancy on a site is limited to:

(a) one above awning sign where:

- (i) located on top of an awning or verandah with no parts projecting above the roof, parapet or beyond the edge of the awning;*
- (ii) having a maximum sign face area of 2.5m²;*
- (iii) not exceeding two faces;*
- (iv) the angle between two faces does not exceed 45 degrees;*
- (v) displayed greater than 3 metres from another under awning sign;*
- (vi) having a minimum setback of 1.5 metres from the side boundary;*
- (vii) the height of the advertising device face is less than its width;*
- (viii) the supporting framework is not visible from the public domain."*

AND

(b) "one below awning sign where:

- (i) fixed below an awning or verandah and located a minimum of 2.4 metres above road or pedestrian pavement;*
- (ii) oriented perpendicular to the face of the building;*
- (iii) having a minimum setback of 1.5 metres from the side boundary;*
- (iv) displayed greater than 3 metres from another under awning sign;*
- (v) having a maximum sign face area of 1.5m² per side;*
- (vi) having a horizontal dimension less than the width of the awning;*
- (vii) having a vertical dimension less than 0.5 metres;*
- (viii) having a maximum depth of 60mm;"*

AND

(c) "a sign painted or affixed to the wall (including windows) of a building where:

- (i) having a maximum depth of 30mm;*
- (ii) projecting less than 100mm from the wall to which it is affixed."*

The proposed above awning sign will project above the roof height and will have a sign face area of 2.88m². The subject site is not located along a scenic route or in a high landscaped value area and therefore will not affect the amenity of these areas. The proposed illumination will be conditioned to comply with Council's standards to ensure no nuisance is created.

Council's Development Assessment Panel reviewed the proposal and consider that the new signage will not contribute to the proliferation of visual clutter and is consistent with the intended character of the area.

The proposed below awning sign complies with the Acceptable Outcomes.

The existing signs painted on the frontage are consistent with the Acceptable Outcomes.