

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016 and must be published on the Assessment Manager's website

The development application for:

Proposed Development:	Material Change of Use to establish a Domestic Outbuilding (Oversized Shed)	
Application No:	030.2017.527.001	File Refs: A5588 & LG7.6.1
Street Address:	146 Seymour's Road, Dalby	
Real Property Description:	Lot 61 on SP179069	

On 19 December 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.
- Having regard to the location of the dwelling on the adjoining allotment, the existing established vegetation and the orientation of the proposed shed and awning it is not anticipated that the development will increase the potential for privacy and overlooking impacts.
- The proposed setbacks are generally consistent with nearby development and will not result in overshadowing of neighbouring properties.
- The total cumulative area incorporates the existing open carport/awning area and the proposed awning. These open awning areas will reduce the visual impact of the total cumulative area of the domestic outbuildings on the site. The proposed shed and awning are located in close proximity to the existing dwelling and existing domestic outbuildings which will also reduce any visual obstruction on the semi-rural and natural landscape values.

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

	<ul style="list-style-type: none"> • 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
	Rural Residential Zone Code	
	<p>"AO3.2 <i>Buildings and structures have a minimum side and rear boundary clearance of 10 metres."</i></p>	<p>The proposed shed will be constructed 3.3m from the northern side boundary. In this instance this is considered reasonable. Having regard to the location of the dwelling on the adjoining allotment, the existing established vegetation and the orientation of the proposed shed and awning it is not anticipated that the development will increase the potential for privacy and overlooking impacts. The proposed shed setbacks are generally consistent with surrounding development and will not result in overshadowing or a reduction in privacy to adjoining neighbours thus maintaining the semi-rural character of the area.</p>
<p>"Rural Residential Precinct 4000 AO4.2 <i>Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 120m².</i> <i>Note: A04.2 excludes balconies and verandahs where connected to a dwelling.</i></p>	<p>The cumulative area of the proposed shed and awning and existing shed and carport is 215m². A number of allotments within the vicinity of the subject site also contain residential outbuildings of a similar scale. The proposed shed is not out of character with the scale of development in the locality and will not impact on residential amenity for adjoining land users. The total cumulative area incorporates the existing open carport/awning area and the proposed awning. These open awning areas will reduce the visual impact of the total cumulative area of the domestic outbuildings on the site. The proposed shed and awning are located in close proximity to the existing dwelling and existing domestic outbuildings which will also reduce any visual obtrusion on the semi-rural and natural landscape values.</p>	